

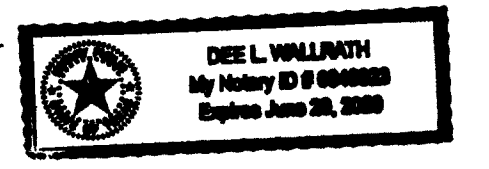
VICINITY MAP
NTS
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I (We) MARK DENARD, 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 12840, Page 221 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 Denard
PVD DEVELOPMENT CO, LLC

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Mark Denard known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 13th day of August, 2018.

Dee L Wallwith
Notary Public, Brazos County, Texas



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 21st day of August, 2018.

W Paul Kerr
City Engineer
City of Bryan

APPROVAL OF CITY PLANNER
I, Martin 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 21st day of August, 2018.

Martin Zimmerman
City Planner
City of Bryan

Line #	Length	Direction
L1	465.19'	N42°18'57"E
L2	32.53'	N87°18'57"E
L3	59.00'	S47°41'03"E
L4	34.00'	N42°18'57"E
L5	102.00'	N47°41'03"W
L6	119.50'	N47°41'03"W
L7	34.00'	S42°18'57"W
L8	76.50'	S47°41'03"E
L9	32.53'	S2°41'03"E
L10	481.50'	S42°18'57"W
L11	250.17'	N48°03'14"W
L12	45.87'	N41°56'46"E
L13	81.82'	N51°11'47"W
L14	113.28'	S42°18'57"W
L15	10.00'	N47°41'03"W
L16	122.68'	N42°18'57"E
L17	91.78'	S51°11'47"E
L18	114.11'	N41°56'46"E
L19	242.95'	N47°41'03"W
L20	215.49'	N47°41'03"W
L21	33.41'	S10°12'03"E
L22	25.74'	N42°18'57"E
L23	354.95'	S61°27'24"E
L24	354.72'	S61°27'24"E

- NOTES:**
- THERE IS NO 100-YR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL-4804100220F, EFFECTIVE ON 04/02/2014.
 - THE FOLLOWING BLANKET EASEMENT APPLIES TO THIS TRACT:
BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC. 134/33
 - A PRIVATE SEPTIC FIELD WILL BE PROVIDED ON EACH LOT AS A TEMPORARY SEWER PLAN FOR BOTH LOTS. 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.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/27/2018 2:47:07 PM
In the PLAT Records
Doc Number: 2018-1339411
Volume - Page: 14886 - 263
Number of Pages: 1
Amount: 73.00
Order#: 20180827000122
By: TD



CERTIFICATE OF THE COUNTY CLERK
I, do hereby certify that this plat together with its certificates of authentication
day of August, 2018, in the Official Records of Brazos County in Volume

Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF 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 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.



R=2779.48'
ARC=124.25'
D=2°33'41"
CHL=124.24'
CHBRG=N61°32'13"W

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FINAL PLAT

OF
**LOTS 1 & 2, BLOCK 1
PVD DEVELOPMENT SUBDIVISION**
9.462 AC
MARIA KEGANS LEAGUE, A-28

BRYAN
Brazos County, Texas

FINAL PLAT
PREPARED AND
SUBMITTED
JUNE 2018

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

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

SCALE 1"=50'