

## General Notes:

- are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the City of Bryan Control Monument GPS-118 (N:10237315.64, E:3542837.12) and as established by GPS observation. distances shown herein are grid distances.
- This property is currently zoned Commercial
- . Iron rods will be set at all angle points and lot
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0250E, effective May 16, 2012 and Map No. 48041C0220F,
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- The topography shown is from City of Bryan GIS
- The following blanket easements do apply to this Lone Star Gas Co. 71/411
- Brazos Electric Power Coop. 488/268 567/278 Andrus Pipeline Corp. 591/365 Andrus Pipeline Corp. 601/346 Andrus Pipeline Corp.

#### METES AND BOUNDS DESCRIPTION OF A 2.513 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN NO. 10 LEAGUE, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1-4, 15-17, AND A PORTION OF THE ADJOINING 15' ALLEY, BLOCK 2, CHATHAM NORTHVIEW SUBDIVISION ACCORDING THE PLAT RECORDED IN VOLUME 144, PAGE 613 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 5R, BLOCK 2, CHATHAM NORTHVIEW SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 14317, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

(N:10237446.05, E:3542848.84) ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT 1. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-118 (N:10237315.64, E:3542837.12) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000099975483388 (CALCULATED USING

56.57 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF TABOR ROAD (80' R.O.W.). FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: N 84' 06' 58" W FOR A DISTANCE OF 1.41 FEET;

THENCE: N 37° 16' 18" W ALONG THE NORTHEAST LINE OF TABOR ROAD FOR A DISTANCE OF 205.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE WEST CORNER OF SAID LOT 17;

THENCE: N 52' 44' 29" E ALONG THE NORTHWEST LINE OF SAID BLOCK 2 AND THE SOUTHEAST LINE OF BOATWRIGHT STREET (AN UNDEVELOPED 50' R.O.W.) FOR A DISTANCE OF 450.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE NORTH CORNER OF SAID LOT 5R ON THE SOUTHWEST LINE OF BROOKHAVEN

THENCE: S 37' 16' 18" E ALONG THE SOUTHWEST LINE OF BROOKHAVEN STREET FOR A DISTANCE OF 245.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 MARKING THE EAST

THENCF: THENCE: S 52' 44' 29" W ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF 410.00 FEET TO THE <u>POINT OF BEGINNING</u> CONTAINING 2.513 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH 2018.

- Coordinates and bearing system shown herein
- To determine surface distances multiply by a combined scale factor of 1.000099975483388 (calculated using geoid 12A)
- District (C-3).
- corners, unless stated otherwise.
- effective April 2, 2014.

- City of Bryan
- 8. The following easements do not cross this tract:

### APPROVAL OF THE CITY PLANNER

same for the purpose stated.

CERTIFICATE OF OWNERSHIP AND DEDICATION

of Domestic Group LLC, owner of

the 1.115 acre tract shown on this plat, being Block 2,

Lots 1-4, Lots 15-17, and a portion of the 15' Alleyway

as conveyed in the Deeds Records of Brazos County in Volume 14416, Page 021, 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

Before me, the undersigned authority, on this day personally appeared, HIET PATAN, known to me to

be the person whose name is subscribed to the foregoing

instrument, and acknowledged to me that he executed the

STATE OF TEXAS

COUNTY OF BRAZOS

purposes identified.

STATE OF TEXAS

COUNTY OF BRAZOS

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 5 day of \_\_\_\_\_\_\_\_, 20 7



#### APPROVAL OF CITY ENGINEER

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



### APPROVAL OF PLANNING AND ZONING COMMISSION

I, Boby Gawerne , 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 



#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, FATEA RATAL of Hwy 21 Investments LLC, owne of the 1.406 acre tract shown on this plat, being Block 2, Lot 5R as conveyed in the Deeds Records of Brazo County in Volume 14365, Page 238, 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.



STATE OF TEXAS COUNTY OF BRAZOS

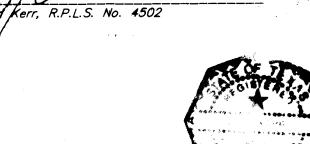
Before me, the undersigned guthority, on this day personally appeared, FATEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

Brad Kerr, Registered Professional Land Surveyor, R.P.L.S., 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 bound describing said subdivision will describe a closed geometric



rilea for Record Official Public Records Of: Brazos County Clerk On: 12/7/2018 8:51:35 AM

In the PLAT Records Doc Number: 2018 – 1347521 Volume - Page: 15047 - 212 Number of Pages: 1 Amount: 73.00



haven McQueen Brazos County, Texas



# FINAL PLAT

Chatham Northview Subdivision Block 2, Lot 5R-A & Lot 5R-B ~2.513 AC

Being a Replat of Chatham Northview Subdivision, Block 2, Lots 1-4, Lot 5R, Lots 15-17 & Portion of 15' Alley Bryan, Brazos County, Texas

July 2018

Owner:
Domestic Group LLC 2001 South College Ave. Bryan, TX 77801

Owner:
Hwy 21 Investments LLC 2528 Warkworth Lane College Station, TX 77845 Engineer:

🕊 14 Engineerin PO Box 5192 Bryan, TX 77805

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

979-739-0567 TBPE F-9951

Legend Line Types Proposed Conditions Existing Conditions Existing Water Line Existing Contour Existing Easement Power Pole

Water Meter Water Valve Hydrant

