

LINE TABLE - PROPERTY

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	164.12'	S 83° 33' 45" E
L9	70.12'	S 89° 52' 06" E
L10	101.07'	S 87° 42' 34" E
L11	51.92'	S 33° 51' 19" E

ORIGINAL PLAT

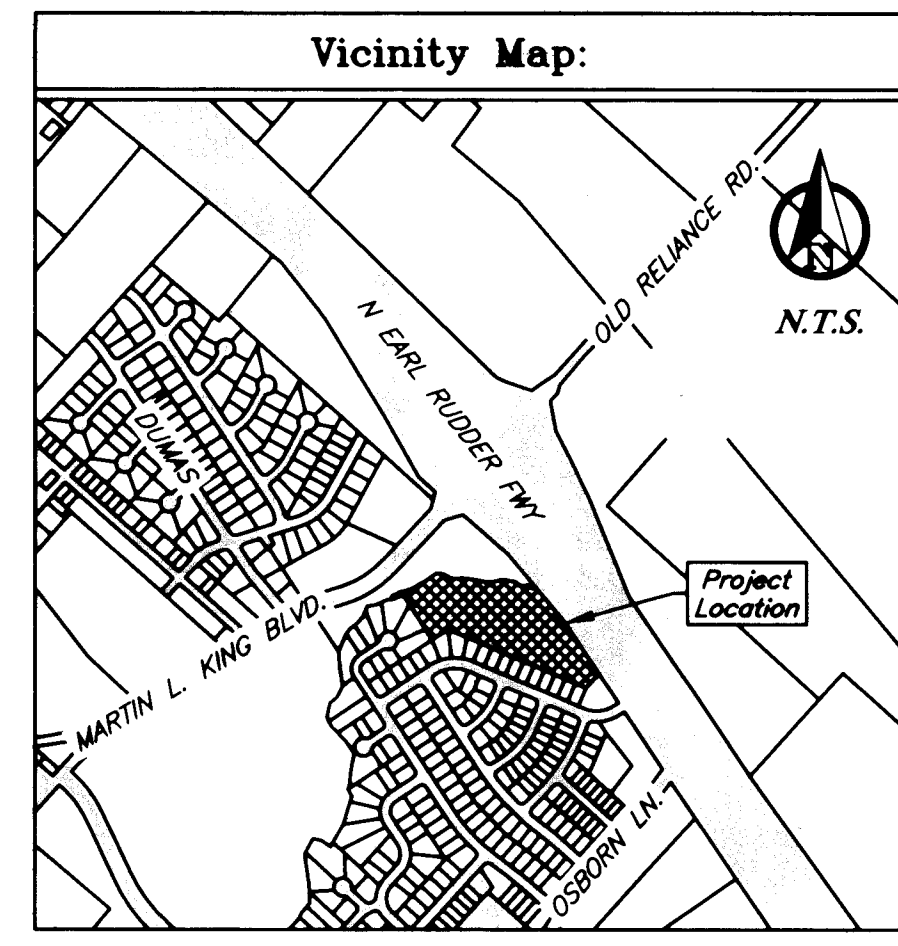
Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/13/2018 10:33:56 AM
 In the PLAT Records



Doc Number: 2018-1323347
 Volume-Page: 14544-24
 Number of Pages: 2
 Amount: 75.00
 Order#: 20180313000025
 By: PT

NOTES:

- The property is currently zoned Commercial District (C-3).
- 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.



FINAL PLAT

CANYON CREEK ENTERTAINMENT SUBDIVISION BLOCK 1, LOTS 3R & 4

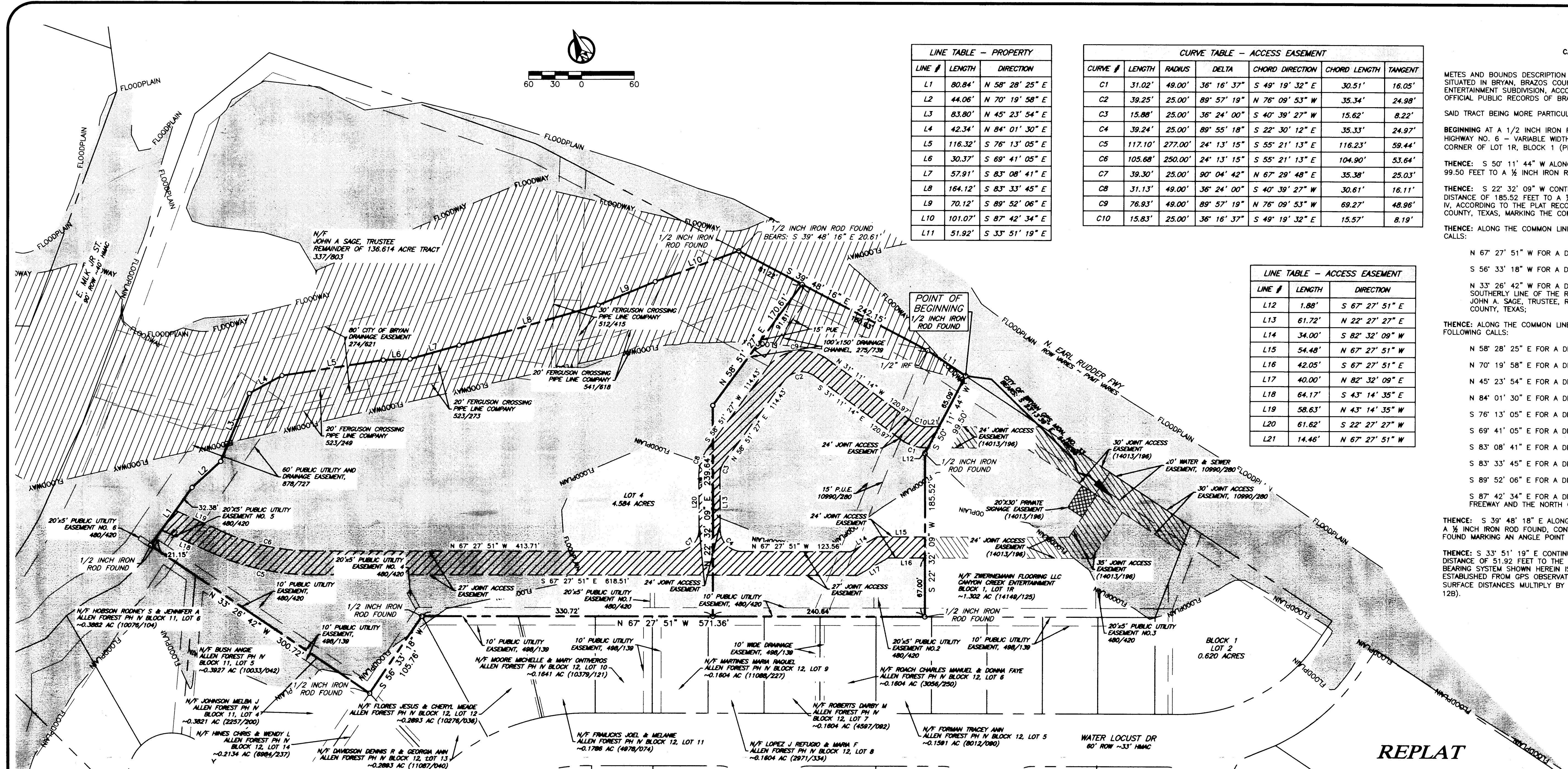
Being a Replat of Canyon Creek Entertainment Subdivision, Block 1, Lot 3 - 6.453 Acres Bryan, Brazos County, Texas

January 2018 Page 1 of 2

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

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

Engineer:
 K4 Engineering
 PO Box 5192
 Bryan, TX
 77805
 979-759-0567
 TBPE F-9951



LINE TABLE - PROPERTY

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	164.12'	S 83° 33' 45" E
L9	70.12'	S 89° 52' 06" E
L10	101.07'	S 87° 42' 34" E
L11	51.92'	S 33° 51' 19" E

CURVE TABLE - ACCESS EASEMENT

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	31.02'	49.00'	36° 16' 37"	S 49° 19' 32" E	30.51'	16.05'
C2	38.25'	25.00'	89° 57' 19"	N 76° 09' 53" W	35.34'	24.98'
C3	15.88'	25.00'	36° 24' 00"	S 40° 39' 27" W	15.62'	8.22'
C4	38.24'	25.00'	89° 55' 18"	S 22° 30' 12" E	35.33'	24.97'
C5	117.10'	277.00'	24° 13' 15"	S 55° 21' 13" E	116.23'	59.44'
C6	105.68'	250.00'	24° 13' 15"	S 55° 21' 13" E	104.90'	53.64'
C7	38.30'	25.00'	90° 04' 42"	N 67° 29' 48" E	35.38'	25.03'
C8	31.13'	49.00'	36° 24' 00"	S 40° 39' 27" W	30.61'	16.11'
C9	76.93'	49.00'	89° 57' 19"	N 76° 09' 53" W	69.27'	48.96'
C10	15.83'	25.00'	36° 16' 37"	S 49° 19' 32" E	15.57'	8.19'

LINE TABLE - ACCESS EASEMENT

LINE #	LENGTH	DIRECTION
L12	1.88'	S 67° 27' 51" E
L13	61.72'	N 22° 27' 27" E
L14	34.00'	S 82° 32' 09" W
L15	54.48'	N 67° 27' 51" W
L16	42.05'	S 67° 27' 51" E
L17	40.00'	N 82° 32' 09" E
L18	64.17'	S 43° 14' 35" E
L19	58.63'	N 43° 14' 35" W
L20	61.62'	S 22° 27' 27" W
L21	14.46'	N 67° 27' 51" W

METES AND BOUNDS DESCRIPTION OF A 6.453 ACRE TRACT CANYON CREEK ENTERTAINMENT SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY (STATE HIGHWAY NO. 6 - VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 1R, BLOCK 1 (PLAT 14013/197);

THENCE: S 50° 11' 44" W ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 1R FOR A DISTANCE OF 99.50 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 22° 32' 09" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 1R FOR A DISTANCE OF 185.52 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF ALLEN FOREST, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 139 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID LOT 3 AND SAID LOT 1R;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3 AND ALLEN FOREST, PHASE IV, FOR THE FOLLOWING CALLS:

N 67° 27' 51" W FOR A DISTANCE OF 571.36 FEET TO A 1/2 INCH IRON ROD FOUND;

S 56° 33' 18" W FOR A DISTANCE OF 105.76 FEET TO A 1/2 INCH IRON ROD FOUND;

N 33° 26' 42" W FOR A DISTANCE OF 300.72 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY 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;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3 AND SAID REMAINDER OF 136.614 ACRE TRACT FOR THE FOLLOWING CALLS:

N 58° 28' 25" E FOR A DISTANCE OF 80.84 FEET;

N 70° 19' 58" E FOR A DISTANCE OF 44.06 FEET;

N 45° 23' 54" E FOR A DISTANCE OF 83.80 FEET;

N 84° 01' 30" E FOR A DISTANCE OF 42.34 FEET;

S 76° 13' 05" E FOR A DISTANCE OF 116.32 FEET;

S 69° 41' 05" E FOR A DISTANCE OF 30.37 FEET;

S 83° 08' 41" E FOR A DISTANCE OF 57.91 FEET;

S 83° 33' 45" E FOR A DISTANCE OF 164.12 FEET;

S 89° 52' 06" E FOR A DISTANCE OF 70.12 FEET;

S 87° 42' 34" E FOR A DISTANCE OF 101.07 FEET TO THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 39° 48' 18" E ALONG THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY, AT 20.61 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 242.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 33° 51' 19" E CONTINUING ALONG THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF 51.92 FEET TO THE POINT OF BEGINNING CONTAINING 6.453 ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000979394 (CALCULATED USING GEOID 12B).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert Milbach, President of Joseph-Robert Holdings, LLC, owner of the 6.453 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 10890, Page 280, and designated herein as Lot 3R, 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 of streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Robert Milbach, President
Joseph-Robert Holdings LLC

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Robert Milbach, 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 February, 2018.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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 geometry form.

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

APPROVAL OF CITY ENGINEER

I, W. Paul Kerr, 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 February, 2018.

W. Paul Kerr
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robb Gutierrez, 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 21st day of February, 2018, and same was duly approved on the 21st day of February, 2018, by said Commission.

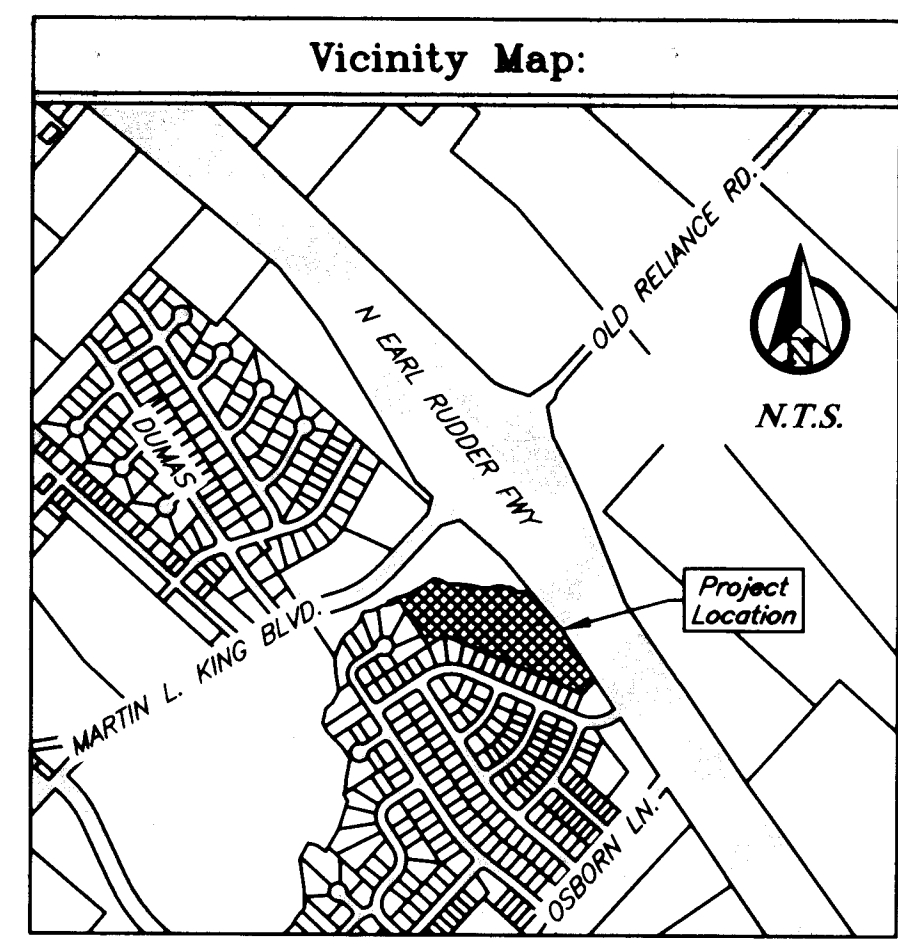
Robb Gutierrez
Chair, Planning and Zoning Commission Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/13/2018 10:33:56 AM
In the PLAT Records

Doc Number: 2018-1323347
Volume-Page: 14544-24
Number of Pages: 2
Amount: 73.00
Order#: 20180313000025
By: PT

Paula McGeehan
County Clerk, Brazos County, Texas

- NOTES:**
- The property is currently zoned Commercial District (C-3).
 - 1/2" 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.
 - Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument, GPS-33 (N10230645.06; E3550917.70) and as established by GPS observation.
 - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000979394 (Calculated using GEOID12b).
 - 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 lowest Finished Floor Elevation of any proposed structure(s) shall be one foot above the applicable BFE at the time of development.
 - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.



FINAL PLAT

CANYON CREEK ENTERTAINMENT SUBDIVISION BLOCK 1, LOT 3R & 4

Being a Replat of Canyon Creek Entertainment Subdivision, Block 1, Lot 3 - 6.453 Acres
Bryan, Brazos County, Texas

February 2018 Page 2 of 2

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

Engineer:
M 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

JAE Project # 18-008
 Summit Electrical - Registered
 2/22/18
 J4 Engineering

