

FIELD NOTES DESCRIPTION
OF A
2.347 ACRE TRACT
J. E. SCOTT LEAGUE, ABSTRACT 50
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.347 ACRES IN THE J. E. SCOTT LEAGUE, ABSTRACT 50 BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 13 AND 14, BLOCK 1, NORTH CAMPUS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 13556, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 2.347 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST CORNER OF A CALLED 1.925 ACRE TRACT CONVEYED TO BRYAN BUSINESS COUNCIL, INC. IN VOLUME 15091, PAGE 274 (OPRBT) MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF COMMON AREA 2, BLOCK 1;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA 2, S 22° 19' 43" E A DISTANCE OF 193.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE EAST CORNER OF SAID LOT 1;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA 2, S 51° 21' 14" W, AT A DISTANCE OF 5.14 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE NORTH CORNER OF LOT 18, BLOCK 1, CONTINUE WITH THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA 2, S 09° 31' 08" W A DISTANCE OF 112.24 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF LOT 15, BLOCK 1, AND THE NORTH CORNER OF SAID LOT 14;

THENCE, WITH THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15, S 38° 38' 34" E A DISTANCE OF 117.06 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWESTERLY LINE OF HOWDY COURT (30' P.O.W.) MARKING THE COMMON SOUTH CORNER OF SAID LOT 14 AND SAID LOT 15 AND A POINT OF CURVATURE;

THENCE, WITH THE NORTHWESTERLY LINE OF HOWDY COURT FOR THE FOLLOWING THREE (3) COURSES:

- 1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 117.50 FEET, AN ARC DISTANCE OF 22.95 FEET, A DELTA ANGLE OF 11° 11' 20", AND A CHORD WHICH BEARS S 23° 48' 33" W A DISTANCE OF 22.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND FOR THE END OF SAID CURVE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 30.42 FEET, A DELTA ANGLE OF 62° 45' 19", AND A CHORD WHICH BEARS S 53° 04' 16" W A DISTANCE OF 28.58 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND FOR THE END OF SAID CURVE;
- 3) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 41.50 FEET, AN ARC DISTANCE OF 110.59 FEET, A DELTA ANGLE OF 152° 40' 47", AND A CHORD WHICH BEARS S 11° 35' 15" W A DISTANCE OF 80.65 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE COMMON NORTH CORNER OF SAID LOT 13 AND LOT 10, BLOCK 1, AND THE END OF SAID CURVE;

THENCE, ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 10, S 09° 31' 08" W A DISTANCE OF 112.24 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTH LINE OF LOT 12, BLOCK 1, MARKING THE COMMON SOUTH CORNER OF SAID LOT 13 AND SAID LOT 10;

THENCE, ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 12, N 78° 21' 28" W A DISTANCE OF 61.59 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE EAST LINE OF SAID LOT 1 MARKING THE COMMON WEST CORNER OF SAID LOT 13 AND SAID LOT 12;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 12, S 09° 31' 23" W A DISTANCE OF 6.36 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EASTERLY LINE OF A CALLED 1.925 ACRE TRACT CONVEYED TO BIG MOOSE, LTD. IN VOLUME 2604, PAGE 174 (OPRBT) MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 1.925 ACRE TRACT FOR THE FOLLOWING NINE (9) COURSES:

- 1) N 22° 23' 54" W A DISTANCE OF 28.63 FEET TO AN ANGLE POINT;
- 2) N 32° 44' 40" W A DISTANCE OF 28.17 FEET TO A 1/2 INCH IRON ROD FOUND;
- 3) N 61° 38' 33" W A DISTANCE OF 46.16 FEET TO A 1/2 INCH IRON ROD FOUND;
- 4) N 45° 46' 24" W A DISTANCE OF 47.42 FEET TO A 1/2 INCH IRON ROD FOUND;
- 5) N 28° 46' 52" W A DISTANCE OF 21.44 FEET TO A 1/2 INCH IRON ROD FOUND;
- 6) N 03° 10' 22" E A DISTANCE OF 36.03 FEET TO A 3/8 INCH IRON ROD FOUND;
- 7) N 51° 21' 45" E A DISTANCE OF 76.44 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;
- 8) N 21° 30' 20" W A DISTANCE OF 262.18 FEET TO A 1/2 INCH IRON ROD FOUND;
- 9) N 53° 14' 57" E A DISTANCE OF 170.05 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE MOST WESTERLY CORNER OF SAID 1.925 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 1.925 ACRE TRACT, S 48° 48' 34" E A DISTANCE OF 30.07 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 1.925 ACRE TRACT;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 1.925 ACRE TRACT, N 57° 36' 56" E A DISTANCE OF 98.88 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 2.347 ACRES, MORE OR LESS.

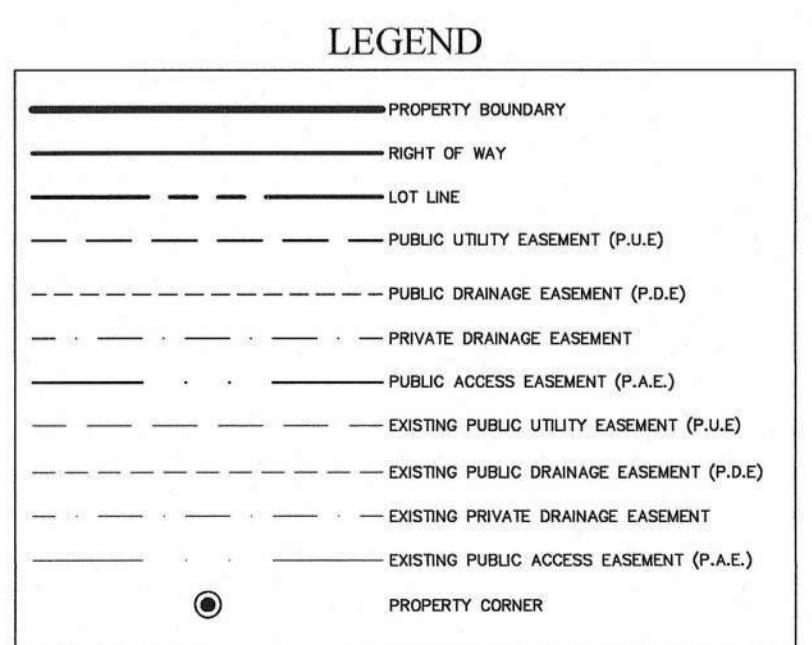
THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

ORIGINAL PLAT
13556/50

- NOTES:**
- 1/2" IRON RODS WITH CAP STAMPED "KERR SURVEYING" AT ALL CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - 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.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD83) AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100215F, EFFECTIVE DATE: APRIL 2, 2014.
 - LOT 1R IS ZONED PLANNED DEVELOPMENT-HOUSING (PD-H), AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 12, 2020 (ORDINANCE NO. 2460). THE REMAINDER OF THE PROPERTY IS ZONED PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON AUGUST 4, 2015 (ORDINANCE NO. 2103). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT.
 - A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - NO ON-STREET PARKING WILL BE ALLOWED ADJACENT TO LOT 1R AND LOTS 20-26.
 - ONE (1) THREE INCH (3") CALIPER TREE SHALL BE INSTALLED IN THE FRONT YARD OF EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT WITH THE EXCEPTION OF LOT 1:
10.a. FRONT BUILDING SETBACK - 15'
10.b. SIDE BUILDING SETBACK - 5'
10.c. SIDE BUILDING STREET SETBACK - 10'
10.d. REAR BUILDING SETBACK - 5'
 - THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
 - LOT 1R, BLOCK 1, ACCESS IS 20' WIDE ACCESS EASEMENT 8578/27 AND AS CREATED BY ACCESS EASEMENT DATED JANUARY 6, 1990 EXECUTED BY DMC CORPORATION TO WMB HOUSE CORPORATION, FILED FOR RECORD JUNE 16, 1990 IN VOLUME 1163, PAGE 299 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 - LOT 1R AND LOTS 23-26 SHALL HAVE OFF-STREET PARKING TO THE REAR OF THE DETACHED DWELLING UNITS.
 - THIS PROPERTY WAS SURVEYED IN 2018.

LINE #	LENGTH	DIRECTION
L1	30.07'	S48° 48' 34"E
L2	6.36'	S9° 31' 23"W
L3	28.63'	N22° 23' 54"W
L4	26.17'	N32° 44' 40"W
L5	46.16'	N61° 38' 33"W
L6	47.42'	N45° 46' 24"W
L7	21.44'	N28° 46' 52"W
L8	36.03'	N3° 10' 22"E
L9	19.09'	N80° 28' 52"W
L10	19.09'	N80° 28' 52"W
L11	41.71'	S82° 01' 27"E
L12	3.85'	S51° 21' 14"W
L13	27.32'	S68° 29' 40"W
L14	54.18'	N21° 30' 20"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	22.95'	117.50'	011°11'20"	11.51'	22.91'	S23°48'33"W
C2	30.42'	25.00'	069°42'45"	17.41'	28.58'	S53°04'16"W
C3	110.59'	41.50'	152°40'47"	170.76'	80.65'	S11°35'15"W
C4	86.40'	55.00'	090°00'15"	55.00'	77.78'	N35°28'44"W
C5	40.15'	55.00'	041°49'52"	21.02'	39.27'	N30°26'19"E
C6	57.62'	55.00'	060°01'44"	31.77'	55.02'	N81°22'07"E
C7	39.27'	25.00'	090°00'15"	25.00'	35.36'	N35°28'44"W
C8	18.25'	25.00'	041°49'52"	9.55'	17.85'	N30°26'19"E
C9	23.18'	25.00'	053°07'48"	12.50'	22.36'	N77°55'09"E
C10	26.91'	14.50'	106°19'03"	19.35'	23.21'	S75°29'14"E
C11	28.07'	14.50'	110°54'55"	21.06'	23.89'	N04°06'14"W
C12	13.15'	14.50'	051°56'38"	7.06'	12.70'	N85°32'01"W



VICINITY MAP



FINAL PLAT
OF
NORTH CAMPUS SUBDIVISION
BLOCK 1, LOTS 1R, 13R, 14R, 20-26
BEING A REPLAT
OF
NORTH CAMPUS SUBDIVISION
BLOCK 1, LOTS 1, 13-14, 13556/50
2.347 ACRES
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
LITTLE C BEARBURG PROPERTIES, LLC
15675 WHITES CREEK LN
COLLEGE STATION, TX 77845-8911

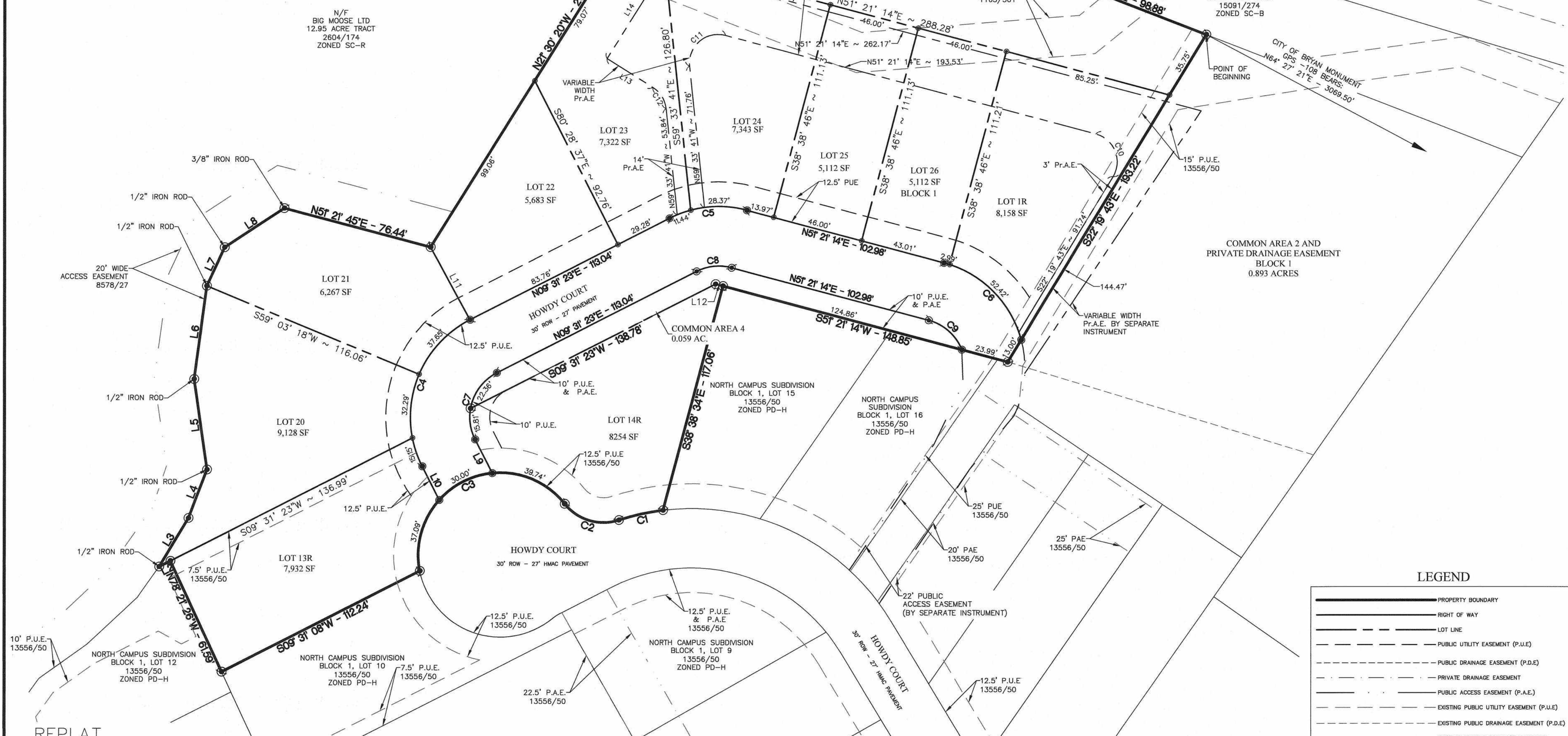
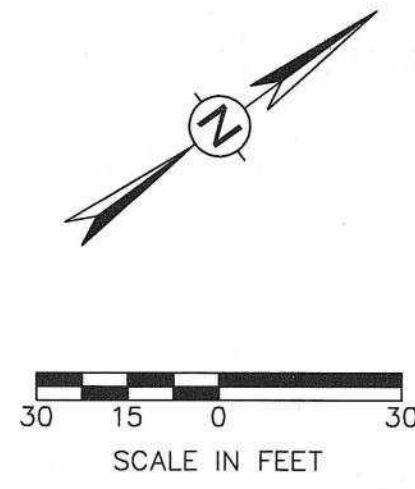
SURVEYOR:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 246-3195
TBPELS FIRM # 10018500
Kerr Job # 21-451

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

OWNER/DEVELOPER:
DALARM, LLC
250 Bank Street, Suite A
Southlake, TX 76092
(817) 329-6100

SCALE 1" = 30'
OCTOBER 2022

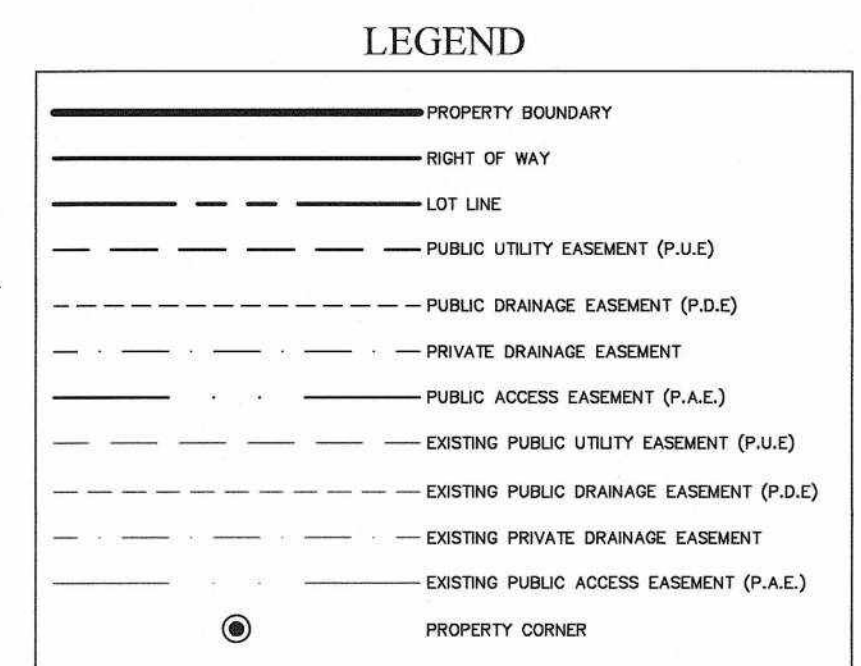
SHEET 1 OF 2



LOT DIMENSION TABLE			
LOT #	LOT AREA (SF)	LOT DEPTH (FT)	LOT WIDTH (FT)
14R	8254	136	99
13R	7932	125	67
20	9128	107	45
21	6267	115	48
22	5683	67	84
23	7322	123	46
24	7343	114	47
25	5112	111	46
26	5112	111	46
1R	8158	120	56

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VICINITY MAP



REPLAT
 CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, DALARM LLC, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 15986, Page 143, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and other places hereon shown for the purpose identified.
 Frank C. Dale, Title Gen. Partner - DALARM LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Little C Bearbug Properties, LLC, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 15082, Page 269, 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.
 Jeffrey Hancock, Title President - Little C Bearbug Properties, LLC

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 markers and monuments were placed under my supervision on the ground, and that the lines and bounds describing said subdivision will describe a closed geometric form.
 Brad Kerr, R.P.L.S. No. 4502



STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Bob Armstrong, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal on this 15th day of November, 2022.

Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jeffrey Hancock, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal on this 15th day of November, 2022.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Leo Gonzalez, 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 approval with the Planning and Zoning Commission of the City of Bryan on the 14th day of July, 2022, and same was duly approved on the 15th day of July, 2022 by said Commission.
 Brad Kerr, Chair, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kaysa, 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 21st day of Dec, 2023.
 W. Paul Kaysa, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, 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 21st day of Jan, 2023.
 Martin Zimmerman, City Planner, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____ County Clerk, hereby certify that this plat together with its certificate of ownership and dedication is in compliance with the laws of the State of Texas, in Volume _____ of the Official Public Records of Brazos County, Texas, in Volume _____.
 Filed for Record
 Official Public Records of:
 Brazos County Clerk
 On: 6/5/2023 12:38:56 PM
 In the PLAT Records
 Doc Number: 2023-1503798
 Volume - Page: 18664-99
 Number of Pages: 2
 Amount: 73.00
 Order#: 202305000089
 By: VE
 Karen McQueen by Victoria Elliott

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 OF
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 COLLEGE STATION, TX 77845-8911

OWNER/DEVELOPER:
 DALARM, LLC
 250 Bank Street, Suite A
 Southlake, TX 76092
 (817) 329-6100

SCALE 1" = 30'
 OCTOBER 2022

SURVEYOR:

 Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 499 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 TRPES FIRM # 10018500
 Kerr Job # 21-451

ENGINEER:

 TRPE No. 12227
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (879) 764-3900

NOT TO SCALE

SHEET 2 OF 2