

METES AND BOUNDS DESCRIPTION OF A 4.137 ACRE TRACT S.F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S.F. AUSTIN LEAGUE NO. 9 ABSTRACT NO. 62 BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO DUFF REAL ESTATE, LLC RECORDED IN VOLUME 15149, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED AS A 2.13 ACRE TRACT AS DESCRIBED IN VOLUME 8145, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 2.04 ACRE TRACT AS DESCRIBED BY A DEED TO DUFF REAL ESTATE, LLC RECORDED IN VOLUME 13870, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 2.04 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 1, LEE HILL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 253 OF THE OFFICIAL 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 WITH PLASTIC CAP MARKED "KERR 4502" SET AT THE INTERSECTION OF THE NORTHWEST LINE OF STATE HIGHWAY 21 (VARIABLE WIDTH R.O.W.) AND THE SOUTHWEST LINE OF LOUIS STREET (50' R.O.W.) MARKING THE EAST CORNER OF SAID 2.13 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 BEARS: N 57° 33' 30" E FOR A DISTANCE OF 572.07 FEET BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00). DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011262313284 (CALCULATED USING GEOID 12B).

THENCE: ALONG THE NORTHWEST LINE OF STATE HIGHWAY 21 FOR THE FOLLOWING CALLS:

S 57° 33' 30" W FOR A DISTANCE OF 7.21 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

S 51° 50' 52" W, AT 157.23 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 2.13 ACRE TRACT AND SAID 2.04 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 200.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 58° 48' 26" E FOR A DISTANCE OF 1.06 FEET;

S 57° 33' 30" W FOR A DISTANCE OF 93.31 FEET TO AN "X" SET IN CONCRETE MARKING THE SOUTH CORNER OF SAID 2.04 ACRE TRACT AND THE EAST CORNER OF A CALLED 4.6556 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN TRAVEL & TRUCK STOP, LLC RECORDED IN VOLUME 11615, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 4.6556 ACRE TRACT ENCOMPASSING THE REMAINDER OF SAID LOT 1, BLOCK 1, LEE HILL ADDITION;

THENCE: THROUGH SAID LOT 1 AND ALONG THE COMMON LINE OF SAID 2.04 ACRE TRACT AND SAID 4.6556 ACRE TRACT FOR THE FOLLOWING CALLS:

N 37° 00' 22" W FOR A DISTANCE OF 65.52 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET;

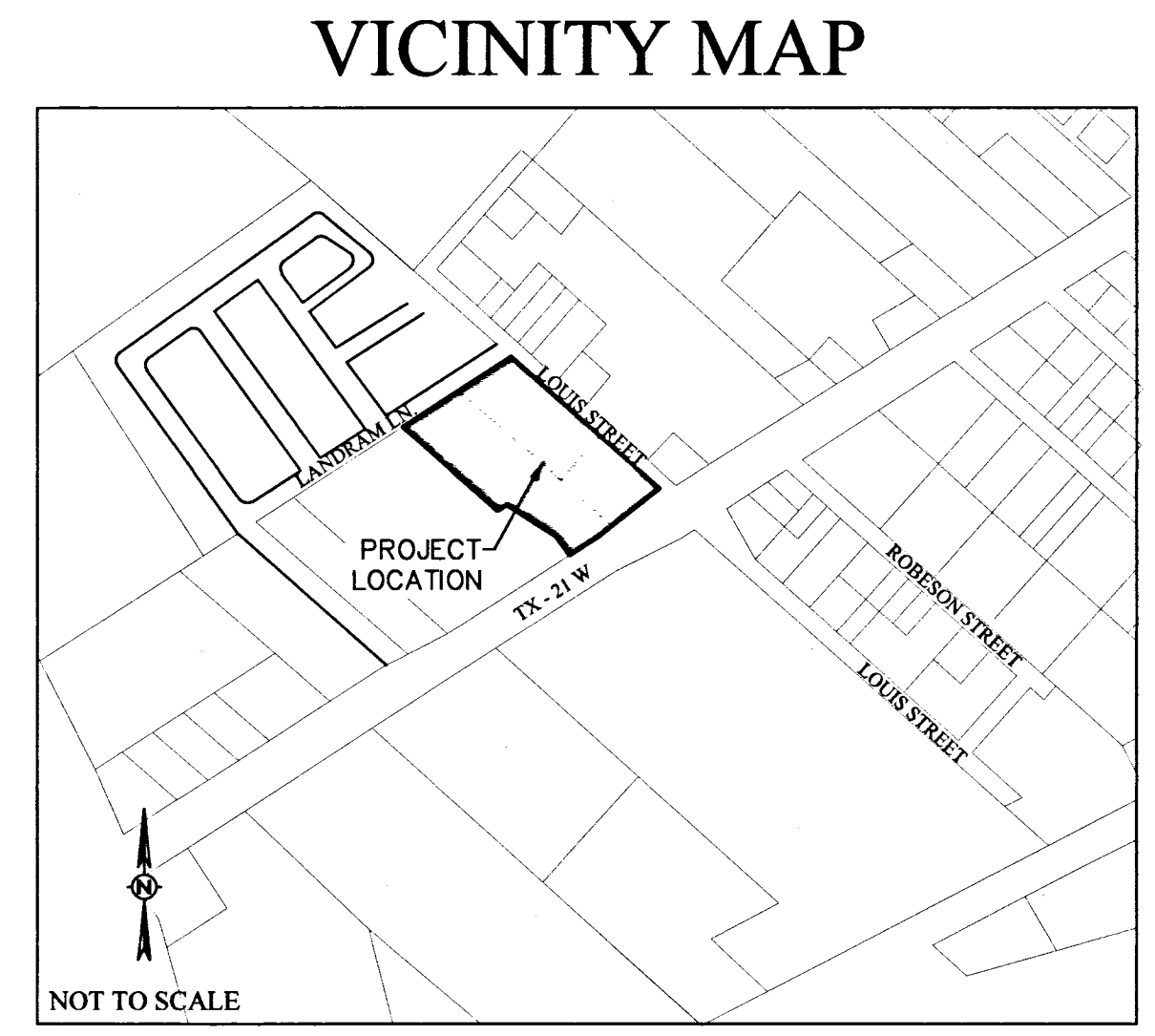
N 57° 01' 18" W FOR A DISTANCE OF 158.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: N 45° 25' 49" W FOR A DISTANCE OF 1.12 FEET;

S 57° 52' 54" W FOR A DISTANCE OF 30.50 FEET TO AN "X" FOUND IN CONCRETE;

N 48° 13' 47" W, AT 342.00 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 348.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF M & M SUBDIVISION, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 669, PAGE 645 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID M & M SUBDIVISION, PHASE 1, BEARS: S 57° 23' 53" W FOR A DISTANCE OF 650.00 FEET;

THENCE: N 57° 23' 53" E ALONG THE SOUTHWEST LINE OF SAID M & M SUBDIVISION FOR A DISTANCE OF 355.30 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHWEST LINE OF LOUIS STREET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 57° 23' 53" E FOR A DISTANCE OF 0.82 FEET;

THENCE: S 47° 30' 55" E ALONG THE SOUTHWEST LINE OF LOUIS STREET FOR A DISTANCE OF 544.31 FEET TO THE POINT OF BEGINNING CONTAINING 4.137 ACRES OF LAND, AS SURVEYED ON THE GROUND OCTOBER, 2019. SEE PLAT PREPARED OCTOBER 2019 FOR MORE DESCRIPTIVE INFORMATION.



ORIGINAL PLAT
Volume 648, Page 253

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Duff Real Estate, LLC (the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 648, Page 253, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Thomas M Duff Manager

CERTIFICATION OF THE 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 corners 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.

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

CERTIFICATE OF THE CITY PLANNER

APPROVAL OF THE CITY PLANNER

I, Maria Brankovska, 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 15th day of January, 2020.

Maria Brankovska, City Planner, Bryan, Texas

CERTIFICATE OF THE CITY ENGINEER

APPROVAL OF THE CITY ENGINEER

I, Walter Kempner, 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 15th day of January, 2020.

Walter Kempner, City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
In: 1/17/2020 9:13:05 AM
in the PLAT Records
Duff Real Estate LLC
Doc Number: 2020-1381944
Volume - Page: 15782-259
Number of Pages: 1
Am. Unit: 78.00
Order#: 2020010700003
Bj: MG

I, Karen McQueen, County Clerk of Brazos County, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of January, 2020.

Karen McQueen, County Clerk, Brazos County, Texas

Notary Public, Brazos County, Texas
Lamar Mississippi

REPLAT

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED BY GPS NETWORK OBSERVATION (EPOCH 2010.00).
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011262313284 (CALCULATED USING GEOID12B).
- ELEVATION DATUM: NAVD 1988 (GEOID12B).
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS COMMERCIAL (C-3).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.

LINE #	LENGTH	DIRECTION
L1	7.21'	S57° 33' 30"W
L2	93.31'	S57° 33' 30"W
L3	65.52'	N37° 00' 22"W
L4	30.50'	S57° 52' 54"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING OVERHEAD ELECTRICAL
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPERTY CORNER

FINAL PLAT
LEE HILL ADDITION
BLOCK 1, LOT 2
4.137 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

BEING A REPLAT OF
LEE HILL ADDITION
BLOCK 1, PART OF LOT 1R
VOLUME 648, PAGE 253
AND
2.097 ACRES
S.F. AUSTIN LEAGUE, NO.9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
DECEMBER 2019

OWNER/DEVELOPER: Duff Real Estate LLC
800 Highway 98 BYP
Columbia, MS 39429
(601) 424-3200

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER: SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900