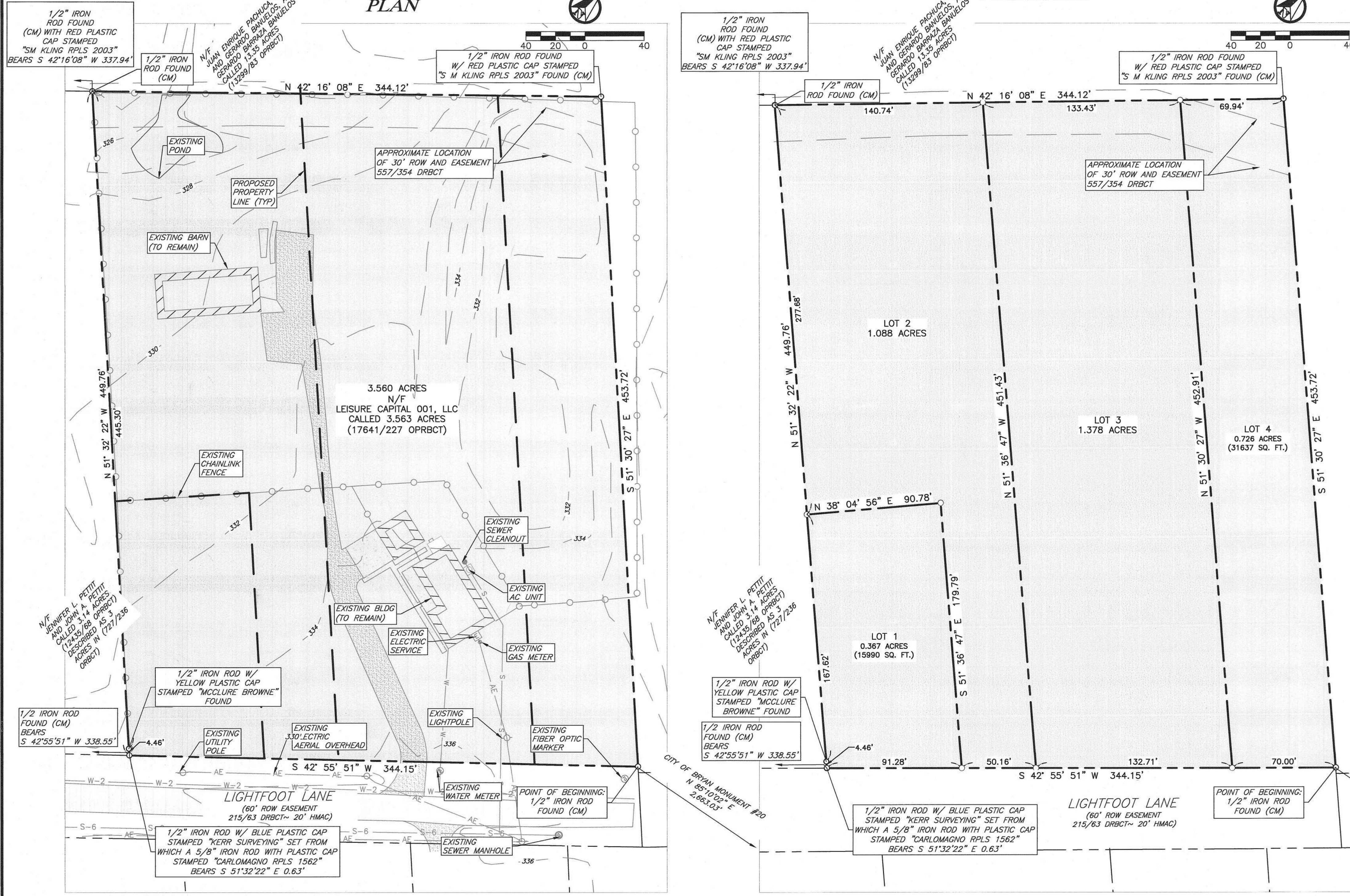


**PRELIMINARY PLAN**

**FINAL PLAT**



**FIELD NOTES DESCRIPTION OF A 3.560 ACRE TRACT MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 3.560 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 3.563 ACRE TRACT OF LAND CONVEYED TO LEISURE CAPITAL, 001, LLC IN VOLUME 17641, PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 3.560 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST RIGHT OF WAY LINE OF LIGHTFOOT LANE (A 60' WIDE RIGHT OF WAY AND EASEMENT AS FOUND IN VOLUME 215, PAGE 63 OF THE DEED RECORD OF BRAZOS COUNTY TEXAS (DRBCT)), SAME BEING ON A SOUTHWEST LINE OF A CALLED 13.35 ACRE TRACT CONVEYED TO JUAN ENRIQUE PACHUCA AND GERARDO BANUELOS IN VOLUME 13299, PAGE 83 OF THE (OPRBCT), FROM WHICH THE CITY OF BRYAN MONUMENT "GPS-20" BEARS N 85° 10' 02" E, A DISTANCE OF 2,663.03 FEET;

THENCE, ALONG THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF SAID LIGHTFOOT LANE, AND THE SOUTHEAST LINE OF SAID 3.563 ACRE TRACT, S 42° 55' 51" W, FOR A DISTANCE OF 344.15 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING") FOR THE SOUTH CORNER OF SAID 3.563 ACRE TRACT, THE EAST CORNER OF A CALLED 3.14 ACRE TRACT CONVEYED TO JENNIFER L. PETTIT AND JOHN A. PETTIT IN VOLUME 12435, PAGE 68 (OPRBCT) DESCRIBED AS 3 ACRES IN VOLUME 727, PAGE 236 (ORBCT), AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BENT BEARS S 42° 55' 51" W A DISTANCE OF 338.55 FEET AND A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" BEARS S 51° 32' 22" E A DISTANCE OF 0.63 FEET;

THENCE, WITH THE NORTHEAST LINE SAID PETTIT TRACT, N 51° 32' 22" W, AT A DISTANCE OF 4.46 FEET PASSING A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 449.76 FEET TO A 1/2 INCH IRON ROD FOUND ON A SOUTHWEST LINE OF SAID PACHUCA 13.35 ACRE TRACT, AND FOR THE NORTH CORNER OF SAID PETTIT TRACT AND THE WEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" BEARS S 42° 16' 08" W, A DISTANCE OF 337.94 FEET;

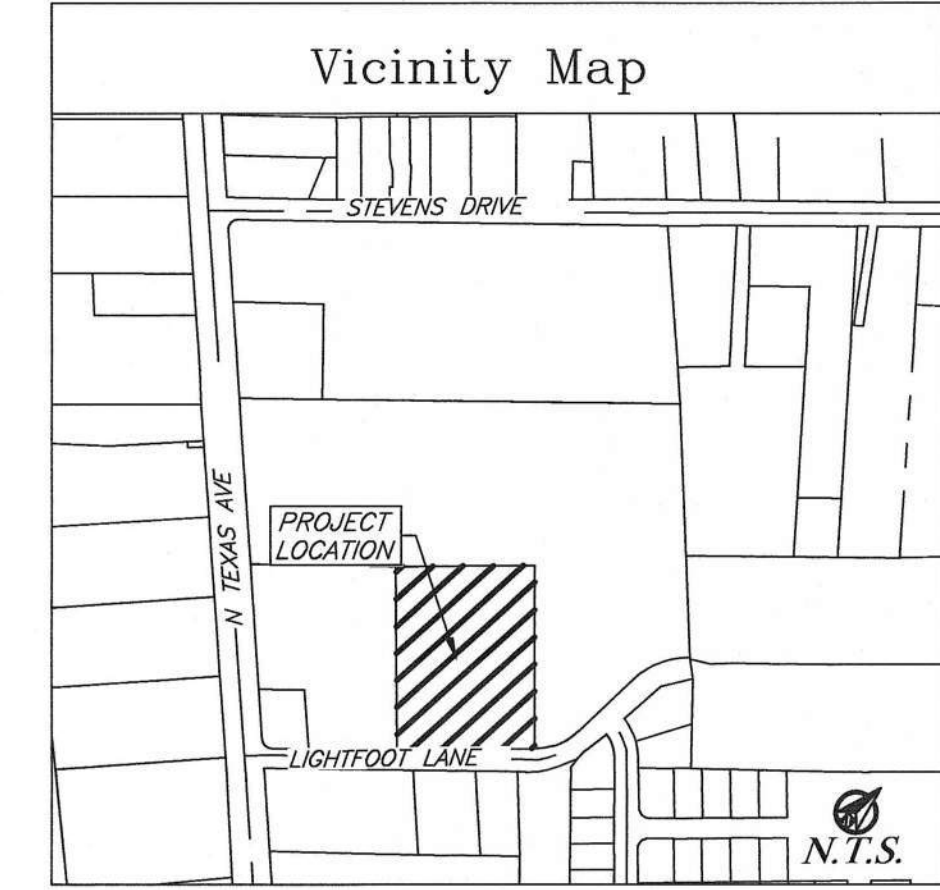
THENCE, WITH THE COMMON LINE OF SAID PACHUCA 13.35 ACRE TRACT AND SAID 3.563 ACRE TRACT, N 42° 16' 08" E, FOR A DISTANCE OF 344.12 FEET TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND FOR AN ELL CORNER OF SAID PACHUCA 13.35 ACRE TRACT, THE NORTH CORNER OF SAID 3.563 ACRE TRACT, AND THE NORTH CORNER HEREOF;

THENCE, CONTINUING WITH SAID COMMON LINE, S 51° 30' 27" E, FOR A DISTANCE OF 453.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.560 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND FEBRUARY 2022 UNDER MY SUPERVISION.

**General Notes:**

- Bearing system shown hereon is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North derived from the published coordinates of the City of Bryan Control Monument GPS-20 (N. 10241303.82; E. 353097.65) and as established by GPS observation.
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011649504751 (calculated using GBD012B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C01B58, revised to reflect LOMR 12-06-1920P, effective May 16, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate location.
- This property is zoned Residential District 5000 (RD-5).
- The topography is from GIS data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Lot areas under one acre are shown hereon with approximate square footages.
- The right-of-way of Lightfoot Lane is 60 feet wide adjoining this property (215/63 DRBCT) and to the northeast (7214/157 OPRBCT).
- This survey plat was prepared to reflect the title commitment prepared by University Title Company, GP No. 214321, effective date: 01-07-2022. Items listed on Schedule B are addressed as follows:
  - 25' front building line on southeast side, and 5' building line on northeast, northwest, and southeast sides as provided by City of Bryan Planning and Zoning do apply.
  - The blanket easement from Clara Calhoun to the City of Bryan (98/206 DRBCT) does apply to this tract.
  - The blanket easement from Clara Calhoun to the City of Bryan found in Volume 100, Page 254 DRBCT is illegible and may or may not apply.
  - The blanket easement from J.L. Powers to the City of Bryan found in Volume 100, Page 236 DRBCT, does apply to this tract.
  - The blanket easement from Roger W. Powers to the City of Bryan found in Volume 171, Page 457 DRBCT, does apply to this tract.
  - The Right-Of-Way and easement from Robert Leroy Teller to the Ferguson crossing pipe line company found in Volume 557, Page 354 DRBCT, does apply to this tract and an approximate location is shown hereon.
  - The Right-Of-Way easement from J.E. Hickson to the City of Bryan found in Volume 215, Page 63 DRBCT, does apply to this tract and is shown hereon as a portion of Lightfoot Lane.
  - The boundary line agreement between Bill B. Lightfoot & Barbara H. Lightfoot found in Volume 6889, Page 61 ORBCT does apply to this tract.
  - All other items are not survey items and/or are not addressed by this plat.



**FINAL PLAT**  
**Chloe Subdivision**  
**Block 1, Lots 1-4**

Being 3.560 Acres  
Called to be 3.563 Acres in  
Volume 17641, Page 227 OPRBCT  
Moses Baine League Survey, Abstract 3  
Bryan, Brazos County, Texas  
July 2022

**Owner:**  
Leisure Capital 001, LLC  
10504 Hibbs Lane  
Manor, TX 77863

**Engineer:**  
14 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  
TBPELS #10018500  
Proj # 22-021

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, David D. White, owner of the 3.560 acre tract shown on this plat, being the same tract of land as conveyed in the official Public record of Brazos County in Volume 17641, Page 227 OPRBCT, and designated herein as Chloe Subdivision, Lots 1-4, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, paths, watercourses, drains, easements and public places hereon shown for the purposes identified.

David D. White  
David D. White, Owner

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 form.

Nathan Paul Kerr  
Nathan Paul Kerr, R.P.L.S. No. 6834

7/27/2022



**APPROVAL OF THE CITY ENGINEER**  
I, Sam Vernon, 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 16 day of August, 2022.

Sam Vernon  
City Engineer, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/19/2022 9:48:57 AM  
In the PLAT Records

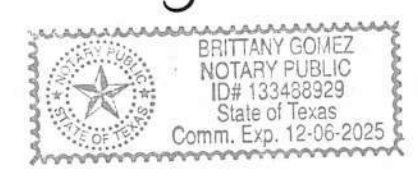
Doc Number: 2022-1481196  
Volume-Page: 18173-211  
Number of Pages: 1  
Amount: 73.00  
Order: 20220819000022  
By: Kevin McQueen  
By: Janna Chidawu



STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, David D. White, 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 3 day of August, 2022.

Brittany Gomez  
Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY PLANNER**  
I, Heather Zimmermann, 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 16 day of August, 2022.

Heather Zimmermann  
City Planner  
Bryan, Texas

J4 Engineering 7/26/2022 Chloe Sub.dwg J4E Project # 22-006