

VICINITY MAP
NOT TO SCALE

FIELD NOTES DESCRIPTION
OF A
9.336 ACRE TRACT
MARIA KEGANS LEAGUE SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.336 ACRES IN THE MARIA KEGANS LEAGUE SURVEY, ABSTRACT NO. 28, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2R, BLOCK 1, PVD DEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 15818, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 9.336 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED) (Y:10224264.23, X:3574367.74) ON THE NORTHEAST LINE OF STATE HIGHWAY 30 (RIGHT-OF-WAY WIDTH VARIES PER TxDOT PLANS, AND 983/338, 1068/344, 1078/287 OPRBCT) MARKING THE SOUTH CORNER OF SAID LOT 2 AND A WEST CORNER OF A PORTION OF A 60.470 ACRE TRACT CONVEYED TO 1983 LAND INVESTMENTS, LLC IN VOLUME 15862, PAGE 21 (OPRBCT), 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) AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYS2), DISTANCES SHOWN HEREIN ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001096586288 (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 AN "X" SET IN CONCRETE MARKING THE WEST CORNER OF SAID LOT 2R AND THE SOUTH CORNER OF LOT 1, BLOCK 1, PVD DEVELOPMENT SUBDIVISION (14886/263 OPRBCT);

THENCE: N 42° 18' 57" E ALONG THE COMMON LINE OF SAID LOT 2R 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 A PORTION OF SAID 60.470 ACRE TRACT;

THENCE: ALONG THE COMMON LINES OF SAID LOT 2R, PARTLY WITH SAID 60.470 ACRE TRACT, AND PARTLY WITH THE REMAINDER OF A CALLED 11.476 ACRE TRACT (15081/152 OPRBCT) FOR THE FOLLOWING CALLS:

S 48° 03' 14" E FOR A DISTANCE OF 331.55 FEET TO A 1/2 INCH IRON ROD SET;

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, 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; FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-122 BEARS S 45° 32' 54" E A DISTANCE OF 1,955.37 FEET;

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 SET 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 SET ON THE NORTHEAST LINE OF STATE HIGHWAY 30 IN A CLOCKWISE CURVE HAVING A RADIUS OF 2778.24 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 IN NOVEMBER, 2021.

NOTES:

1. THERE IS NO 100-YR FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL 48041C0220F, EFFECTIVE ON 04/02/2014.
2. ELECTRIC EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC., 134/13 DRBCT, MODIFIED AS 60 FOOT WIDE ELECTRIC RIGHT-OF-WAY EASEMENT, 15318/159 OPRBCT DOES CROSS THIS LOT AS SHOWN HEREON.

ORIGINAL PLAT

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/20/2022 8:32:44 AM
In the PLAT Records



CERT

Doc Number: 2022-1468469
Volume - Page: 17884-82
Number of Pages: 3
Amount: 73.00
Order#: 2022042000010
By: MG

STATE OF TEXAS
COUNTY OF BRAZOS
County Clerk in and
certificates of authentication was
in the Official Public Records of B.

Karen McQueen
County Clerk
Brazos County, Texas

- THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 93012, DATED 09-04-2019, AND THE TITLE COMMITMENT PREPARED BY AGGIELAND TITLE COMPANY, OF NO. 9044, EFFECTIVE DATE 09-30-2019.
- EMS LISTED ON SCHEDULE B (OF NO. 193012) ARE ADDRESSED AS FOLLOWS:
BLANKET ELECTRIC TRANSMISSION EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC. 134/13 DRBCT, MODIFIED AS 60 FOOT WIDE TRANSMISSION EASEMENT AND RIGHT-OF-WAY (7207/161 OPRBCT) DOES CROSS THIS LOT AS SHOWN HEREON.
15' WIDE WATER PIPELINE RIGHT OF WAY EASEMENT TO WIXON WATER SUPPLY CORPORATION (512/4 DRBCT) DOES APPLY TO THIS TRACT AS SHOWN HEREON, BASED ON UTILITIES LOCATION MARKINGS FOUND ON THE GROUND.
10 FOOT WIDE COMMUNICATION EASEMENT & RIGHT-OF-WAY TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST (1052/587 OPRBCT) DOES CROSS THIS LOT AS SHOWN HEREON.
30 FOOT WIDE SANITARY SEWER LINE EASEMENT TO THE CITY OF BRYAN (11854/285 OPRBCT) DOES NOT CROSS THIS TRACT, BUT LIES ADJACENT TO THIS TRACT AS SHOWN HEREON.
3. IT IS THE INTENT OF THIS DEVELOPMENT TO TIE INTO THE CITY OF COLLEGE STATION 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 COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (N:10223171.88, E:3576417.68) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001096586288 (CALCULATED USING GEOID12B).
 8. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF SURVEYOR

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834 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.

Nathan Paul Kerr
Nathan Paul Kerr, R.P.L.S. No. 6834
4/5/2022



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I (We) *Mark Donnard*, 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 Official Public Records of Brazos County in Volume 12840, Page 229 and Volume 15819, Page 36 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.

Mark Donnard
PVD DEVELOPMENT CO. LLC

APPROVAL OF CITY ENGINEER

I, *W Paul Kerr*, 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 19th day of April, 2022.

W Paul Kerr
City Engineer
City of Bryan

APPROVAL OF CITY PLANNER

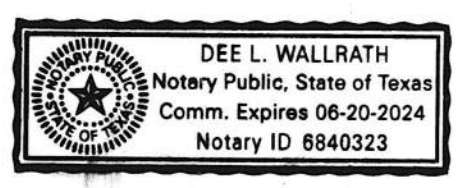
I, *Hester Zimmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 19th day of April, 2022.

Hester Zimmerman
City Planner
City of Bryan

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Mark Donnard*, 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 purposes and consideration therein stated.

Given under my hand and seal on this 12th day of April, 2022.

Dee L Wallrath
Notary Public, Brazos County, Texas



SHEET 1 OF 3

FINAL PLAT

PVD DEVELOPMENT SUBDIVISION
BLOCK 1, LOT 2RA, & LOT 3

BEING A REPLAT OF PVD DEVELOPMENT SUBDIVISION BLOCK 1, LOT 2R (VOLUME 15818, PAGE 102 OPRBCT)

9.336 Acres

MARIA KEGANS LEAGUE SURVEY, A-28
BRYAN

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

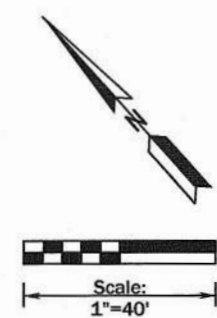
Brazos County, Texas

SCALE 1"=60'

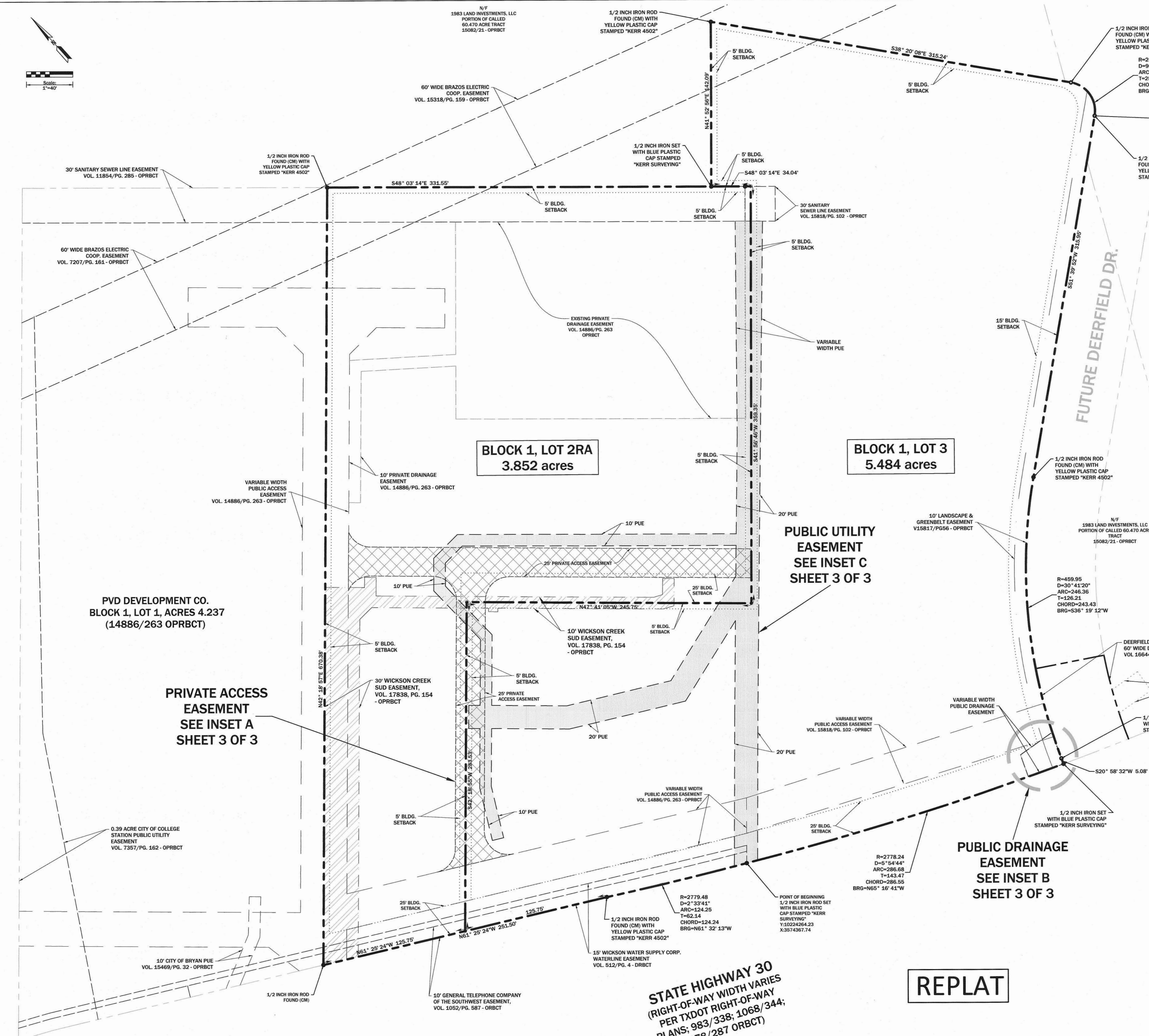
FINAL PLAT
PREPARED AND
SUBMITTED
APRIL 2022

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

SURVEYOR:
NATHAN PAUL KERR, R.P.L.S. No. 6834
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195
TBPELS Firm No. 10018500
KERR JOB NO. 22-059



- LEGEND:**
- PROPERTY LINE
 - - - LOT LINE
 - BUILDING SETBACK LINE
 - - - PUBLIC UTILITY EASEMENT
 - - - PRIVATE ACCESS EASEMENT
 - - - WICKSON CREEK WSC EASEMENT
 - - - PUBLIC DRAINAGE EASEMENT
 - - - EXISTING PUBLIC ACCESS EASEMENT
 - - - EXISTING PRIVATE DRAINAGE EASEMENT
 - - - EXISTING CITY OF BRYAN P.U.E.
 - - - EXISTING EASEMENT
 - - - EXISTING LANDSCAPE & GREENBELT EASEMENT
 - - - FUTURE PUBLIC DRAINAGE EASEMENT
 - [Cross-hatched] PROPOSED PRIVATE ACCESS EASEMENT
 - [Horizontal lines] PROPOSED PUBLIC UTILITY EASEMENT
 - [Diagonal lines] PROPOSED WICKSON CREEK WSC EASEMENT
- (CM) - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES
 DRBCT - DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 () - RECORD INFORMATION FROM PUBLIC COUNTY RECORDS



SHEET 2 OF 3

FINAL PLAT

**PVD DEVELOPMENT SUBDIVISION
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MARIA KEGANS LEAGUE SURVEY, A-28
BRYAN
Brazos County, Texas

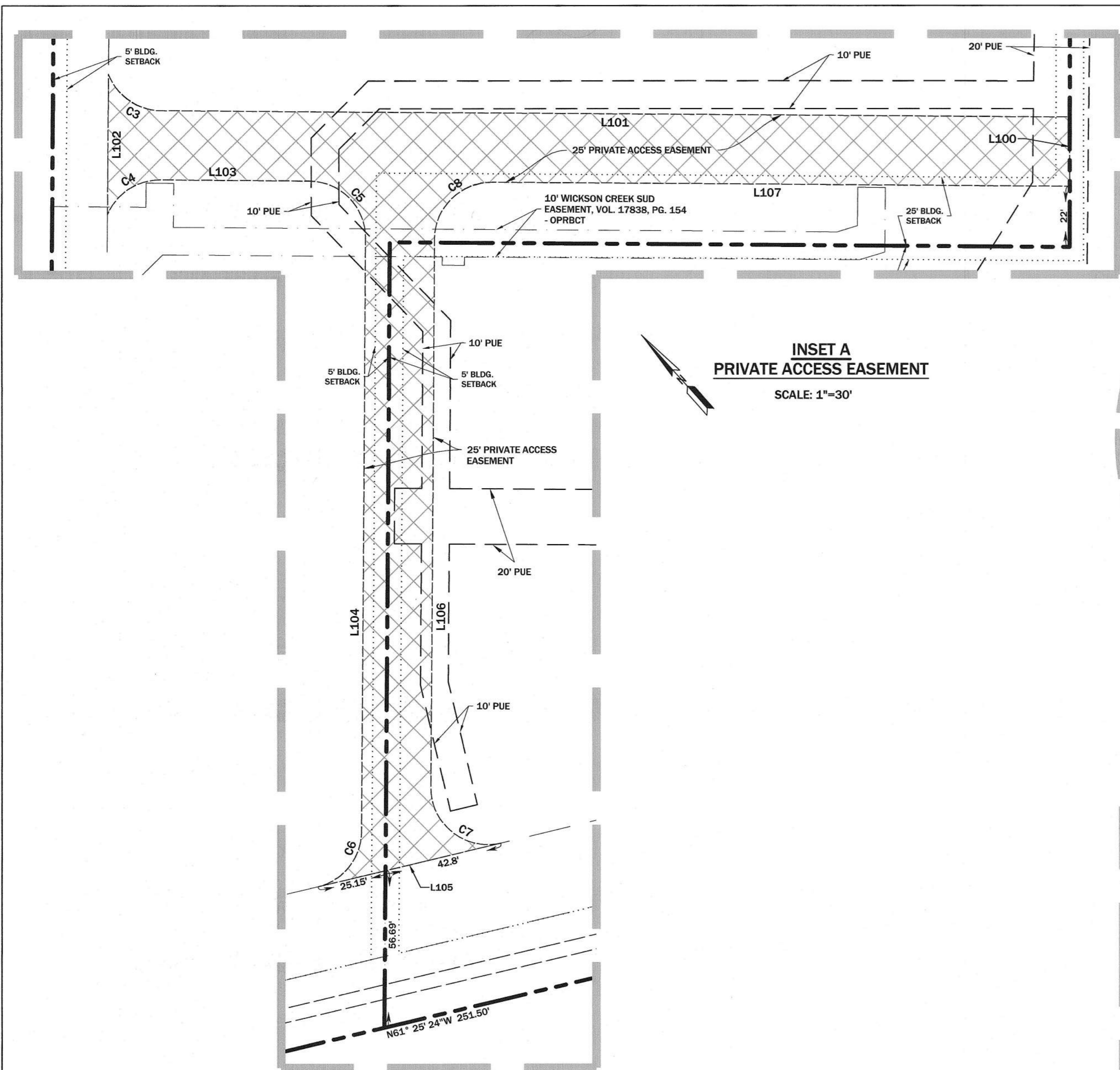
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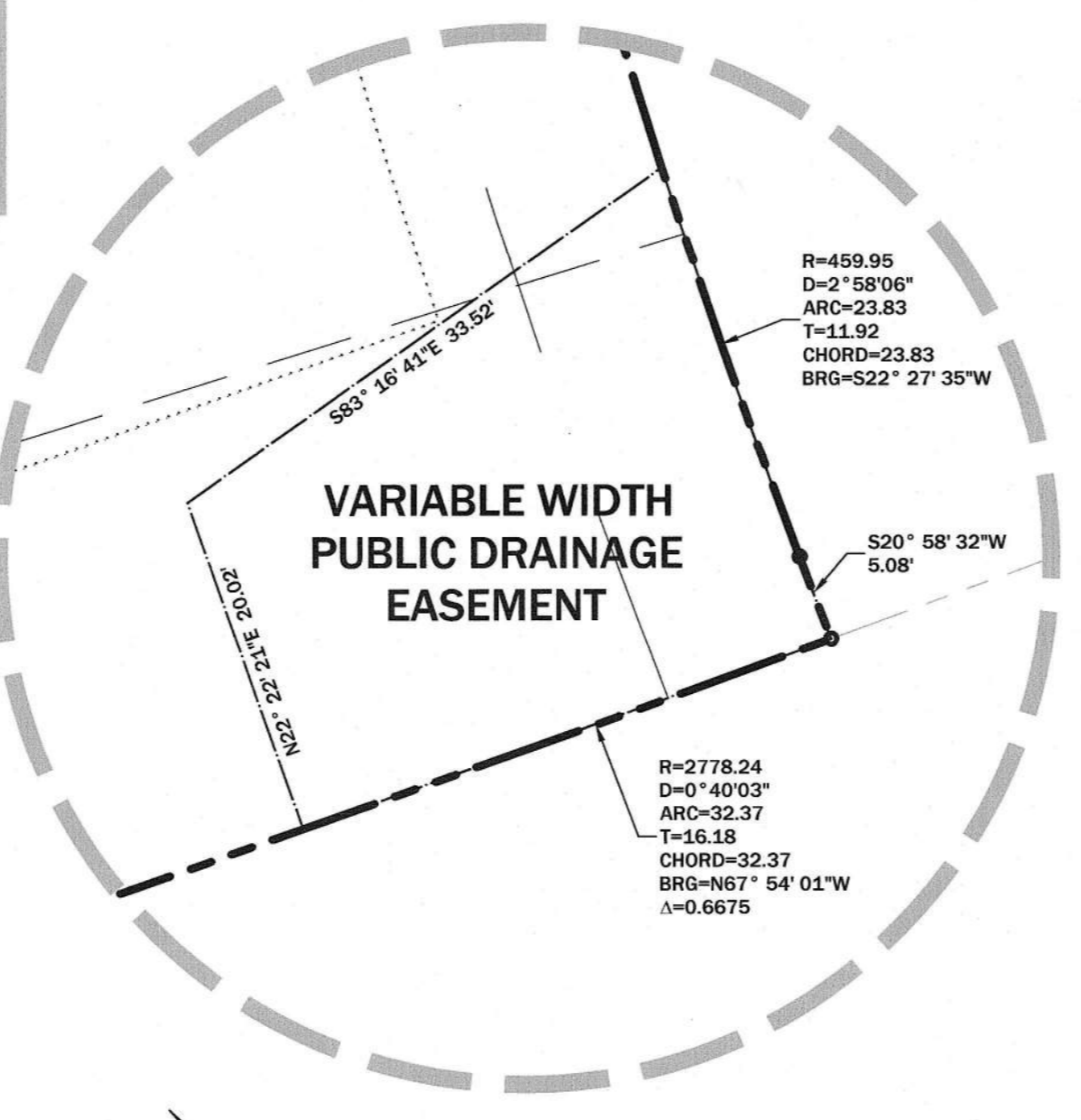
SCALE 1"=40'
FINAL PLAT
PREPARED AND
SUBMITTED
APRIL 2022

REPLAT

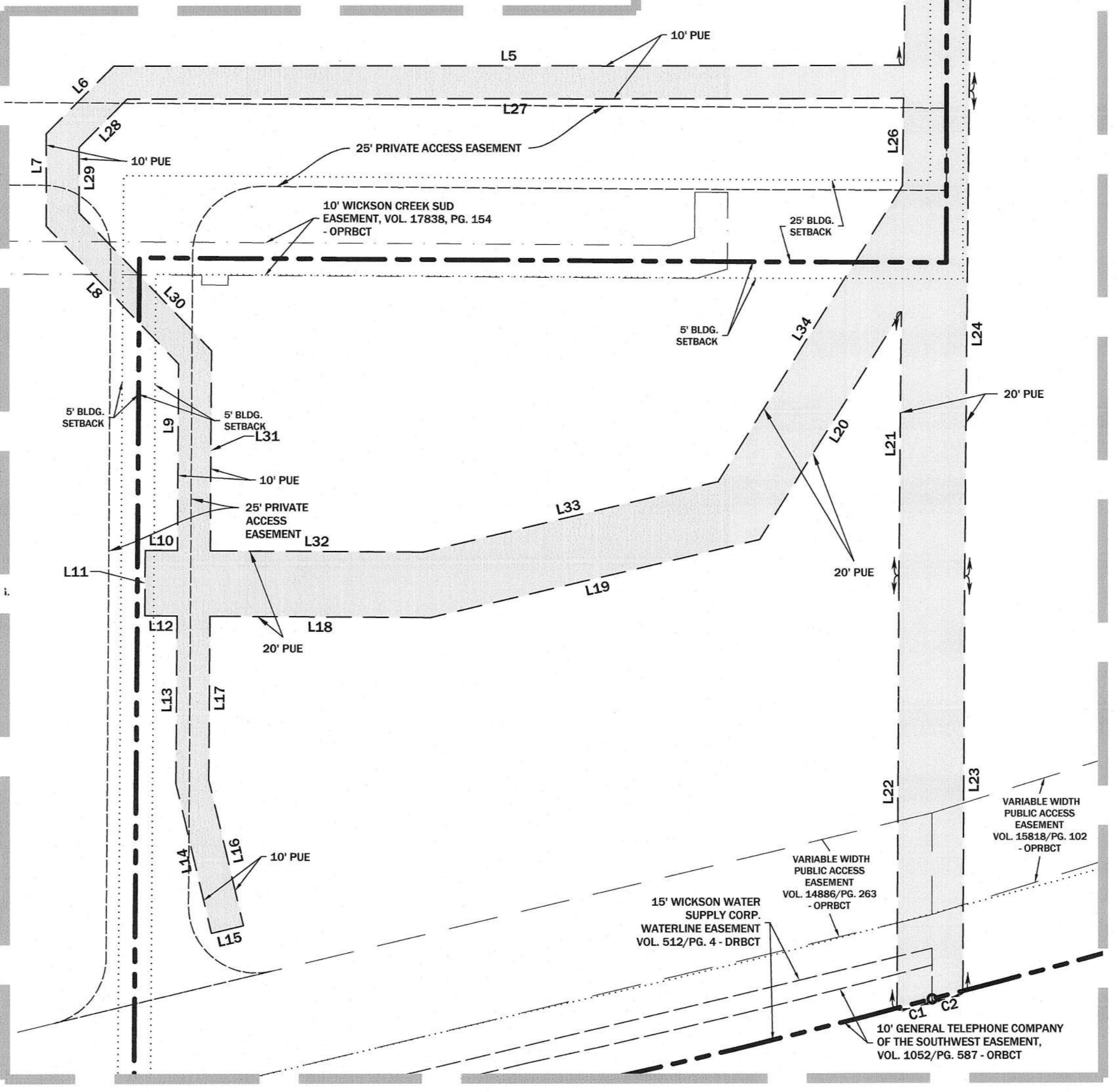
**STATE HIGHWAY 30
(RIGHT-OF-WAY WIDTH VARIES
PER TXDOT RIGHT-OF-WAY
PLANS; 983/338; 1068/344;
1078/287 ORBCT)**



**INSET A
PRIVATE ACCESS EASEMENT**
SCALE: 1"=30'



**INSET B
PUBLIC DRAINAGE EASEMENT**
SCALE: 1"=10'



**INSET C
PUBLIC UTILITY EASEMENT**
SCALE: 1"=30'

- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - PRIVATE ACCESS EASEMENT
 - WICKSON CREEK WSC EASEMENT
 - PUBLIC DRAINAGE EASEMENT
 - EXISTING PUBLIC ACCESS EASEMENT
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 () - RECORD INFORMATION FROM PUBLIC COUNTY RECORDS

Parcel Line Table

Line #	Length	Direction
L1	11.06'	N48° 03' 14"W
L2	23.50'	N48° 03' 14"W
L3	184.40'	S41° 30' 56"W
L4	84.98'	S42° 36' 12"W
L5	240.63'	N48° 05' 41"W
L6	28.99'	S86° 54' 19"W
L7	27.99'	S41° 54' 19"W
L8	58.14'	S1° 57' 50"E
L9	56.81'	S42° 18' 55"W
L10	9.80'	N47° 41' 03"W

Parcel Line Table

Line #	Length	Direction
L11	20.00'	S42° 18' 57"W
L12	9.80'	S47° 41' 03"E
L13	50.96'	S42° 18' 55"W
L14	46.74'	S28° 32' 36"W
L15	10.00'	S61° 27' 24"E
L16	45.54'	N28° 32' 36"E
L17	49.75'	N42° 18' 55"E
L18	67.24'	S47° 41' 03"E
L19	103.00'	S61° 27' 24"E
L20	81.44'	N73° 55' 32"E

Parcel Line Table

Line #	Length	Direction
L21	80.29'	S42° 28' 32"W
L22	131.46'	S42° 11' 16"W
L23	126.14'	S42° 11' 16"W
L24	147.53'	S42° 28' 32"W
L25	277.20'	S42° 36' 12"W
L26	26.58'	S42° 28' 32"W
L27	236.37'	S48° 05' 41"E
L28	20.71'	N86° 54' 19"E
L29	19.82'	N41° 54' 19"E
L30	58.18'	N1° 57' 50"W

Parcel Line Table

Line #	Length	Direction
L31	60.88'	N42° 18' 55"E
L32	64.82'	N47° 41' 03"W
L33	92.38'	N61° 27' 24"W
L34	105.93'	S73° 55' 32"W

Parcel Line Table

Line #	Length	Direction
L100	25.00'	N41° 56' 46"E
L101	328.56'	N47° 41' 03"W
L102	50.61'	S42° 18' 57"W
L103	53.88'	S47° 41' 03"E
L104	214.41'	S42° 18' 57"W
L105	67.95'	S61° 27' 24"E
L106	198.24'	N42° 18' 57"E
L107	208.91'	S47° 41' 03"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.00'	2779.48'	0° 13' 37"	S62° 42' 15"E	11.00'
C2	9.68'	2778.24'	0° 11' 59"	S62° 25' 18"E	9.68'
C3	24.40'	20.50'	68° 11' 37"	N13° 35' 17"W	22.98'
C4	24.23'	20.50'	67° 42' 49"	S81° 32' 30"E	22.84'
C5	32.20'	20.50'	90° 00' 00"	S2° 41' 03"E	28.99'
C6	27.27'	20.50'	76° 13' 39"	S80° 25' 46"W	25.31'
C7	37.13'	20.50'	103° 46' 21"	N9° 34' 14"W	32.26'
C8	32.20'	20.50'	90° 00' 00"	N87° 18' 57"E	28.99'

SHEET 3 OF 3

FINAL PLAT

**PVD DEVELOPMENT SUBDIVISION
BLOCK 1, LOT 2RA, & LOT 3**

BEING A REPLAT OF PVD DEVELOPMENT SUBDIVISION BLOCK 1, LOT 2R
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Brazos County, Texas

SCALE VARIES
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