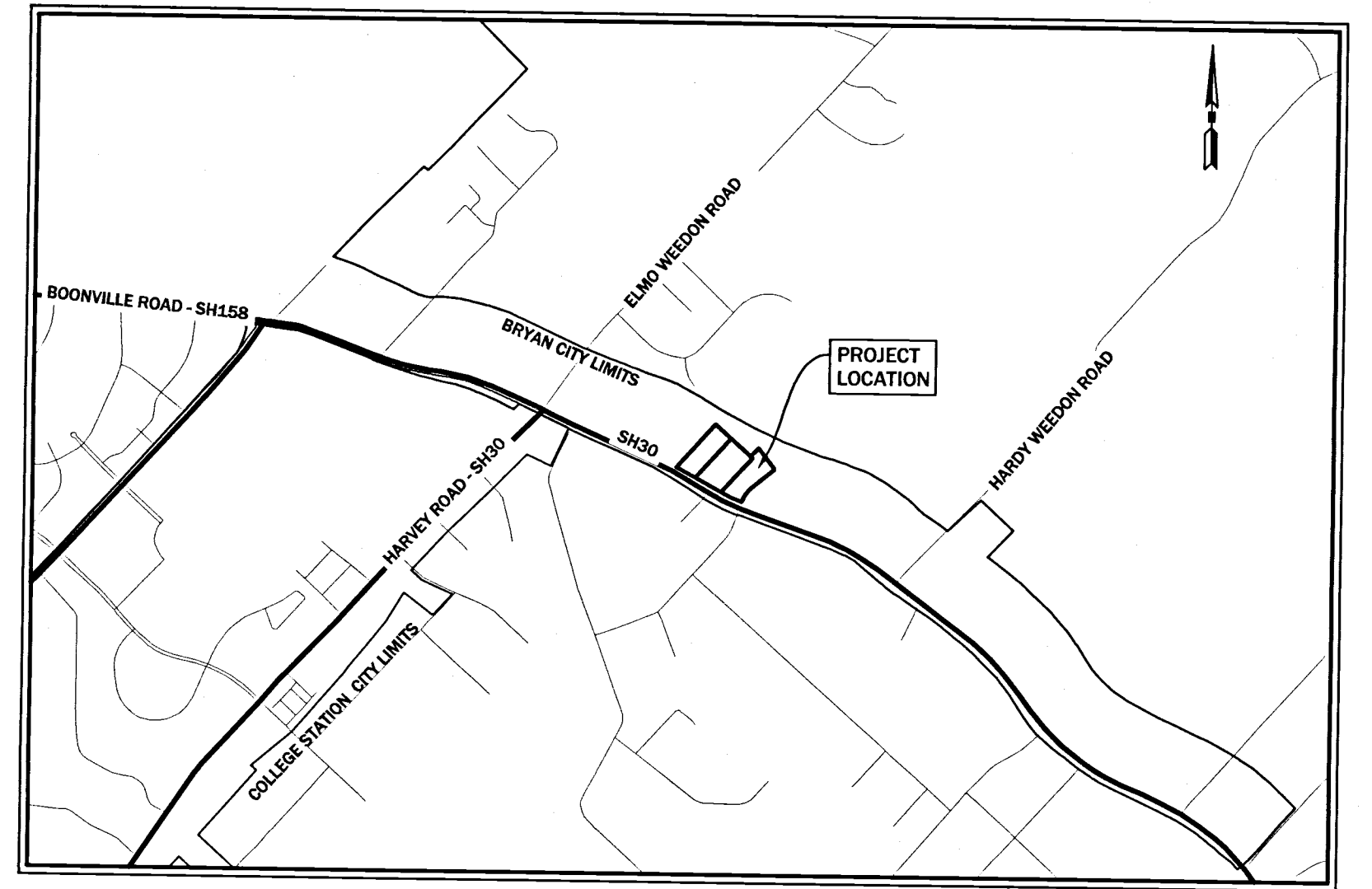


**LEGEND:**

- EXISTING FENCE
- - - PROPERTY LINE
- SETBACK LINE
- - - EXISTING EASEMENT
- ▭ PROPOSED PUBLIC ACCESS EASEMENT
- ▭ PROPOSED SANITARY SEWER LINE EASEMENT

**EASEMENT LINE TABLE**

| LINE # | LENGTH  | DIRECTION       |
|--------|---------|-----------------|
| L1     | 26.0'   | S 48° 03' 14" E |
| L2     | 30.0'   | S 41° 56' 46" W |
| L3     | 25.98'  | N 48° 03' 14" W |
| L4     | 30.0'   | N 41° 53' 50" E |
| L5     | 269.98' | S 65° 28' 26" E |
| L6     | 277.77' | S 65° 20' 40" E |



**VICINITY MAP**

- NOTES:**
- THERE IS NO 100-YR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL48041C0220F, EFFECTIVE ON 04/02/2014.
  - THE FOLLOWING BLANKET EASEMENT APPLIES TO THIS TRACT:  
BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC. 134/33
  - IT IS THE INTENT OF THIS DEVELOPMENT TO TIE INTO THE CITY OF BRYAN FUTURE SANITARY SEWER LINE AT THE REAR OF THE PROPERTY ONCE CONSTRUCTED.
  - THIS PROPERTY IS SUBJECT TO THE FM158 CORRIDOR OVERLAY.
  - CURRENT ZONING OF THIS PROPERTY IS COMMERCIAL DISTRICT (C-3).
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATED OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (N:10223171.88; E:3576417.68) AND AS ESTABLISHED FROM GPS OBSERVATION.
  - FUTURE DRIVEWAYS ARE PERMISSIBLE BREAKS THROUGH THE 10' LANDSCAPE AND GREENBELT EASEMENT.

**ORIGINAL PLAT**

SHEET INDEX  
SHEET 1 OF 2 - ORIGINAL PLAT  
SHEET 2 OF 2 - REPLAT

**FINAL PLAT**

OF THE

**PVD DEVELOPMENT SUBDIVISION  
BLOCK 1, LOT 2R**

BEING A REPLAT OF PVD DEVELOPMENT SUBDIVISION BLOCK 1, LOT 2  
(VOLUME 14886, PAGE 263) AND A FINAL PLAT OF AN UNPLATTED 4.111  
ACRE TRACT

**9.336 Acres**

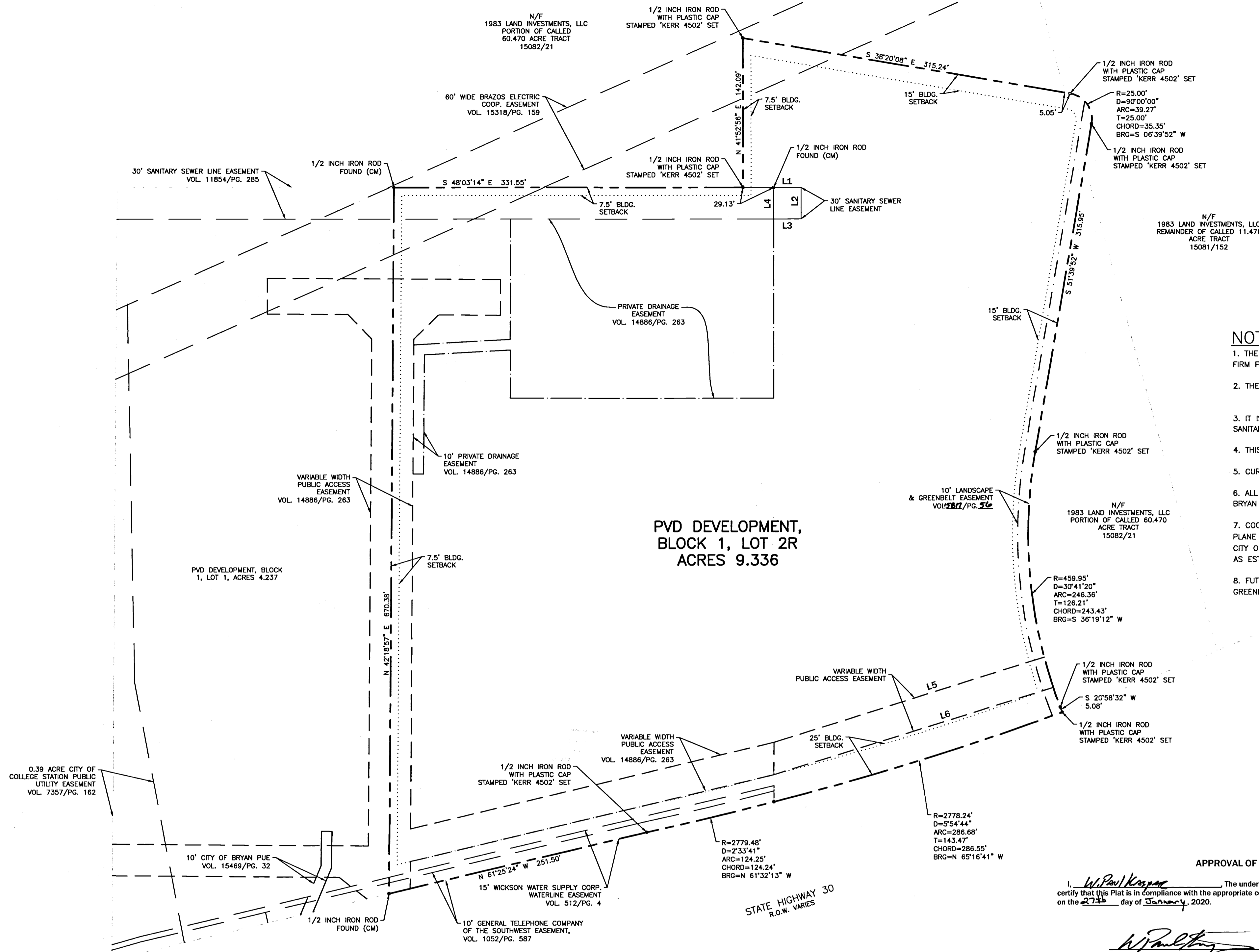
OWNER:  
PVD DEVELOPMENT CO LLC  
5222 ENCHANTED OAKS DR  
COLLEGE STATION, TX 77845

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

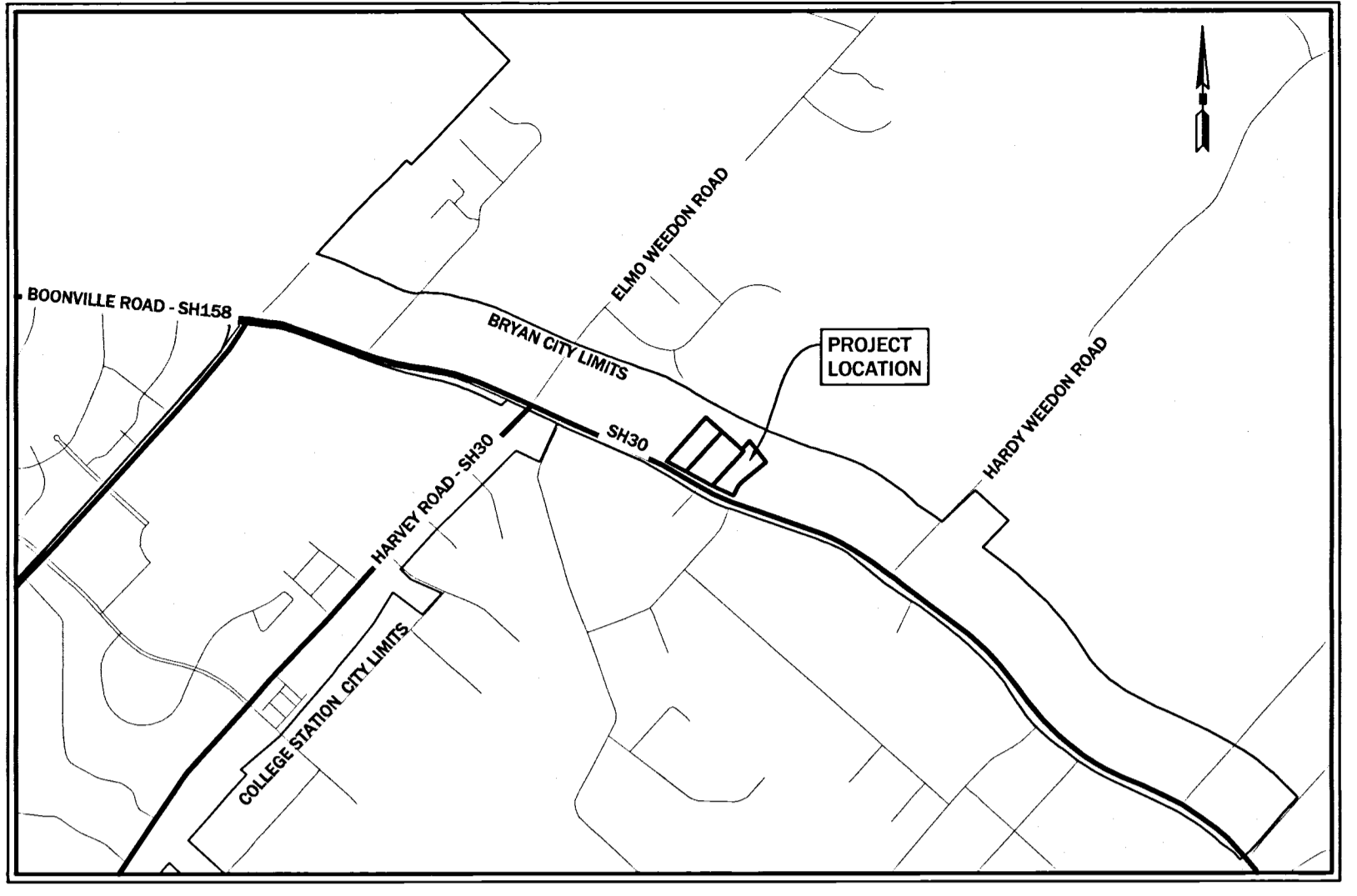
SURVEYOR:  
BRAD KERR, RPLS  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

SCALE 1"=60'  
FINAL PLAT  
PREPARED AND  
SUBMITTED  
JANUARY 2020

BRYAN  
Brazos County, Texas



| LINE # | LENGTH  | DIRECTION       |
|--------|---------|-----------------|
| L1     | 26.0'   | S 48° 03' 14" E |
| L2     | 30.0'   | S 41° 56' 46" W |
| L3     | 25.98'  | N 48° 03' 14" W |
| L4     | 30.0'   | N 41° 53' 50" E |
| L5     | 268.98' | S 65° 28' 26" E |
| L6     | 277.77' | S 65° 20' 40" E |



**VICINITY MAP**

METES AND BOUNDS DESCRIPTION  
 OF A  
 9.336 ACRE TRACT  
 MARIA KEGANS LEAGUE, A-28  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 2, BLOCK 1, PVD DEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 14886, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A CALLED 11.476 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 1983 LAND INVESTMENTS, LLC RECORDED IN VOLUME 15081, PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 60.470 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 1983 LAND INVESTMENTS, LLC RECORDED IN VOLUME 15082, PAGE 21 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 WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (Y:10224264.23, X:3574367.74) ON THE NORTHEAST LINE OF STATE HIGHWAY 30 (R.O.W. VARIES) MARKING THE SOUTH CORNER OF SAID LOT 2 AND A WEST CORNER OF SAID 60.470 ACRE TRACT; SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2779.48 FEET, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (Y:10223171.88, X:3576417.68) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011 (CALCULATED USING GEOID12B);

THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY 30 FOR THE FOLLOWING CALLS:  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 33' 41" FOR AN ARC DISTANCE OF 124.25 FEET (CHORD BEARS: N 61° 32' 13" W - 124.24 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;  
 N 61° 25' 24" W FOR A DISTANCE OF 251.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, PVD DEVELOPMENT SUBDIVISION (14886/263);  
 THENCE: N 42° 18' 57" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 670.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF SAID 60.470 ACRE TRACT;  
 THENCE: S 48° 03' 14" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 60.470 ACRE TRACT FOR A DISTANCE OF 331.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;  
 THENCE: THROUGH SAID 11.476 ACRE TRACT AND SAID 60.470 ACRE TRACT FOR THE FOLLOWING CALLS:  
 N 41° 52' 56" E FOR A DISTANCE OF 142.09 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;  
 S 38° 20' 08" E, AT 310.19 FEET PASS THE COMMON LINE OF SAID 11.476 ACRE TRACT AND SAID 60.470 ACRE TRACT (A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SM KLING 2003" FOUND MARKING THE NORTHWEST CORNER OF SAID 11.476 ACRE TRACT BEARS: N 26° 39' 25" E FOR A DISTANCE OF 126.48 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 315.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 06° 39' 52" W - 35.35 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE END POINT OF SAID CURVE;  
 S 51° 39' 52" W FOR A DISTANCE OF 315.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 459.95 FEET;  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 41' 20" FOR AN ARC DISTANCE OF 246.36 FEET (CHORD BEARS: S 36° 19' 12" W - 243.43 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE END POINT OF SAID CURVE;  
 S 20° 58' 32" W FOR A DISTANCE OF 5.08 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY 30 IN A CLOCKWISE CURVE HAVING A RADIUS OF 2778.24 FEET. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 69° 10' 02" E FOR A DISTANCE OF 90.48 FEET;  
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44" FOR AN ARC DISTANCE OF 286.68 FEET (CHORD: N 65° 16' 41" W - 286.55 FEET) TO THE POINT OF BEGINNING CONTAINING 9.336 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

**NOTES:**

1. THERE IS NO 100-YR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL48041C0220F, EFFECTIVE ON 04/02/2014.
2. THE FOLLOWING BLANKET EASEMENT APPLIES TO THIS TRACT:  
 BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC. 134/33
3. IT IS THE INTENT OF THIS DEVELOPMENT TO TIE INTO THE CITY OF BRYAN FUTURE SANITARY SEWER LINE AT THE REAR OF THE PROPERTY ONCE CONSTRUCTED.
4. THIS PROPERTY IS SUBJECT TO THE FM158 CORRIDOR OVERLAY.
5. CURRENT ZONING OF THIS PROPERTY IS COMMERCIAL DISTRICT (C-3).
6. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
7. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATED OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (N:10223171.88; E:3576417.68) AND AS ESTABLISHED FROM GPS OBSERVATION.
8. FUTURE DRIVEWAYS ARE PERMISSIBLE BREAKS THROUGH THE 10' LANDSCAPE AND GREENBELT EASEMENT.

**APPROVAL OF CITY ENGINEER**

I, W. Paul Kossman, the undersigned, City Engineer of the City of Bryan, 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 23<sup>rd</sup> day of January, 2020.

*W. Paul Kossman*  
 City Engineer  
 City of Bryan

**APPROVAL OF CITY PLANNER**

I, Heather Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, 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 23<sup>rd</sup> day of January, 2020.

*Heather Zimmerman*  
 City Planner  
 City of Bryan

**CERTIFICATE C**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 County Clerk in and for said certificates of authentication was filed for record 2020, in the Official Records of Brazos County

*Kathy Vicini*  
 County Clerk  
 Brazos County, Texas

**CERTIFICATE OF 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.

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

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) STEVE VAUGHAN, 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        Page        and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

*Steve Vaughan*  
 PVD DEVELOPMENT CO, LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Steve Vaughan known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 23<sup>rd</sup> day of January, 2020.

*Dee L. Wallrath*  
 Notary Public, Brazos County, Texas  
 DEE L. WALLRATH  
 My Notary ID # 6840323  
 Expires June 20, 2020

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) DOUG FRENCH, 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        Page        and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

*Doug French*  
 1983 LAND INVESTMENTS, INC.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Doug French known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 23<sup>rd</sup> day of January, 2020.

*Kathy Vicini*  
 Notary Public, Brazos County, Texas  
 KATHY VICINI  
 My Notary ID # 10960016  
 Expires August 28, 2021

**FINAL PLAT**  
 OF THE  
**PVD DEVELOPMENT SUBDIVISION**  
**BLOCK 1, LOT 2R**  
 BEING A REPLAT OF PVD DEVELOPMENT SUBDIVISION BLOCK 1, LOT 2 (VOLUME 14886, PAGE 263) AND A FINAL PLAT OF AN UNPLATTED 4.111 ACRE TRACT  
**9.336 Acres**  
 SCALE 1"=60'  
 OWNER: MARIA KEGANS LEAGUE, A-28  
 BRYAN  
 Brazos County, Texas  
 PREPARED AND SUBMITTED JANUARY 2020  
 OWNER: PVD DEVELOPMENT CO LLC  
 5222 ENCHANTED OAKS DR  
 COLLEGE STATION, TX 77845  
 ENGINEER: MITCHELL & MORGAN, L.L.P.  
 3204 EARL RUDDER FWY. SOUTH  
 COLLEGE STATION, TX 77845  
 PHONE (979) 260-6963  
 SURVEYOR: BRAD KERR, RPLS  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TX 77803  
 (979) 268-3195