METES AND BOUNDS DESCRIPTION BENCHMARK 1 ELEV = 372.61'**GENERAL NOTES:** 6.85 ACRE TRACT PK NAIL WITH SHINER NEAR BACK OF CURB & END OF MOSES BAINE LEAGUE, ABSTRACT NO. 3 PAVEMENT ON EXISTING DRIFTWOOD LANE. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. BRYAN, BRAZOS COUNTY, TEXAS BASED ON CITY OF BRYAN MONUMENTATION FIRM COMMUNITY PANEL NO. 48041C0131C, JULY 2, 1992. MONUMENT NO. 22, N.A.D. 83. Metes and Bounds description of all that certain 6.85 acre tract or parcel of land lying and being situated in Moses Baine League, Abstract No. 3, Bryan, Brazos County, Texas, being described by deed recorded in VOLUME 5814 PAGE 177 of the Official Records of Brazos County, Texas, said 6.85 acre tract being more particularly BASIS OF BEARING: THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83 DATUM, BASED ON CITY OF BRYAN GPS CONTROL MONUMENTS NO. 22 AND NO. 5, 1997. FROM THE P.O.B. CITY OF BRYAN CONTROL MONUMENT NO. 22 BEARS: S 15°59'53" E ~ 1,338.20 FEET. BENCHMARK 2 ELEV = 370.20'<u>COMMENCING</u>: at the west corner of Lot 10, Block 7, Creekwood Estates, Phase II, an addition to the City of Bryan, recorded in VOLUME 381 PAGE 827 of the Deed Records of Brazos County, Texas; and also being the south corner of Lot 6, Block 1 of Bryan Place North, Phase II, as depicted by plat recorded in VOLUME 3542, PAGE 177 of the Official Deed Records of Brazos County, Texas; PK NAIL WITH SHINER NEAR CENTERLINE OF STREET & **PROJECT** 3. MINIMUM REAR & SIDE SETBACKS ARE 7.5' UNLESS OTHERWISE SPECIFIED. END OF PAVEMENT ON EXISTING WATERWOOD LANE. LOCATION BASED ON CITY OF BRYAN MONUMENTATION 4. ALL EXTERIOR BOUNDARY CORNERS ARE FOUND 1/2" IRON RODS UNLESS OTHERWISE NOTED, ALL LOT MONUMENT NO. 22, N.A.D. 83. THENCE: N 49° 30' 03" W - 312.89 feet with the southwest line of Bryan Place North Phase II to the PLACE OF RECONNING: CORNERS ARE SET 1/2" IRON RODS WITH CAP. 5. ALL DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS. THENCE: N 51° 43' 47" W -- 971.43 feet to a 6" X 8" fence corner post found for corner: CURVE TABLE CURVE RADIUS | DELTA | TANGENT | LENGTH | CHD. BRNG. | <u>THENCE</u>: N 42° 34' 51" E-329.19 feet to a 1/2" iron rod found for corner; being the westerly corner of Bryan Place North, Phase I, as depicted by plat recorded in VOLUME 508 PAGE 569 of the Deed Records of Brazos 6. NO FENCES OR OTHER OBSTRUCTIONS TO THE FLOW OF DRAINAGE SHALL BE BUILT WITHIN THE DESIGNATED 48°11′20″ 11.18′ 21.03′ S 18°29′11″ W 20.41′ 276°22′43′44.72′ 241.19′ S 47°25′07″ E 66.67′ 48°11′23″ 11.18′ 21.03′ N 66°40′33″ E 20.41′ 48°11′23″ 11.18′ 21.03′ S 18°29′10″ W 20.41′ 276°22′45′44.72′ 241.19′ S 47°25′09″ E 66.67′ 48°11′23″ 11.18′ 21.03′ N 66°40′33″ E 20.41′ 276°22′45′44.72′ 241.19′ S 47°25′09″ E 66.67′ 48°11′23″ 11.18′ 21.03′ N 66°40′33″ E 20.41′ 221.03′ 221. PRIVATE DRAINAGE EASEMENTS. 7. ALL PROPERTY CORNERS (EXCEPT EXTERIOR BOUNDARY CORNERS), ALONG THE SOUTHWEST LINE OF BLOCKS ONE, TWO AND THREE OF BRYAN PLACE NORTH, PHASE THREE ARE MONUMENTED ON A (2') TWO 1) S 47° 25' 14" E - 140.00 feet to a 1/2" iron rod found for angle point; FOOT OFFSET AS INDICATED. DISTANCES INDICATED ARE TO THE TRUE CORNER. 48\*11'23" 11.18' 21.03' \$ 18\*29'10" W 20.41' 276\*22'46\*44.72' 241.19' \$ 47\*25'09" E 66.67' VICINITY MAP 2) S 49° 48' 23" E - 60.05 feet to a 1/2" iron rod found for angle point; 3) S 47° 25' 14" E - 266.34 feet to a 1/2" iron rod found for angle point; 25.00' 48°11'23" 11.18' 21.03' N 66°40'33" E 20.41' N.T.S. OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS APPROVAL OF THE CITY ENGINEER 4) S 71° 38' 54" E - 54.83 feet to a capped 1/2" iron rod set for angle point; I, Linda Huff, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances 5) S 47° 25' 14" E - 271.34 feet to a 1/2" iron rod found for angle point; COUNTY OF BEET I/We,\_\_\_\_\_\_\_\_, owners and developers of 6.85 acres, shown on this plan as conveyed. Volume \_\_\_\_\_\_\_, Page \_\_\_\_\_\_\_, of the Official Records of Brazos County, Texas, and designated herein as Bryan Place North Phase Three Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all 6) S 61° 27' 25" E - 51.54 feet to a a capped 1/2" iron rod set for angle point; 7) S 47° 25' 14" E - 131.00 feet to a 1/2" iron rod found for corner, and lying in the northwest line of Bryan Linda Huff, P.E. - City Engineer 🕊 City of Bryan, Texas streets, alleys, parks, water courses, drains, easements and public places thereon APPROVAL OF THE CITY PLANNING & ZONING COMMISSION THENCE: S 42° 34' 49" W — 293.70 feet with the northwest line of said Bryan Place North, Phase II, to the <u>PLACE OF BEGINNING</u> and containing 6.85 acres of land. shown for the purpose and consideration therein expressed. I, Chairman of the Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & zoning Commission of the City of Bryan on the day of Mach 2004 and same was duly approved on the day of June, 2004 by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas COUNTY OF BRAZOS Refore me, the undersigned authority, on this day personally appeared known to rie to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes CERTIFICATE OF SURVEYOR SCALE: 1" = 50 STATE OF TEXAS CERTIFICATE OF COUNTY CLERK COUNTY OF BRAZOS STATE OF TEXAS l, Gregory. K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines COUNTY OF BRAZOS seal this 14th day of May and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground and that there are no encodechments, conflicts or protrusion. CHERYL D. AVERY Notary Public, State of Texas Witness my hand and official seal, at my office in Bryan, Texas Koren Mc Zucen CERTIFICATE OF PLANNING ADMINISTRATOR
KEVIN RUSSELL Karen McQueen, County Clerk, Brazos County
By: Susie & Cohen
Deputy Clerk I. Planning Administrator of the City of Bryan, hereby certify that this plate conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances. Harring Respell
Planning Administrator 5676 BRYAN PLACE NORTH PHASE ONE City of Bryan, Texas VOLUME 508, PAGE 569 8.17 ACRES BLOCK BLOCK FOUR, LOT 5 ZONED SF-5 20' UTILITY EASEMENT VOLUME 508, PAGE 569 BLOCK THREE, LOT 5 BLOCK THREE, LOT SHARON K. FLORES VOLUME 964, PAGE 508 0.16 ACRES (6878 SQFT.) 20' UTILITY EASEMENT VOLUME 508, PAGE 569 NOW OR FORMERLY 20' UTILITY EASEMENT VOLUME 508, PAGE 569 NOW OR FORMERLY NOW OR FORMERLY DOUGLAS & MARY HENLEY VOLUME 956, PAGE 548 0.17 ACRES (7499 SQFT.) JESSE PALOMARES VOLUME 2422, PAGE 312 0.17 ACRES (7425 SQFT.) JOHN H. & GWENDOLYN EALOMS VOLUME 1020, PAGE 243 0.16 ACRES (6983 SQFT.) BLOCK TWO, LOT 6 BLOCK ONE, LOT 5 BLOCK TWO, LOT 5 NOW OR FORMERLY S 47'25'14" E ~ 13 NOW OR FORMERLY NOW OR FORMERLY SET 1/2" I.R. WITH CAP KERRY D. TURNBOW VOLUME 3117, PAGE 315 0.19 ACRES (8112 SQFT.) CAPITAL DEVELOPMENT CORP. VOLUME 1307, PAGE 297 0.18 ACRES (7700 SQFT.) THOMAS & SULEMA RAMIREZ VOLUME 3247, PAGE 9 S 47°25'14" E 136.34' LOT 1 0.19 ACRES (8400 SQFT.) NOW OR FORMERLY 20' PRIVATE DRAINAGE EASEMENT S 49°48'23" E 60.05' S 47°25'14" E TAMMY & KEITH D. WELLS \$ 47°25'14" 140.00' 10' PUBLIC UTILITY EASEMENT VOLUME 4603, PAGE 166 0.17 ACRES (7341 SQFT.) 130.00 136.34 LOT 9 E 5/6/04
D 4/15/04
C 3/23/04
B 3/10/04
REV. DATE LOT 1 **8** ≤ LOT 1 LOT 10 <u>N 47'25</u>'14" W<u>~ 135</u>.00' LOT 1 10' PUBLIC VITILITY EASEMENT S 47'25'14" E ~ 136.34" ✓10' UTILITY EASEMENT 10' PUBLIC UTILITY EASEMENT 10' PUBLIC UTILITY EASEMENT 10' PUBLIC UTILITY EASEMENT N 47'25'14" W ~ 136.34' LOT 8 R.O.W LOT 2 NOW OR FORMERLY N 47'25'14" W ~ 145.27' N 47'25'16" W ~ 134.73' 82 ROBERT E. & JODY D. BENTZ LOT 9 O' PUBLIC TILITY EASEMENT VOLUME 4000, PAGE 238 0.18 ACRES (7654 SQFT.) S 47'25'14" E ~ 114.04' WOOD ESTAT PHASE II 381, PAGE BLOCK 7 LOT 2 N 49"47"00" W ~ 114.01 17.5' PUBLIC DRAINAGE & UTILITY EASEMENT 10' PUBLIC UTILITY EASEMENT S 44"11"51" E ~ 128.21" LOT 2 LOT 9 NOW OR FORMERLY 10' PUBLIC VILLITY EASEMENT 20.41 STUART & DEBBIE WATKINS LOT 7 N 47'25'14" W ~ 115.20' VOLUME 4703, PAGE 212 0.18 ACRES (7764 SQFT.) S 45'24'03" E ~ 126.48' LOT 3 N 4917'04" W ~ 137.0 <sub>R50.00</sub>, LOT 8 \$ 274538° E ~ 7297 20' PUBLIC LOT 3 JTILITY EASEMENT NOW OR FORMERLY CITY OF BRYAN VOLUME 3262, PAGE 295 48.126 ACRES NOW OR FORMERLY LOT 3 S 38'49'23" E ~ 114.30' LOT 3 LOT 8 DONALD G. & ROBERTA MARIE ADAMS **VOLUME 3770, PAGE/13** ZONED SF-7 0.29 ACRES (12706SQFT.) NOW OR FORMERLY S 27.28,51, E v 150.28, LOT 6 VACANT PRIVATE LOT 6 LOT 10 CIRCLE B DEVELOPMENT VOLUME 1771, PAGE 131 6.85 ACRES DRAINAGE EASEMENT (CENTERED ON LOT I NORT REE ES NOT PLATTED BRYAN PLACE NORTH PHASE TWO PAGE VOLUME 354,2, LOT 7 COMMONS DRAINAGE EASEMENT BLOCK/ ONE LOT 4 LOT 5 LOT 4 LOT 7 2.06, ACRES LOT 4 O C R E LOT 6 DETENTION BASIN 0 CK 0 N 20' PUBLIC UTILITY EASEMENT N30' WIDE PRIVATE DETENTION FACILITY VOLUME 3542, PAGE 177 20' PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT N 51°43'47" W NOW OR FORMERLY 20' PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT ROBERT C. & MARGARET A. REESE 2' OFFSET (TY 6" X 8"-FENCE POST VOLUME 2273, PAGE 326 8.00 ACRE REMAINDER OF 10.00 ACRE TRACT (SEE NOTE 7 20' PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT ZONED SF-7 NOW OR FORMERLY VACANT NOW OR FORMERLY FRED WEHMEYER NOT PLATTED VOLUME 1082, PAGE 863 (PART OF LOTS 1,2 & 3) ROBERT C. & MARGARET A. REESE VOLUME 2273, PAGE 326 13.38 ACRES 2.00 ACRES ZONED SF-7 ZONED SF-7 VACANT MUNICIPAL DEVELOPMENT GROUP NOT PLATTED FILE NUMBER SALADINER SUBDIVISION 000693-3719 VOLUME 125, PAGE 61 SHEET NO. 1

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