

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, A-8 in Bryan, Brazos County, Texas and being all of Lots 1 and 2, Block 2, BRYAN TOWNE CENTER SUBDIVISION as recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of said Lot 1, said iron rod also being in the southeast right-of-way line of F.M. 1179 (commonly known as Briarcrest Drive, width 40' at this location) and being in the west right-of-way line of Wildflower Drive (based on a 80-foot width);

THENCE: along the west line of said Wildflower Drive for the following three (3) calls:

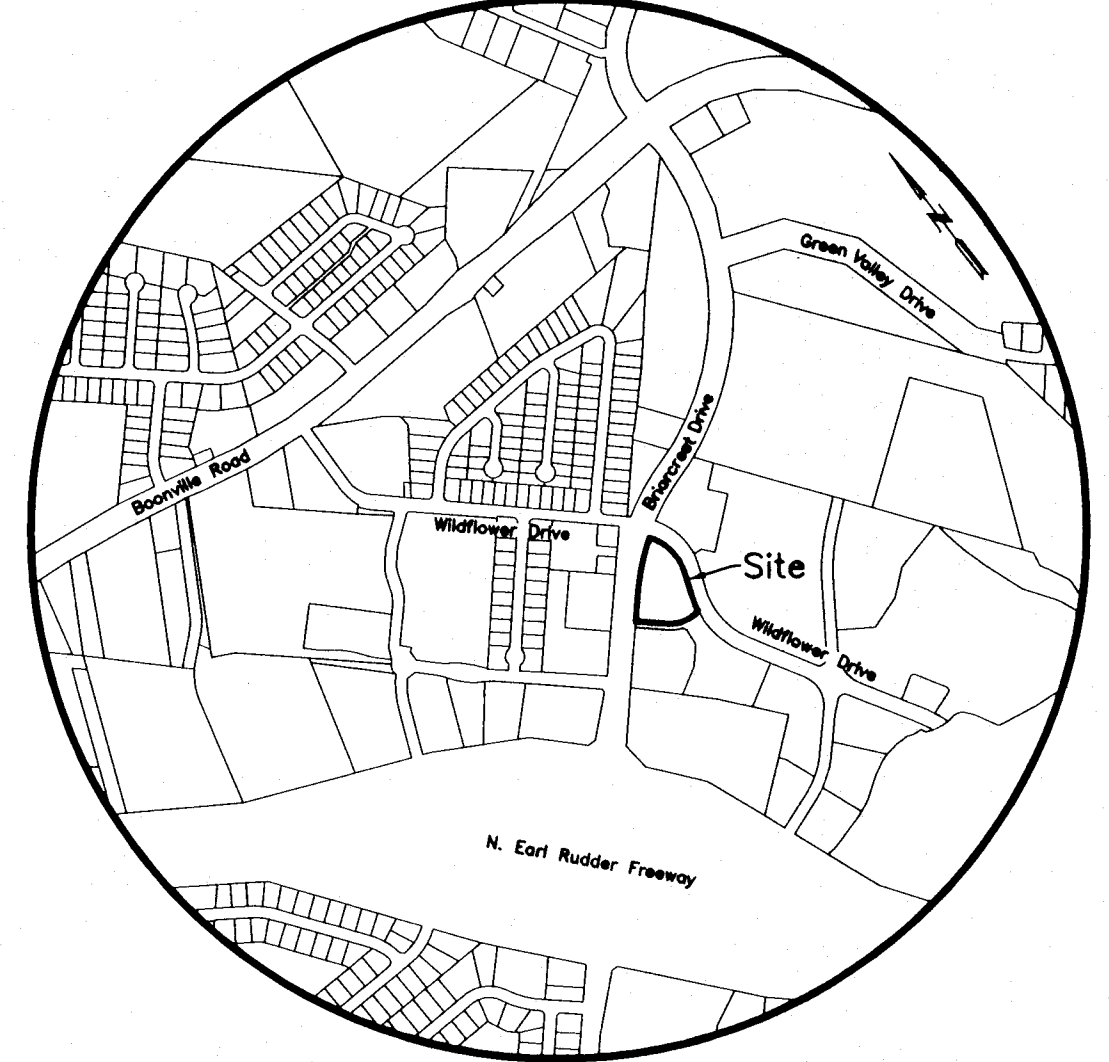
- 1) 266.63 feet in a clockwise direction along the arc of a curve having a central angle of 56° 34' 54", a radius of 270.00 feet, a tangent of 145.32 feet and a long chord bearing S 07° 45' 28" E at a distance of 255.93 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 2) S 20° 30' 58" W for a distance of 125.65 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left, and
- 3) 84.89 feet along the arc of said curve having a central angle of 10° 20' 57", a radius of 470.00 feet, a tangent of 42.56 feet and a long chord bearing S 15° 20' 29" W at a distance of 84.78 feet to a found 1/2-inch iron rod marking the southeast corner of this tract, said iron rod also marking the southeast corner of said Lot 2;

THENCE: along the south line of said Lot 2 for the following four (4) calls:

- 1) 23.42 feet in a clockwise direction along the arc of a curve having a central angle of 35° 46' 42", a radius of 37.51 feet, a tangent of 12.11 feet and a long chord bearing S 74° 41' 29" W at a distance of 23.05 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 2) N 87° 24' 50" W for a distance of 29.01 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 3) 126.38 feet along the arc of said curve having a central angle of 039° 40' 35", a radius of 182.50 feet, a tangent of 65.84 feet and a long chord bearing N 67° 34' 42" W at a distance of 123.87 feet to a found 1/2-inch iron rod for the Point of Tangency; and
- 4) N 47° 44' 24" W for a distance of 167.90 feet to a found chiseled "x" mark in the concrete base of a stop sign marking the southwest corner of this tract, said "x" mark also making the southwest corner of said Lot 2 and being in the before-said southeast line of Briarcrest Drive;

THENCE: along the southeast line of said Briarcrest Drive for the following two (2) calls:

- 1) N 42° 32' 04" E for a distance of 145.66 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right, and
- 2) 294.15 feet in a right direction along the arc of a curve having a central angle of 13° 53' 27", a radius of 1213.29 feet, a tangent of 147.90 feet and a long chord bearing N 49° 34' 07" E at a distance of 293.43 feet to the POINT OF BEGINNING and containing 2.2638 acres of land, more or less.



Vicinity Map  
Not to Scale

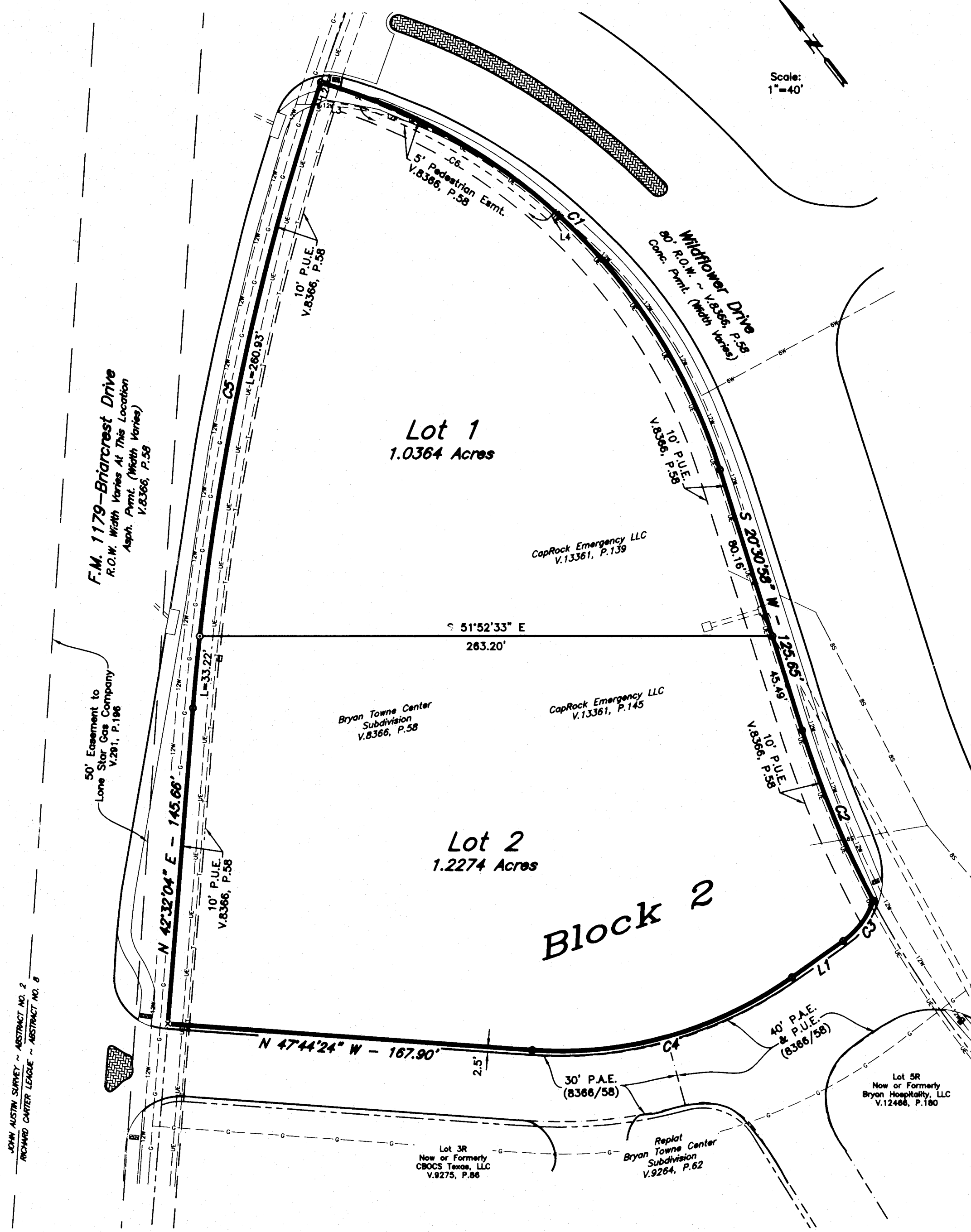
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	56°34'54"	270.00'	266.63'	145.32'	S 7°46'28" E	255.93'
C2	10°20'57"	470.00'	84.89'	42.56'	S 15°20'29" W	84.78'
C3	35°46'42"	37.51'	23.42'	12.11'	S 74°41'29" W	23.05'
C4	39°40'35"	182.50'	126.38'	65.84'	N 67°34'42" W	123.87'
C5	13°53'27"	1213.29'	294.15'	147.90'	N 49°34'07" E	293.43'
C6	21°54'13"	265.00'	101.31'	51.28'	S 20°39'44" E	100.89'
C7	21°02'58"	270.00'	99.19'	50.16'	S 20°14'07" E	98.64'
C8	1°10'50"	1213.29'	25.00'	12.50'	S 55°55'25" W	25.00'
C9	5°18'19"	270.00'	25.00'	12.51'	N 33°24'45" W	24.99'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°24'50" W	29.01'
L2	S 56°19'29" W	8.01'
L3	S 42°05'31" E	21.02'
L4	N 80°17'18" E	5.00'
L5	S 78°45'15" E	35.14'

Filed for Record in  
BRAZOS COUNTY  
Int. Rec. 05-2016 at 10:30AM  
As of  
05/20/16  
Document Number: 01270771  
Amount: 72.00  
Receipt Number: 581366  
By: Debra Bolter  
STATE OF TEXAS COUNTY OF BRAZOS  
I, Karan McQueen, County Clerk, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY as stated herein by me.  
AUG 05 2016  
Karan McQueen, County Clerk  
BRAZOS COUNTY



**ORIGINAL PLAT**  
LOT 1 AND LOT 2, BLOCK 2  
BRYAN TOWNE CENTER SUBDIVISION  
RECORDED IN VOLUME 8366, PAGE 58

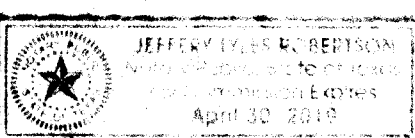
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, CapRock Emergency LLC owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to us in the Official Records of Brazos County in Volume 13361, Page 139 and Volume 13361, Page 145 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: *[Signature]*

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared *Mark Willett*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
Given under my hand and seal on this 12 day of MAY, 2016.

Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
I, Karan McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 20 day of MAY, 2016, in the Official Records of Brazos County, Texas in Volume 8366, Page 58.

*[Signature]*  
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Kevin R. McClure*, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of July, 2016.

*[Signature]*  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

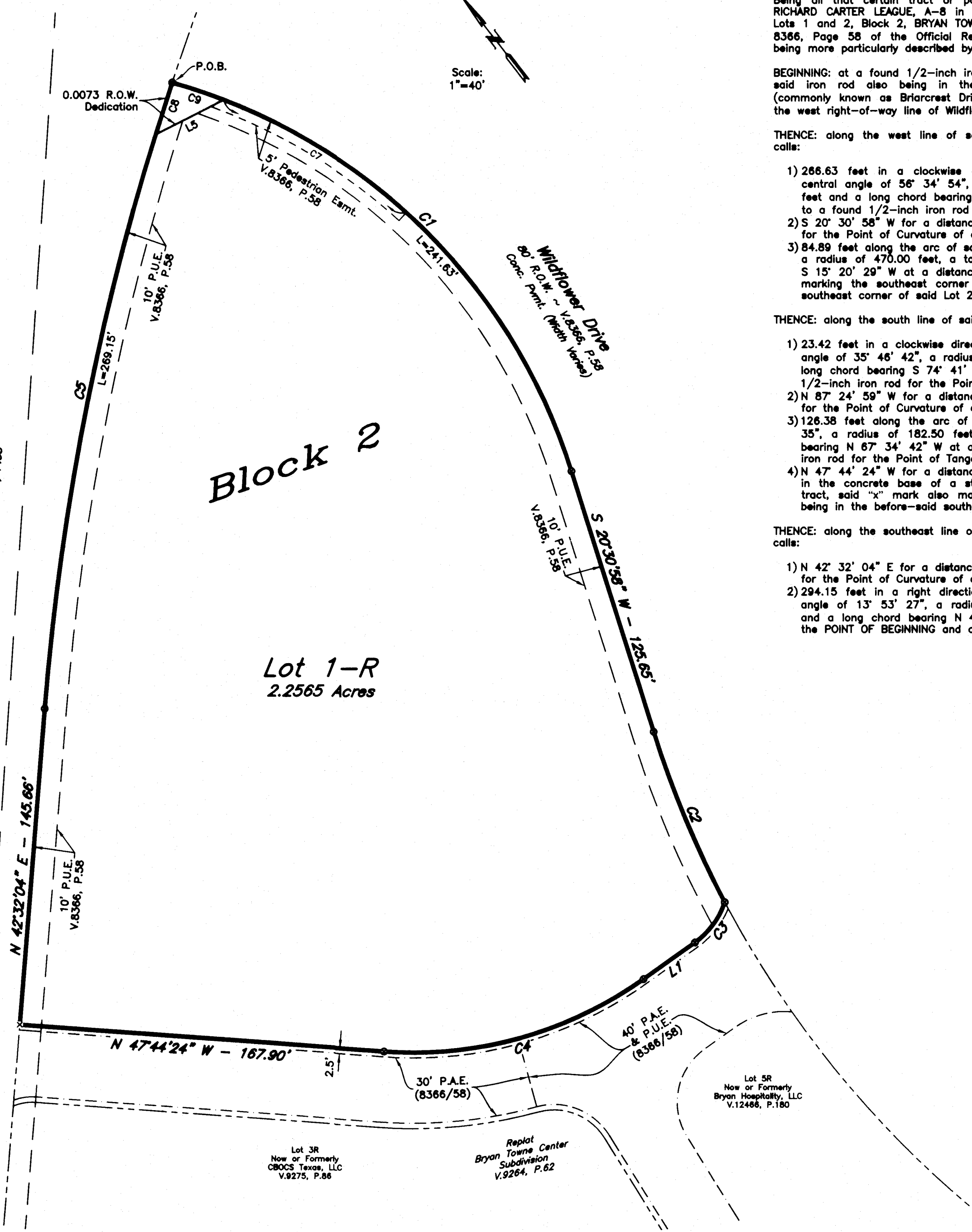
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of July, 2016.

*[Signature]*  
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground; and that the metes and bounds describing said property are true and correct and describe a closed geometric form.

*[Signature]*  
Kevin R. McClure, R.P.L.S. No. 5650  
6/9/16



**REPLAT**

- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distances to the found monuments are consistent with the BRYAN TOWNE CENTER SUBDIVISION final plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas.
  2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100219F, revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned "Planned Development District" as approved by City Council by Ordinance No. 1638. Refer to the City of Bryan Code of Ordinances for additional information.
  4. This property is subject to the Restrictive Covenants recorded in Volume 7991, Page 81, Volume 10403, Page 98, Volume 12413, Page 235 and Volume 12486, Page 188, Official Records of Brazos County, Texas.
  5. No Driveway Access for this site will be allowed onto Briarcrest Drive.
  6. All distances shown along curves are arc lengths.
  7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 5/8" Iron Rod Found
  - - 1/2" Iron Rod Found
  - x - Chiseled "x" Mark Found
- Abbreviations:  
P.A.E. - Public Access Easement  
P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement  
R.O.W. - Right-of-way

**FINAL PLAT**

LOT 1-R, BLOCK 2  
**BRYAN TOWNE CENTER SUBDIVISION**

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 2  
BRYAN TOWNE CENTER SUBDIVISION  
RECORDED IN VOLUME 8366, PAGE 58

2.2638 ACRES

RICHARD CARTER LEAGUE, A-8  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY, 2016  
SCALE: 1" = 40'

Owner: CapRock Emergency LLC  
648 William D. Fitch Pkwy  
College Station, TX 77845  
(979) 314-2323

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838