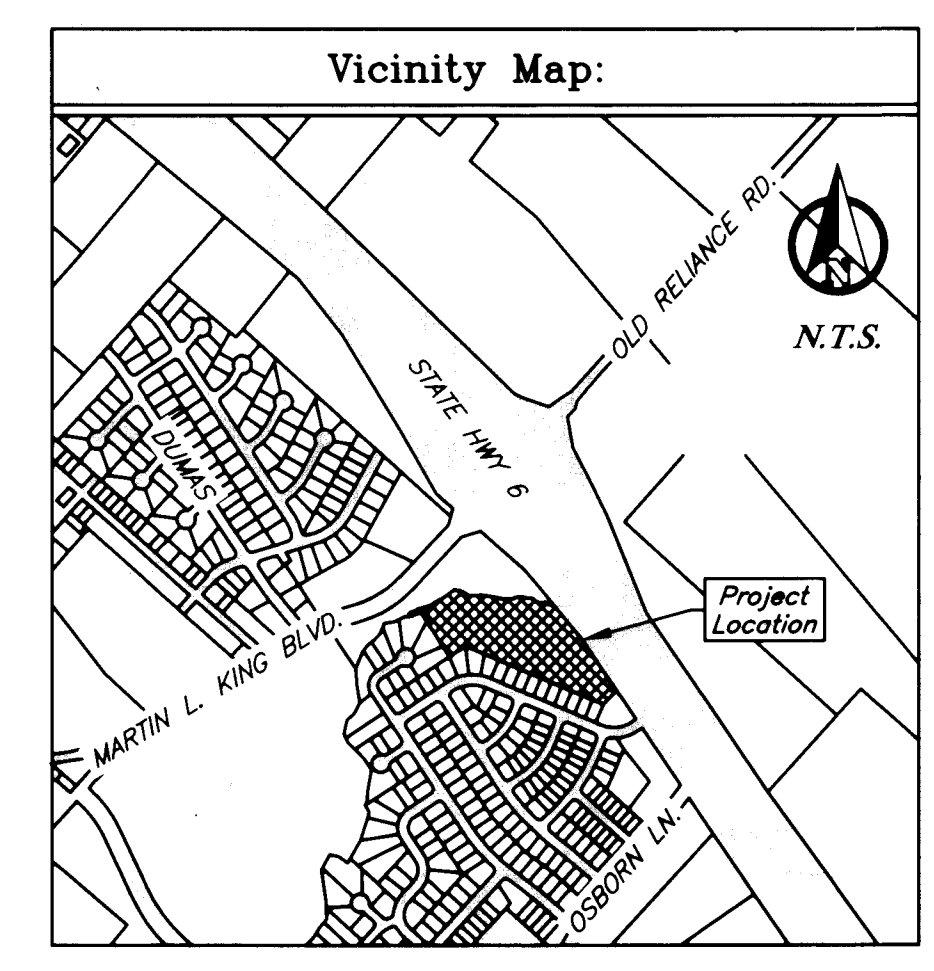


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.84'	N 58° 28' 25" E
L2	44.06'	N 70° 19' 58" E
L3	83.80'	N 45° 23' 54" E
L4	42.34'	N 84° 01' 30" E
L5	116.32'	S 76° 13' 05" E
L6	30.37'	S 69° 41' 05" E
L7	57.91'	S 83° 08' 41" E
L8	70.12'	S 89° 52' 06" E
L9	101.07'	S 87° 42' 34" E

Doc 04 14013 194
1125-8007 DR 14013 194

FILED FOR RECORD IN
Brazos County
On May 14 2017 at 10:40P
As a
Plat
Document Number: 0125807
Amount: \$11.00
Recorder Number: 802133
Brazos County
at 10:40:00 AM on
May 14 2017
Kerr Surveying, LLC
Brazos County

- NOTES:
1. The property is currently zoned Commercial District (C-3).
 2. Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
 3. Bearing system shown hereon is based on grid north as established from G.P.S. observation.
 4. This tract lies within a designated 100 year flood plain according to the F.I.R.M. MAPS, Community Panel No. 48041C0215F, effective April 2, 2014.



FINAL PLAT

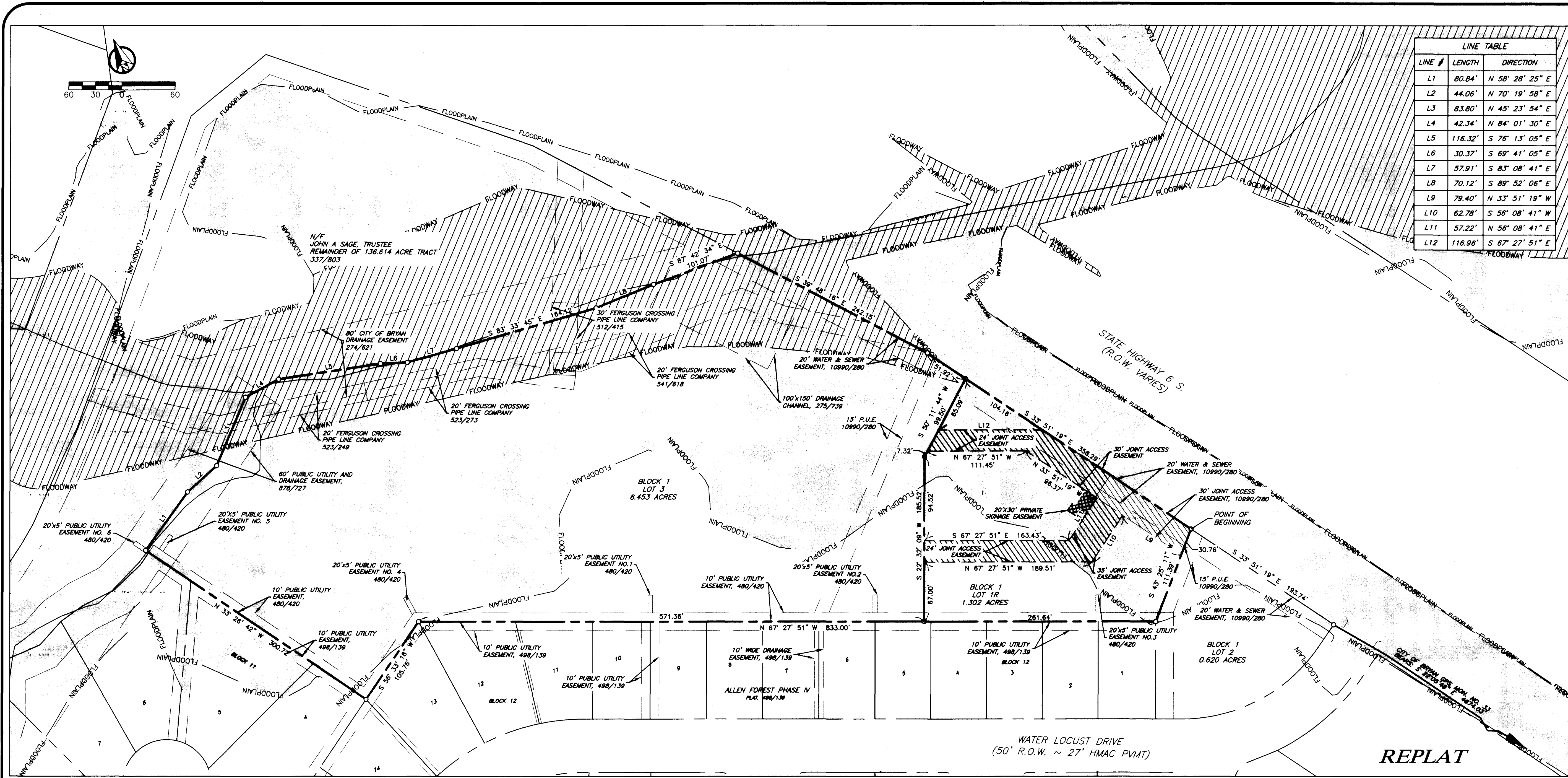
CANYON CREEK ENTERTAINMENT SUBDIVISION BLOCK 1, LOTS 1R & 3

Being a Replat of Canyon Creek Entertainment Subdivision, Block 1, Lot 1 ~ 7.755 Acres
Bryan, Brazos County, Texas

January 2017
Owner:
Joseph-Robert Holdings, LLC
2111 Walnut Grove Ct.
College Station, TX 77845

Page 1 of 2
Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195



LINE #	LENGTH	DIRECTION
L1	80.84'	N 58° 28' 25" E
L2	44.06'	N 70° 19' 58" E
L3	83.80'	N 45° 23' 54" E
L4	42.34'	N 84° 01' 30" E
L5	116.32'	S 76° 13' 05" E
L6	30.37'	S 69° 41' 05" E
L7	57.91'	S 83° 08' 41" E
L8	70.12'	S 89° 52' 06" E
L9	79.40'	N 33° 51' 19" W
L10	62.78'	S 56° 08' 41" W
L11	57.22'	N 56° 08' 41" E
L12	116.96'	S 67° 27' 51" E

METES AND BOUNDS DESCRIPTION

7.755 ACRE TRACT OF LAND IN THE CANYON CREEK ENTERTAINMENT SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, CANYON CREEK ENTERTAINMENT SUBDIVISION RECORDED IN VOLUME 10990, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2 OF SAID BLOCK 1. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2 BEARS: S 33° 51' 19" E FOR A DISTANCE OF 193.74 FEET;

THENCE: S 43° 25' 11" W ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 833.00 FEET (PLAT CALL AND MEASURED, 10990/280) TO A POINT AT AN EXISTING UTILITY POLE MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1, BLOCK 12, ALLEN FOREST PHASE IV ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 139 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 67° 27' 51" W ALONG THE COMMON LINE OF SAID BLOCKS 1 & 12 FOR A DISTANCE OF 111.39 FEET (PLAT CALL AND MEASURED, 10990/280) TO A POINT MARKING THE NORTH CORNER OF LOT 13 OF SAID BLOCK 12. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 11° 50' 32" W FOR A DISTANCE OF 0.71 FEET;

THENCE: S 56° 33' 18" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 105.76 FEET (PLAT CALL AND MEASURED, 10990/280) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, THE WEST CORNER OF SAID LOT 13 AND THE EAST CORNER OF LOT 4, BLOCK 11 OF SAID ALLEN FOREST PHASE IV;

THENCE: N 33° 26' 42" W ALONG THE COMMON LINE OF SAID BLOCKS 1 & 11 FOR A DISTANCE OF 300.72 FEET (PLAT CALL AND MEASURED, 10990/280) TO A POINT IN THE CENTERLINE OF A CREEK ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 136.614 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. SAGE, TRUSTEE RECORDED IN VOLUME 337, PAGE 803 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE WEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE: ALONG SAID CENTERLINE OF CREEK AND THE NORTH LINE OF SAID LOT 1, BLOCK 1 FOR THE FOLLOWING CALLS:

N 58° 28' 25" E FOR A DISTANCE OF 80.84 FEET (PLAT CALL AND MEASURED, 10990/280);

N 70° 19' 58" E FOR A DISTANCE OF 44.06 FEET (PLAT CALL AND MEASURED, 10990/280);

N 45° 23' 54" E FOR A DISTANCE OF 83.80 FEET (PLAT CALL AND MEASURED, 10990/280);

N 84° 01' 30" E FOR A DISTANCE OF 42.34 FEET (PLAT CALL AND MEASURED, 10990/280);

S 76° 13' 05" E FOR A DISTANCE OF 116.32 FEET (PLAT CALL AND MEASURED, 10990/280);

S 69° 41' 05" E FOR A DISTANCE OF 30.37 FEET (PLAT CALL AND MEASURED, 10990/280);

S 83° 08' 41" E FOR A DISTANCE OF 57.91 FEET (PLAT CALL AND MEASURED, 10990/280);

S 83° 33' 45" E FOR A DISTANCE OF 164.12 FEET (PLAT CALL AND MEASURED, 10990/280);

S 89° 52' 06" E FOR A DISTANCE OF 70.12 FEET (PLAT CALL AND MEASURED, 10990/280);

S 87° 42' 34" E FOR A DISTANCE OF 101.07 FEET (PLAT CALL AND MEASURED, 10990/280) TO A POINT ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6. FOR REFERENCE, THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 39° 48' 16" W FOR A DISTANCE OF 280.35 FEET;

THENCE: S 39° 48' 16" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 242.15 FEET (PLAT CALL AND MEASURED, 10990/280) TO A 1/2 INCH IRON ROD SET;

THENCE: S 33° 51' 19" E FOR A DISTANCE OF 358.29 FEET (PLAT CALL AND MEASURED, 10990/280) TO THE POINT OF BEGINNING CONTAINING 7.755 ACRES OF LAND, AS SURVEYED ON THE GROUND NOVEMBER, 2016. SEE PLAT PREPARED NOVEMBER, 2016, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

panCERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert Miksch, President of Joseph-Robert Holdings, LLC, owner of the 7.757 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 10990, Page 280, and designated herein as Lot 1, Block 1, Canyon Creek Entertainment Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Robert Miksch, President
Joseph-Robert Holdings LLC

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



Before me, the undersigned authority, on this day personally appeared, Robert Miksch, 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 21st day of April, 2017.

Notary Public, Brazos County, TEXAS



CERTIFICATE OF CITY ENGINEER

I, W. Paul Kasper, 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 21st day of April, 2017.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutzmer, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 13th day of February, 2017, and same was duly approved on the 13th day of February, 2017, by said Commission.

Bobby Gutzmer
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certification of authentication was filed for record in my office the 21st day of April, 2017, in the Official Records of Brazos County in Volume 498, Page 139.

Karen McQueen, County Clerk, Brazos County, Texas

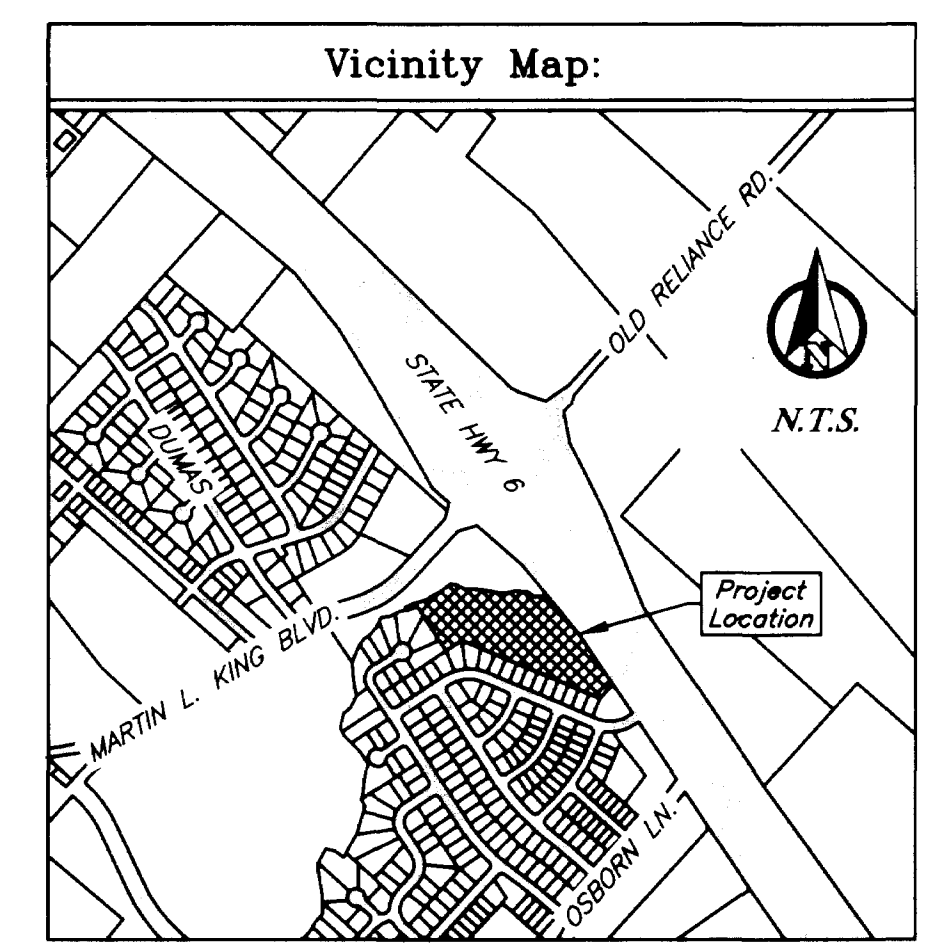
APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 21st day of April, 2017.

Martin Zimmerman
City Planner
Bryan, Texas

NOTES:

- The property is currently zoned Commercial District (C-3).
- Iron rods will be set at all angle points and lot corners unless stated otherwise.
- Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
- Bearing system shown hereon is based on grid north as established from G.P.S. observation.
- This tract lies within a designated 100 year flood plain according to the F.I.R.M. MAPS, Community Panel No. 48041C0215F, effective April 2, 2014.
- The Finished Floor Elevation of any proposed structure(s) shall be one foot above the applicable BFE at the time of development.



FINAL PLAT

CANYON CREEK ENTERTAINMENT SUBDIVISION BLOCK 1, LOT 1R & 3

Being a Replat of Canyon Creek Entertainment Subdivision, Block 1, Lot 1 ~ 7.755 Acres
Bryan, Brazos County, Texas

January 2017 Page 2 of 2

Owner:
Joseph-Robert Holdings, LLC
2111 Walnut Grove Ct.
College Station, TX 77845

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195