

**Field Notes
Of A
0.8828 Acre Tract
Being out of the
J. E. Scott League, A-50
The City of Bryan,
Brazos County, Texas
April 1, 2016**

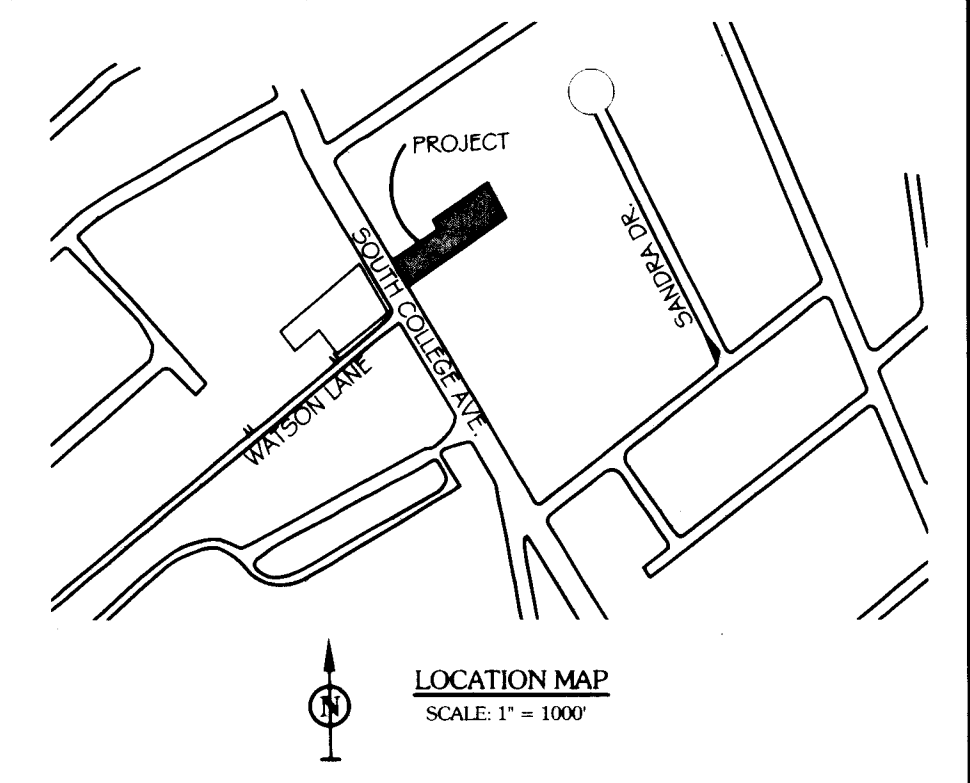
Being all of that certain lot, tract, or parcel of land containing 0.8828 acres, lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas and being all of Lots 5 and 6, parts of Lots 7 & 8, all of Lot 9 and part of Lot 10 of Martin's Addition, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 106 Page 277, and together with a 0.196 acre tract, and being the same tract described as a 25 foot wide strip of roadway noted as "Drive" in the said Martin's Addition. Said 0.8828 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a point along the northeast right of way line of South College Avenue, a city street, and also being the south corner of Lot 6 of the said Martin's Addition, and being the **Point of Beginning** of the herein described 0.8828 tract of land.
THENCE N 30°00'00" W, along the northeast right of way line of South College Avenue, a distance of 108.00 feet to a 1/2" iron rod set at a point along the said right of way line of South College Avenue.
THENCE departing the northeast right of way line of South College Avenue, along the common line between Lot 4 and Lot 5, N 60°10'56" E, passing on line at 115.00 feet, a point at the common corner of Lot 4 and Lot 5, then continue across Lots 7 and 8 of said Martin's Addition, in all, a total a distance of 190.86 feet to a 3/8" iron rod found.
THENCE N 29°10'07" W a distance of 24.63 feet to a 1/2" iron rod set.
THENCE N 60°16'29" E a distance of 135.11 feet to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to Alan D. Raabe, et al recorded in Volume 10700 Page 114. Point also being along the southwest line of a 0.50 acre tract of land described in a deed to Robert Monroe Interests, LLC recorded in Volume 12010 Page 102.
THENCE S 30°26'12" E, along the common line between the said Monroe 0.50 acre tract and the herein described 0.8828 acre tract, a distance of 131.38 feet a 1/2" iron rod found at the northeast corner of the said 25 foot wide strip of roadway noted as "Drive" in the said Martin's Addition.
THENCE along the north line of the 25 foot wide strip of roadway noted as "Drive", in the said Martin's Addition, also being the southern property line of lots 6 through 10 of the Martin's Addition and the herein described 0.8828 acre tract, S 60°00'00" W, a distance of 327.32 feet to **THE POINT OF BEGINNING** and containing 0.8828 acres of land according to a survey performed on December 22, 2015 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.

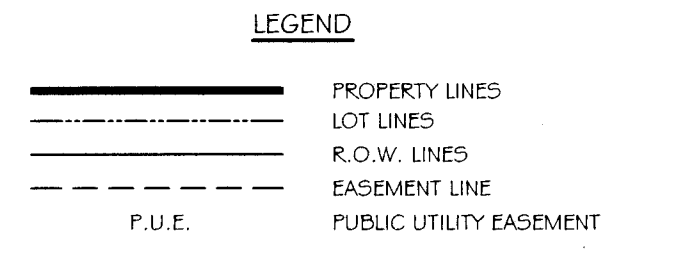
**Field Notes
of a
Private Drainage Easement (Off-Site)
Being part of
Three Tracts
Out of the
J. E. Scott League, A-50
The City of Bryan, Brazos County, Texas
March 30, 2016
(VOL. 13417, PG 218)**

Being a utility easement across three certain lots, tracts, or parcels of land lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas.
Tract One being a 0.450 acre tract, and being parts of Lot 9 and Lot 10 of the Smith Subdivision described in a deed to Syed Hyder recorded in Volume 8341 Page 168.
Tract Two being parts of Lot 9, Lot 10 and Lot 11 of the said Smith Subdivision as described in a deed to Syed N. Hyder recorded in Volume 8859 Page 146.
Tract Three being a 0.50 acre tract of land described in a deed to Robert Monroe Interests, LLC, recorded in Volume 12010 Page 102. Said utility easement being 10.0 feet in width, and being 5.0 feet on each side of a centerline, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1/2" iron rod found at the east corner of Lot 10 of Martin's Addition as described in a deed to C. W. Henry recorded in Volume 4090 Page 211. Point also being the northeast corner of a 25 (Twenty Five) foot wide access easement to The City of Bryan as recorded in Martin's Addition in Volume 106 Page 277 of the Deed Records of Brazos County.
THENCE along the east line of Lot 10 and the said Monroe 0.50 acre tract, N 30°26'12" W, a distance of 23.98 feet to the **POINT OF BEGINNING** of the centerline of the herein described 10 foot wide utility easement.
THENCE across the said Monroe 0.50 acre tract three calls:
 1.) N 59°33'48" E, a distance of 52.96 feet.
 2.) N14°33'48" E a distance of 5.66 feet.
 3.) N59°31'59" E a distance of 4.99 feet to a 1/2" iron rod found at the common corner of the Hyder Tract One and Tract Two, of the said Smith Subdivision.
THENCE along the common line between the Hyder Tract One and Tract Two, and the Smith Subdivision, N 66°21'56" E, a distance of 159.12 feet to a 5/8" iron rod found at the common east corner of the two Hyder tracts and being a point along the west right of way line of Sandra Drive in the Smith Subdivision and being the terminus of the herein described utility easement according to a survey performed on March 7, 2016 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.



- GENERAL NOTES:**
- THE LAND IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC-B).
 - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 48041C215F, EFFECTIVE DATE APRIL 2, 2014.
 - LOT SUBDIVISION 4 BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
 - UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH IRON RODS WITH CAPS.
 - BASIS OF BEARINGS NAD:27, STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN MONUMENTS, GFS-50, GFS-51 AND GFS-52.

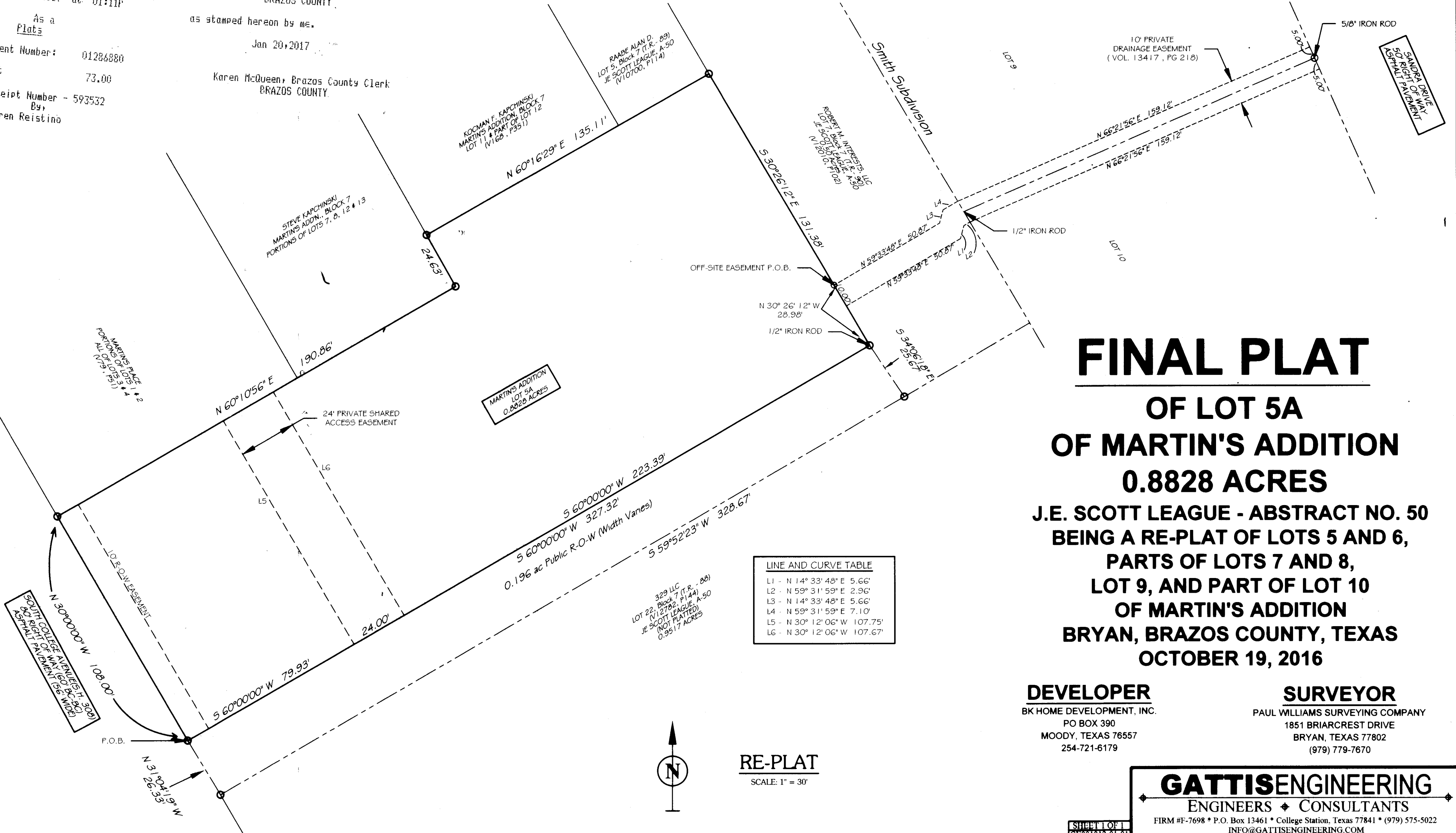


Doc 01284880 Bk OR Vol 13815 Pg 93

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Jan 20, 2017
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

ORIGINAL PLAT
 SCALE: 1" = 30'



**FINAL PLAT
OF LOT 5A
OF MARTIN'S ADDITION
0.8828 ACRES
J.E. SCOTT LEAGUE - ABSTRACT NO. 50
BEING A RE-PLAT OF LOTS 5 AND 6,
PARTS OF LOTS 7 AND 8,
LOT 9, AND PART OF LOT 10
OF MARTIN'S ADDITION
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 19, 2016**

CERTIFICATION OF OWNERSHIP & DEDICATION.
 (THE STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, (We), J.C. Wall III, 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 Deed Records of Brazos County in Volume 13120, Page 029 and Volume 13127, Page 115, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

J.C. Wall III
 Owner

CERTIFICATION BY THE COUNTY CLERK.
 (THE STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, _____, 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 ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

 County Clerk, Brazos County, Texas

NOTARY PUBLIC CERTIFICATION
 (THE STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 Before me, the undersigned authority, on this day personally appeared J.C. Wall III known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
 Given under my hand and seal of office this 1st day of Dec, 2016

Megan Hancock
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER:
 I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 14th day of Nov, 2017.

Megan Hancock
 City Planner, 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 14th day of Jan, 2017.

Paul Williams
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
 (THE STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Paul Williams, Registered Public Surveyor No. 5743 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.

Paul Williams
 Registered Public Land Surveyor

APPROVAL OF THE PLANNING & ZONING COMMISSION:
 I, Paul Coleman, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the planning & Zoning Commission of the City of Bryan on the 30th day of Nov, 2016 and same was duly approved on the 14th day of Nov, 2016 by said Commission.

Paul Coleman
 Chairman, Planning & Zoning Commission
 Bryan, Texas

RE-PLAT
 SCALE: 1" = 30'

DEVELOPER
 BK HOME DEVELOPMENT, INC.
 PO BOX 390
 MOODY, TEXAS 76557
 254-721-6179

SURVEYOR
 PAUL WILLIAMS SURVEYING COMPANY
 1851 BRIARCREST DRIVE
 BRYAN, TEXAS 77802
 (979) 779-7670

GATTISENGINEERING
 ENGINEERS + CONSULTANTS
 FIRM #1-7698 * P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
 INFO@GATTISENGINEERING.COM