

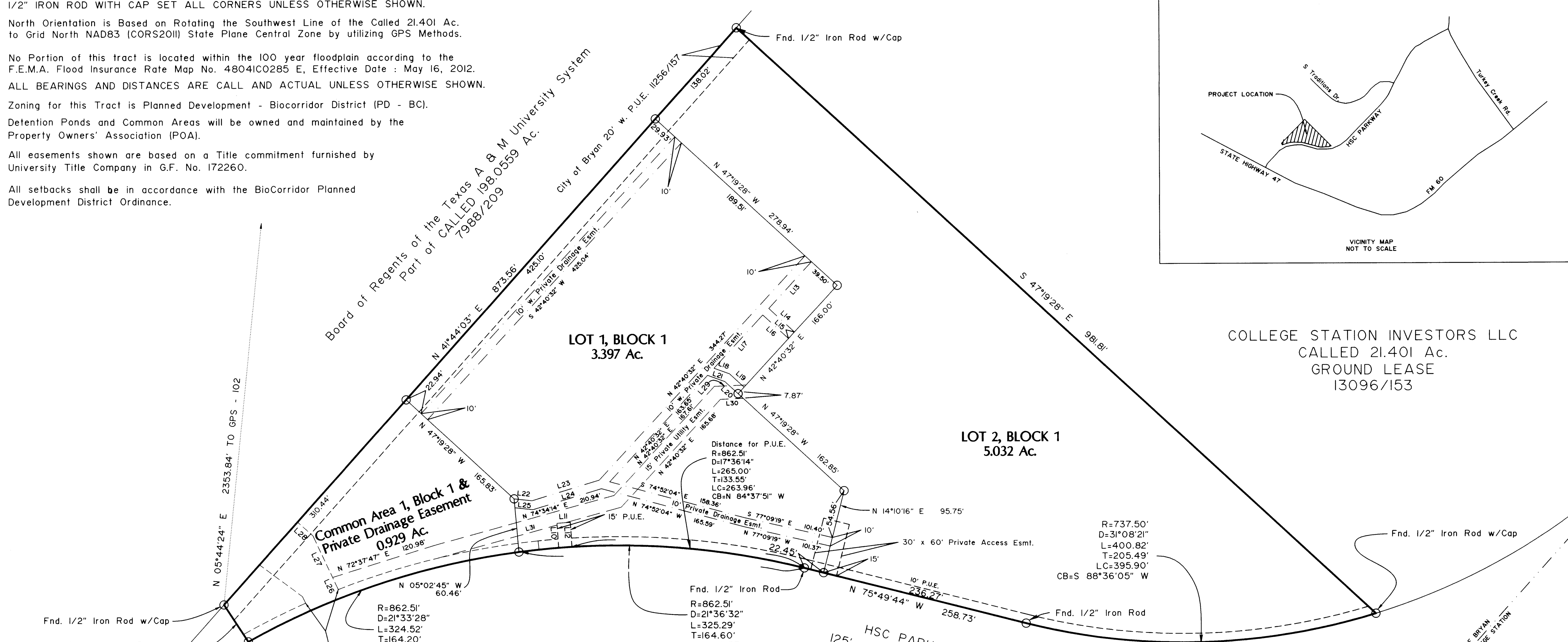
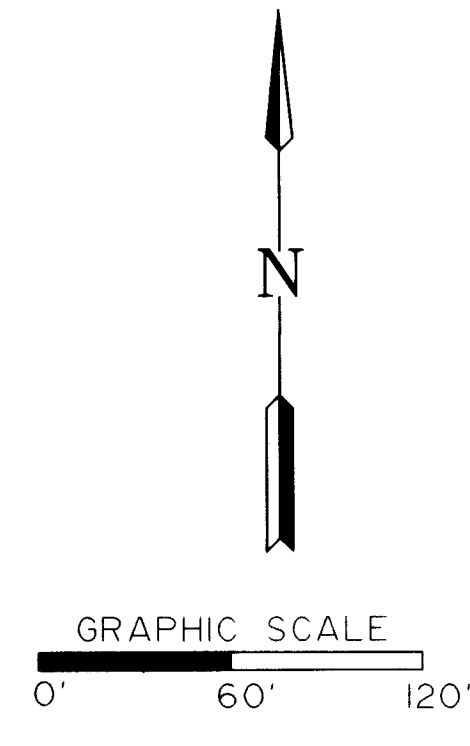
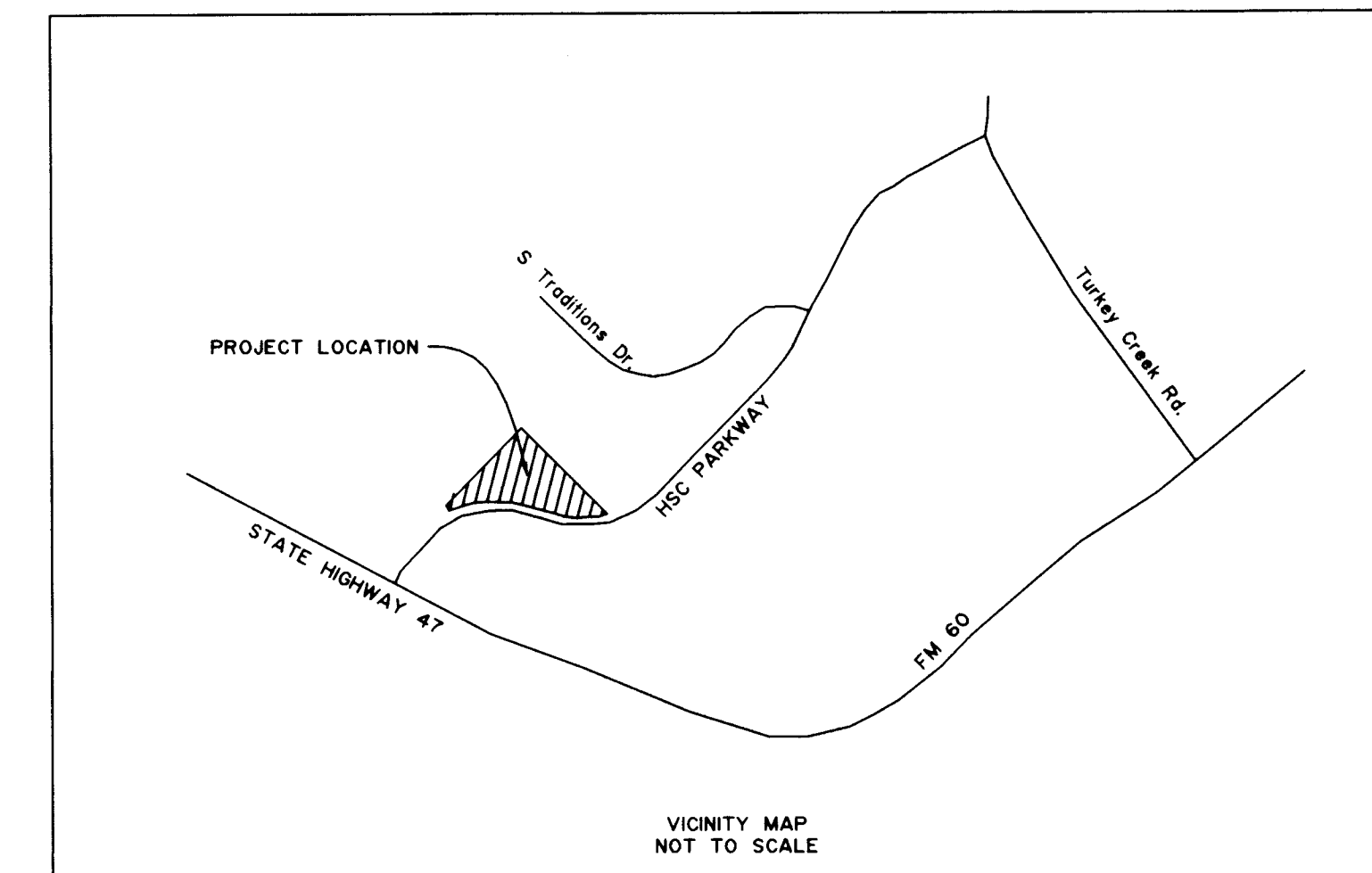
NOTES:  
 1/2" IRON ROD WITH CAP SET ALL CORNERS UNLESS OTHERWISE SHOWN.  
 North Orientation is Based on Rotating the Southwest Line of the Called 21.401 Ac. to Grid North NAD83 (CORS2011) State Plane Central Zone by utilizing GPS Methods.

No Portion of this tract is located within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Map No. 48041C0285 E, Effective Date: May 16, 2012.  
 ALL BEARINGS AND DISTANCES ARE CALL AND ACTUAL UNLESS OTHERWISE SHOWN.

Zoning for this Tract is Planned Development - Biocorridor District (PD - BC).  
 Detention Ponds and Common Areas will be owned and maintained by the Property Owners' Association (POA).

All easements shown are based on a Title commitment furnished by University Title Company in G.F. No. 172260.

All setbacks shall be in accordance with the BioCorridor Planned Development District Ordinance.



COLLEGE STATION INVESTORS LLC  
 CALLED 21.401 Ac.  
 GROUND LEASE  
 13096/153

LINE	DISTANCE	BEARING
L1	120.98'	N 72°37'47" E
L2	93.59'	N 74°34'14" E
L3	117.35'	N 74°34'14" E
L4	167.61'	N 42°40'32" E
L5	18.11'	N 87°40'32" E
L6	15.00'	S 02°19'28" E
L7	11.89'	S 87°40'32" W
L8	165.68'	S 42°40'32" W
L9	215.23'	S 74°34'14" W
L10	27.81'	N 03°55'52" W
L11	15.00'	N 86°04'08" E
L12	27.81'	S 03°55'52" E
L13	71.51'	S 42°40'32" W
L14	39.50'	S 47°19'28" E
L15	10.00'	S 42°40'32" W
L16	39.50'	N 47°19'28" W
L17	8.62'	S 42°40'32" W
L18	18.65'	S 69°49'28" E
L19	22.27'	S 47°19'28" E
L20	20.28'	N 47°19'28" W
L21	20.81'	N 69°49'28" W
L22	20.39'	S 83°52'30" E
L23	79.56'	N 73°03'59" E
L24	8.13'	S 73°03'59" W
L25	20.45'	N 83°52'30" W
L26	15.10'	N 24°58'01" W
L27	51.91'	N 24°58'01" W
L28	23.66'	N 48°15'57" W
L29	35.90'	N 87°40'32" E
L30	25.82'	N 87°40'32" E

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 4/2/2018 2:57:23 PM  
 in the PLAT Records

Doc Number: 2018-1325123  
 Volume - Page: 14581-114  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20180402000115  
 By: MO

CERTIFICATE OF CITY PLANNER  
 I, Medina Zimmerman, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.  
 City Planner  
 City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We), Bryan Commerce & Development, Inc., the owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 4023, Page 91, and Volume 7878, Page 273, and designated herein as the CAMWEST CROSSING, PHASE ONE Subdivision to the City of College Station / Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.  
 Owner: Bryan Commerce & Development, Inc.  
 By: Ben Hardeman

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Ben Hardeman known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he / she / they executed the same for the purpose stated.  
 Given under my hand and seal of office this 15th day of March, 2018.  
 Notary Public, Brazos County, Texas Chadwick McQuaide

CERTIFICATE OF CITY ENGINEER  
 I, Wendy Kasper, City Engineer of the City of Bryan, Texas hereby certify that this Subdivision plat conforms to the requirements of the Subdivision Regulations of the City of College Station/Bryan.  
 City Engineer  
 City of Bryan, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION  
 I, Bobby G. Kiser, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Planning and Zoning Commission on the day of March, 2018.  
 Chairman

CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.  
 Registered Professional Land Surveyor:  
H. Curtis Strong  
 Dated, Signed by H. Curtis Strong, S 4961

WITNESS my hand and official Seal, at my office in Bryan, Texas.  
Karen Green  
 County Clerk  
 Brazos County, Texas

FIELD NOTES  
 9.358 ACRES  
 OUT OF THE  
 BRYAN COMMERCE AND DEVELOPMENT, INC.  
 CALLED 417.85 ACRE TRACT - VOLUME 4023, PAGE 91  
 &  
 CALLED 56.217 ACRE TRACT - VOLUME 7878, PAGE 273  
 J. H. JONES SURVEY, A - 26  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MAY 16, 2017

All that certain lot, tract or parcel of land being 9.358 acres situated in the J. H. JONES SURVEY, Abstract No. 26, Brazos County, Texas and being a part of the following tracts: 1) Being a part of that certain Called 417.85 acre tract as described in deed from the Cashion Family Limited Partnership et al to Bryan Commerce and Development, Inc. of record in Volume 4023, Page 91, Official Records of Brazos County, Texas, and, 2) Being a part of that certain Called 56.217 acre tract as described in deed from W. T. McDonald, Jr. et al to Bryan Commerce and Development, Inc. of record in Volume 7878, Page 273, Official Records of Brazos County, Texas, said 9.358 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most northerly corner, said point being located in the southeast line of the TAMUS Called 198.0559 acre tract as described in Volume 7988, page 209, said corner being the most westerly corner of the College Station Investors LLC Called 21.401 acre tract as described in Volume 13096, Page 153;  
 THENCE S 47° 19' 28" E, along the southwest line of said Called 21.401 acre tract a distance of 988.81 feet to a 1/2" Iron Rod with Cap found in the north right-of-way line of HSC Parkway as described in Volume 9514, Page 101 for the most easterly corner, said point being the most southerly corner of said Called 21.401 acre tract;  
 THENCE along the northerly right-of-way line of said HSC Parkway around a curve in a clockwise direction having a delta angle of 31° 08' 21", an arc distance of 400.82 feet, a radius of 737.50 feet, and a chord of S 88° 36' 05" W, a distance of 395.90 feet to a 1/2" Iron Rod found for the point of tangency of said curve;  
 THENCE N 75° 49' 44" W, continuing along the northerly right-of-way line of said HSC Parkway a distance of 258.73 feet to a 1/2" Iron Rod found for the beginning of a curve;  
 THENCE continuing along the northerly right-of-way line of said HSC Parkway around a curve in a counterclockwise direction having a delta angle of 43° 10' 01", an arc distance of 649.81 feet, a radius of 862.51 feet, and a chord of S 82° 35' 15" W, a distance of 634.55 feet to a 1/2" Iron Rod with Cap found for the southwest corner, said corner being an angle point in the HSC Parkway right-of-way line;  
 THENCE N 33° 16' 42" W, along an easterly right-of-way line of said HSC Parkway a distance of 50.02 feet to a 1/2" Iron Rod with Cap found for the most westerly corner, said corner being located in the southeast line of said Called 198.0559 acre tract;  
 THENCE N 41° 44' 03" E, along the southeasterly line of said Called 198.0559 acre tract a distance of 873.56 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 9.358 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of April, 2017, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under FIRM No. 10093500. North Orientation is based on rotating the northwest line of said Called 56.217 acre tract to Grid North NAD83 (CORS2011) State Plane Central Zone by utilizing GPS Methods. For other information see accompanying plat.

OWNER:  
 Bryan Commerce & Development Inc.  
 P.O. BOX 1000  
 Bryan, Tx. 77805

DEVELOPER:  
 CAMWEST TRADITIONS, LP.  
 351 ADRIATIC PKWY.  
 MCKINNEY, TX. 75070-5540

FINAL PLAT  
 LOT 1 & 2, BLOCK 1 &  
 COMMON AREA 1  
 CAMWEST CROSSING - PHASE ONE  
 9.358 ACRES  
 JOHN H. JONES LEAGUE, A - 26  
 BRYAN, BRAZOS COUNTY, TEXAS

**STRONG SURVEYING**  
 1722 Broadmoor, Suite 105  
 Bryan, Texas 77802  
 Phone: (979) 776-9636  
 Fax: (979) 733-0966  
 FIRM No. 70093500 email: curtis@strongsurveying.com