

VICINITY MAP (NOT TO SCALE)

METES AND BOUNDS DESCRIPTION OF A 9.794 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1 AND ALL OF LOT 2, BLOCK 1, FERRARA'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7602, PAGE 59 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 FOUND ON THE SOUTHWEST LINE OF FINFEATHER ROAD MARKING THE NORTH CORNER OF SAID LOT 2 AND SOUTHWEST CORNER OF A CALLED 6.43 ACRE TRACT CURRENTLY OWNED BY THE CITY OF BRYAN, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2964.93 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF FINFEATHER ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 10' 32" FOR AN ARC DISTANCE OF 371.32 FEET (CHORD BEARS: S 21° 45' 30" E - 371.08 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STUART STREET (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1;

THENCE: S 41° 49' 56" W ALONG THE NORTHWEST LINE OF STUART STREET FOR A DISTANCE OF 110.27 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST CORNER OF SAID LOT 2 AND SAID EAST CORNER OF LOT 3, BLOCK 1, FERRARA'S ADDITION;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3 FOR THE FOLLOWING CALLS:

N 46° 14' 55" W FOR A DISTANCE OF 154.79 FEET TO A 1/2 INCH IRON ROD SET;

S 43° 28' 34" W FOR A DISTANCE OF 70.37 FEET TO A 1/2 INCH IRON ROD FOUND;

N 46° 14' 47" W FOR A DISTANCE OF 50.61 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 08° 50' 10" E FOR A DISTANCE OF 0.77 FEET;

S 44° 45' 13" W FOR A DISTANCE OF 110.05 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 7.32 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD RAY WILLIAMS RECORDED IN VOLUME 2217, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A COMMON CORNER OF SAID LOT 2 AND LOT 3;

THENCE: N 48° 01' 29" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 7.32 ACRE TRACT FOR A DISTANCE OF 129.68 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID CITY OF BRYAN TRACT MARKING THE WEST CORNER OF SAID LOT 2;

THENCE: N 42° 14' 09" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID CITY OF BRYAN TRACT FOR A DISTANCE OF 1448.39 FEET TO THE POINT OF BEGINNING CONTAINING 9.794 ACRES OF LAND, MOREOVER, AS SURVEYED ON THE GROUND APRIL, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

# AMENDING PLAT

OF  
LOTS 1 AND 2, BLOCK 1  
FERRARA'S ADDITION

VOL. 7602, PAGE 59  
BRYAN, BRAZOS COUNTY, TEXAS

9.794 ACRE TRACT  
ZENO PHILLIPS LEAGUE, A-45

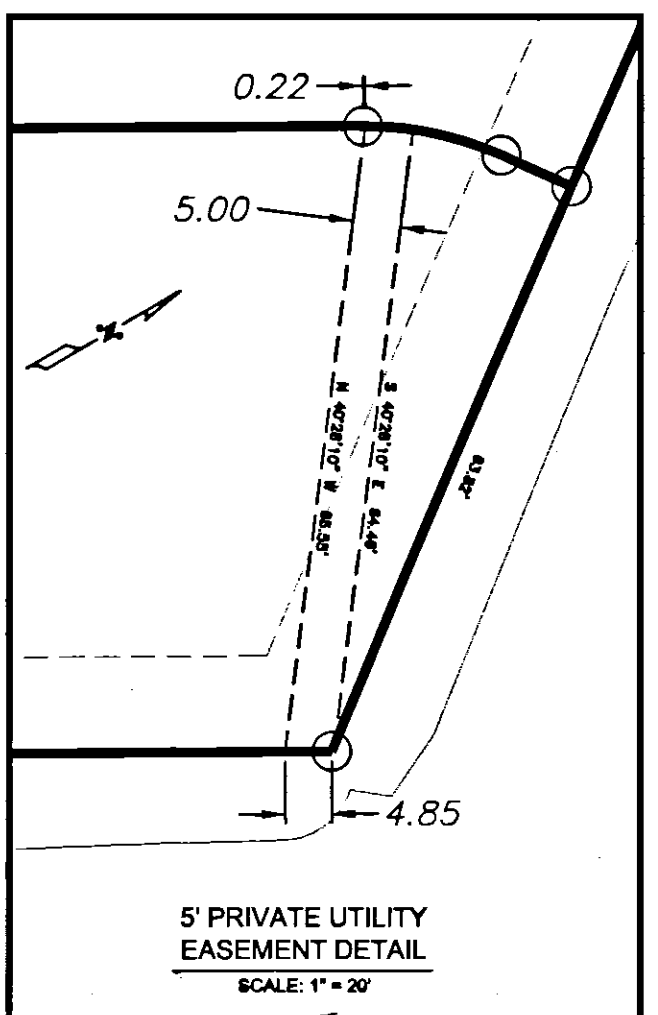
SURVEYED BY:  
KERR SURVEYING, LLC  
409 N. Texas Avenue  
Bryan, Texas 77803  
(979) 268-3195

PREPARED BY:  
TESERRA VENTURE, LP  
2600 Finfeather Road  
Bryan, Texas 77801  
(979) 574-3534

OWNER:  
CSN FINANCIALS, INC.  
2001 S. College Avenue  
Bryan, Texas 77801  
(979) 229-3475

SHEET 1 OF 1  
MAY 5, 2014

- LEGEND:**
- GLOW OFF
  - PIPE HOLE
  - WATER MAIN/CONNECTION
  - WATER METER
  - TELEPHONE/PHONE/TELEPHONE METER
  - GAS METER/PIPER
  - LIGHT POLE
  - UTILITY POLE
  - 8" W/ WIRE
  - AERIAL ELECTRICAL LINES
  - WOOD FENCE
  - FENCE
  - CHAIN LINK FENCE
  - OVERHEAD POWER
- NOTES:**
1. 10' GAS EASEMENT 294/614
  2. ELECTRICAL EASEMENT PER PLAT 7602/59
  3. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4504120160, E. DATED MAY 14, 2012.
  5. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
  6. ALL EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
  7. 10' GAS EASEMENT 294/614 EXTENDED TO LOT 1 TO PROVIDE SERVICE.
  8. 10' PRIVATE UTILITY EASEMENT SANITARY SEWER - 10415/144 EXTENDED TO LOT 1 TO PROVIDE SERVICE.
  9. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.



5' PRIVATE UTILITY EASEMENT DETAIL  
SCALE: 1" = 20'

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this instrument was filed for record in the public records of the State of Texas and that the same has been duly recorded in the public records of the State of Texas.

FILED FOR RECORD IN:  
BRAZOS COUNTY  
On: Jul 08 2014 at 03:41P

As a  
Plats  
Document Number: 01200199  
Amount: 67.00  
Receipt Number - 515228  
By:  
Ashlie Peters-Bowman

Doc. Bk. Vol. Pg.  
01200199 0K 12128 253

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

DIANE LORDEN REGISTERED PROFESSIONAL ENGINEER NO. 99700

OWNER:  
CSN FINANCIALS, INC.  
2001 S. College Avenue  
Bryan, Texas 77801  
(979) 229-3475

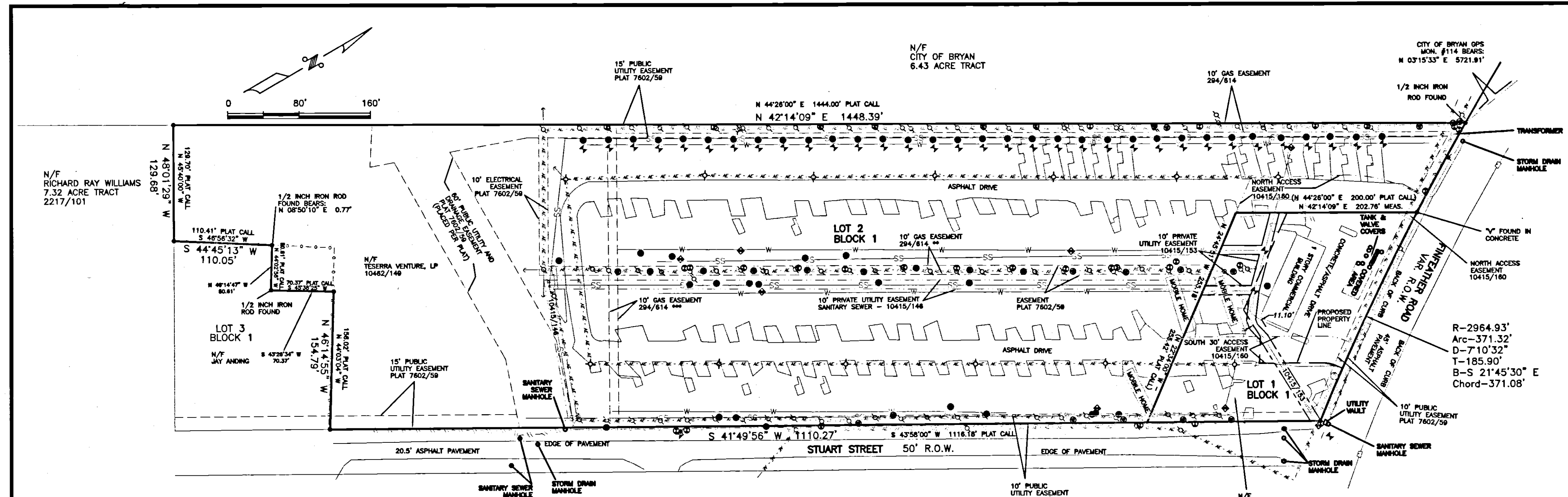
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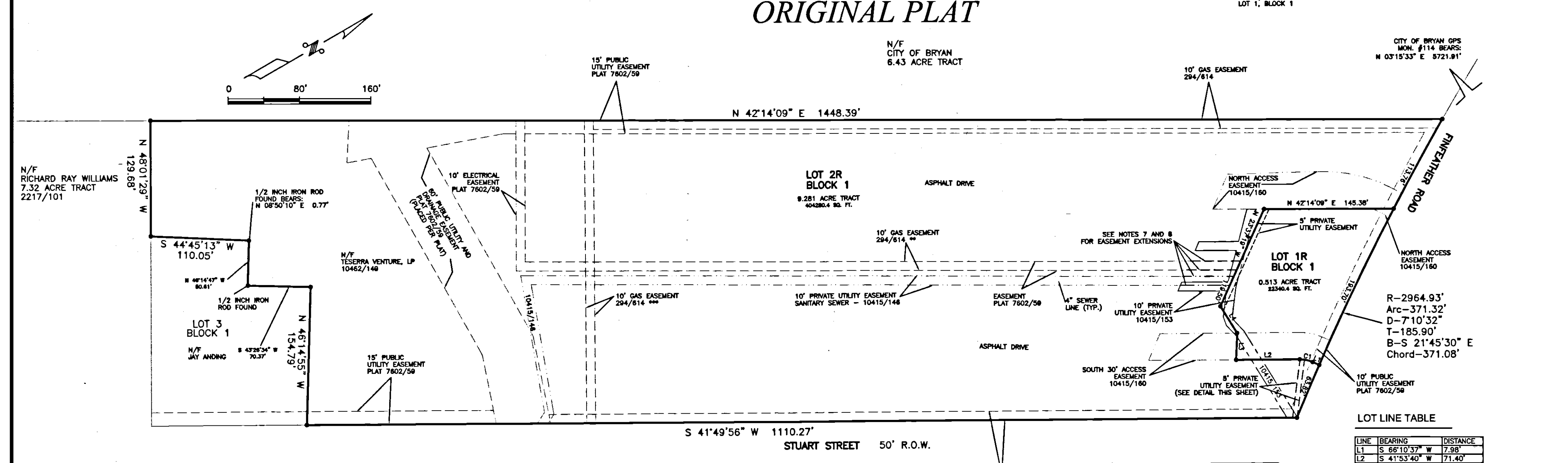
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Bryan, Texas 77801  
(979) 574-3534



## ORIGINAL PLAT



## AMENDING PLAT

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 68°10'57" W	7.98
L2	S 41°53'40" W	71.40
L3	N 43°28'34" W	30.70
L4	N 72°54'58" W	35.34

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.83	35.00	24°16'41"	S 84°02'08" W	14.72

### APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 5th day of July, 2014.

*[Signature]*  
Planning Administrator  
City of Bryan, Texas

### APPROVAL OF THE CITY ENGINEER

I, 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 8th day of July, 2014.

*[Signature]*  
City Engineer  
City of Bryan, Texas

STATE OF TEXAS  
COUNTY CLERK  
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 5th day of July, 2014, in the Deed/Official Records of Brazos County Texas, in Volume 12178, Page 263.

*[Signature]*  
County Clerk, Brazos County, Texas

### CERTIFICATE OF OWNERSHIP

I/We, Teserra Venture, LP, the Owners and Developers of 8.74 Acres shown on this plat, as conveyed in Volume 10462, Page 149, of the Official Records of Brazos County, Texas, and designated herein as LOT 2, BLOCK 1, FERRARA'S ADDITION, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses and drains, easements and public places shown hereon for the purposes identified.

*[Signature]*  
Joshua J. Lorden  
Partner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JOSHUA J. LORDEN, 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 this 26th day of June, 2014.

*[Signature]*  
Notary Public, Brazos County, Texas

### CERTIFICATE OF OWNERSHIP

I/We, CSN Financials, Inc., the Owners and Developers of 1.054 Acres shown on this plat, as conveyed in Volume 10415, Page 130, of the Official Records of Brazos County, Texas, and designated herein as LOT 1, BLOCK 1, FERRARA'S ADDITION, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses and drains, easements and public places shown hereon for the purposes identified.

*[Signature]*  
Fateh A. Rajan  
President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared FATEH A. RAJAN, 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 this 27th day of June, 2014.

*[Signature]*  
Notary Public, Brazos County, Texas

### CERTIFICATION OF THE SURVEYOR

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 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.

*[Signature]*  
Brad Kerr, R.P.L.S. No. 4502

### CERTIFICATION OF THE ENGINEER

I, Diane Lorden, Registered Professional Engineer No. 99700, in the State of Texas, hereby certify the subdivision improvements shown on this sheet reflect any revisions of design of which I authorized, and/or any and all field changes of which I am aware.

*[Signature]*  
Diane Lorden, PE

J FRED BAYLISS  
My Commission Expires  
December 10, 2015

J FRED BAYLISS  
My Commission Expires  
December 10, 2015

