



**METES AND BOUNDS DESCRIPTION**  
 OF A  
 8.375 ACRE TRACT  
 JOHN AUSTIN LEAGUE, A-2  
 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 A CALLED 5.63 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JOHN HUBBARD AND EMIL E. OGDEN RECORDED IN VOLUME 1079, PAGE 536 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF AN 1447 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARABBA BROTHERS, LTD. RECORDED IN VOLUME 897, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) AND THE NORTHWEST LINE OF WATER LOCUST DRIVE (50' R.O.W.), FOR REFERENCE, A 1/4 INCH IRON ROD FOUND BEARS S 33° 51' 19" E FOR A DISTANCE OF 442.25 FEET AND CITY OF BRYAN GPS MONUMENT NO. 33 BEARS S 22° 05' 48" E FOR A DISTANCE OF 467.03 FEET;

THENCE: S 56° 43' 57" W ALONG THE NORTHWEST LINE OF WATER LOCUST DRIVE FOR A DISTANCE OF 29.86 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 183.49 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 07' 21" FOR AN ARC DISTANCE OF 181.69 FEET (CHORD BEARS S 84° 26' 27" W - 174.51 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: N 67° 12' 47" W FOR A DISTANCE OF 30.27 FEET TO A POINT MARKING THE SOUTH CORNER OF SAID LOT 1, BLOCK 12, ALLEN FOREST PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 19 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/4 INCH IRON ROD FOUND BEARS S 13° 28' 23" W FOR A DISTANCE OF 0.35 FEET;

THENCE: N 23° 32' 09" E ALONG THE SOUTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 110.00 FEET TO A 1/4 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 1;

THENCE: N 67° 27' 51" W ALONG SAID BLOCK 12, AT 65.00 FEET PASS A 1/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1, AT 253.88 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 5 OF SAID BLOCK 12, AT 517.06 FEET PASS A 1/4 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID 1.63 ACRE TRACT AT 723.41 FEET PASS A 1/4 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 833.00 FEET TO A POINT MARKING THE NORTH CORNER OF LOT 13 OF SAID BLOCK 12. FOR REFERENCE, A 1/4 INCH IRON ROD FOUND BEARS N 11° 59' 32" W FOR A DISTANCE OF 0.71 FEET;

THENCE: S 56° 31' 18" W ALONG THE NORTHWEST LINE OF SAID LOT 13 FOR A DISTANCE OF 105.76 FEET TO A POINT MARKING THE WEST CORNER OF SAID LOT 13 AND THE EAST CORNER OF LOT 4, BLOCK 11 OF SAID ALLEN FOREST PHASE IV;

THENCE: N 1° E 26° 45' W ALONG THE NORTHEAST LINE OF SAID BLOCK 11 FOR A DISTANCE OF 30.72 FEET TO A POINT IN THE CENTERLINE OF A CREEK ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 1664 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 SAID CENTERLINE OF CREEK 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 43° 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 A POINT ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 552.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.375 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE 6TH OF JANUARY, 2011, BEARING ORIENTATION SHOWN, HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

THENCE: S 33° 51' 19" E CONTINUING ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 552.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.375 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE 6TH OF JANUARY, 2011, BEARING ORIENTATION SHOWN, HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

**APPROVAL OF THE CITY PLANNER**

I, Kevin Russell, 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 12th day of August, 2011.

Kevin Russell  
 City Planner  
 Bryan, Texas

**CERTIFICATE OF CITY ENGINEER**

I, Paul Keenan, 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 16th day of August, 2011.

Paul Keenan  
 City Engineer, Bryan, Texas

**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.

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS COUNTY OF BRAZOS

I, Joseph R. Orsak, President and I, Robert J. Miksch, Secretary/Treasurer of Joseph-Robert Holdings, LLC, owner of the 8.375 acre tract shown on this plat, being the tracts of land as conveyed in the Deeds Records of Brazos County in Volume 8927, Page 223, and Volume 10092, Page 14, and designated herein as 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, water courses, drains, easements and public places herein shown for the purposes identified.

Joseph R. Orsak  
 Joseph R. Orsak, President  
 Joseph-Robert Holdings, LLC.

Robert J. Miksch  
 Robert J. Miksch, Secretary/Treasurer  
 Joseph-Robert Holdings, LLC.

**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 certificates of authentication was filed for record in my office the 1st day of NOV, 2011 in the Official Records of Brazos County in Volume 4476 Page 514.

Karen McQueen  
 County Clerk  
 Brazos County, Texas

Filed for Record in: BRAZOS COUNTY  
 On: Nov 01, 2012 at 04:23P  
 As a Plat  
 Document Number: 01137093  
 Amount: 63.00  
 Receipt Number: 452825  
 By: Cynthia Rincon

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Robert J. 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 18 day of July, 2011.

Candace Coyne Neal  
 Notary Public, Brazos County, Texas

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	80.84'	N56° 28' 25"E
L2	44.06'	N70° 19' 58"E
L3	83.80'	N43° 23' 54"E
L4	42.34'	N84° 01' 30"E
L5	116.32'	N76° 13' 05"W
L6	30.37'	N69° 41' 05"W
L7	57.91'	N83° 08' 41"W
L8	164.12'	N83° 33' 45"W
L9	70.12'	N89° 52' 06"W
L10	101.07'	N87° 42' 34"W
L11	242.15'	N39° 48' 18"W
L12	29.96'	N56° 43' 57"E
L13	30.27'	N67° 12' 42"W
L14	110.00'	N22° 32' 09"E
L15	30.00'	N56° 08' 41"E
L16	45.47'	N56° 08' 41"E
L17	26.50'	N22° 11' 33"E
L18	15.00'	N67° 22' 59"W
L19	13.55'	N22° 11' 33"E
L20	53.48'	N56° 08' 41"E

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	181.69'	185.49'	056°07'21"	88.88'	174.51'	S84°26'27"W

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Joseph R. Orsak, 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 21 day of July, 2011.

Joseph R. Orsak  
 Notary Public, Brazos County, Texas

**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY CORNER
- PROPERTY CORNER
- FLOODWAY
- FLOOD PLAN PER LOMR
- BASE FLOOD ELEVATION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

**NOTES:**

- 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. 48041C0133-C & 48041C0134-C, effective July 2, 1992.
- The Finished Floor Elevation of any proposed structure(s) shall be one foot above the applicable BFE at the time of development.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Michael Beckendorf, 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 12 day of August, 2011, and same was duly approved on the 15 day of August, 2011, by said Commission.

Michael Beckendorf  
 Chair, Planning & Zoning Commission Bryan, Texas

**FINAL PLAT**  
 Canyon Creek Entertainment Subdivision

8.375 ACRES  
 BLOCK 1, LOTS 1 & 2  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

OWNER:  
 JOSEPH-ROBERT HOLDINGS, LLC.  
 2111 WALNUT GROVE CT.  
 COLLEGE STATION, TX 77845

SURVEYOR:  
 BRAD KERR, R.P.L.S. NO. 4502  
 KERR SURVEYING, LLC  
 505 CHURCH AVENUE  
 COLLEGE STATION, TX 77841  
 (979) 268-3195

ENGINEER:  
J4 Engineering

APPROVED BY COMMISSIONER  
 July 12, 2011

Vicinity Map:

**J4 Engineering**  
 P.O. Box 5192 - Bryan, Texas 77805  
 Office: 979-268-0267 Fax: 979-774-5025  
 Firm # 9951