

Filed for Record in:
BRAZOS COUNTY

On: Feb 11, 2011 at 02:17P

As a
Plat

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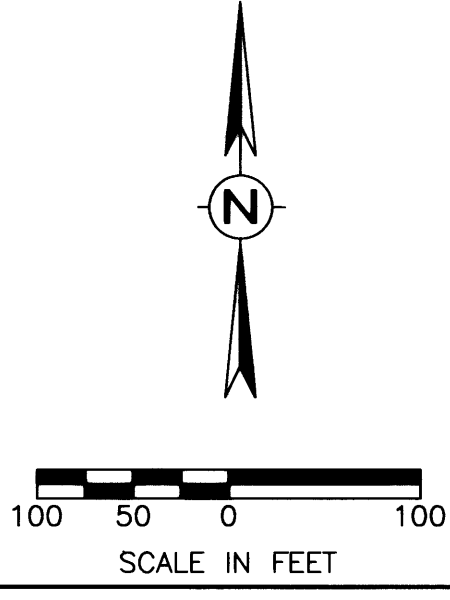
By:
Jaime Hines

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

BRAZOS COUNTY

as stamped herein by me.
Feb 11, 2011

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



Doc	Bk	Vol	Ps
01083732	OR	10032	5

APPROVAL OF THE CITY PLANNER

I, Kerrie Russell, 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 9th day of February, 2011.

Kerrie Russell
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 21st day of September, 2010, and same was duly approved on the 9th day of February, 2011, by said Commission.

Michael Beckendorf
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 of the ground.

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



CERTIFICATE OF CITY ENGINEER

I, W. Paul Kaspar, 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 10th day of February, 2011.

W. Paul Kaspar
City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Manager of Worth Acquisitions, owner of the 19.956 acre tract shown on this plat, being the tract of land as conveyed in the Deeds Records of Brazos County in Volume 8945, Page 87, and designated herein as The Progress Park Subdivision, Phase 2, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.

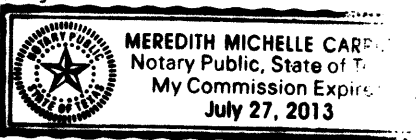
Justin Whitworth
Justin Whitworth, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin Whitworth known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 4 day of January, 2011.

Meredith Michelle Carr
Notary Public, Brazos County, Texas



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 11th day of February, 2011, in the Official Records of Brazos County in Volume 10032 Page 5.

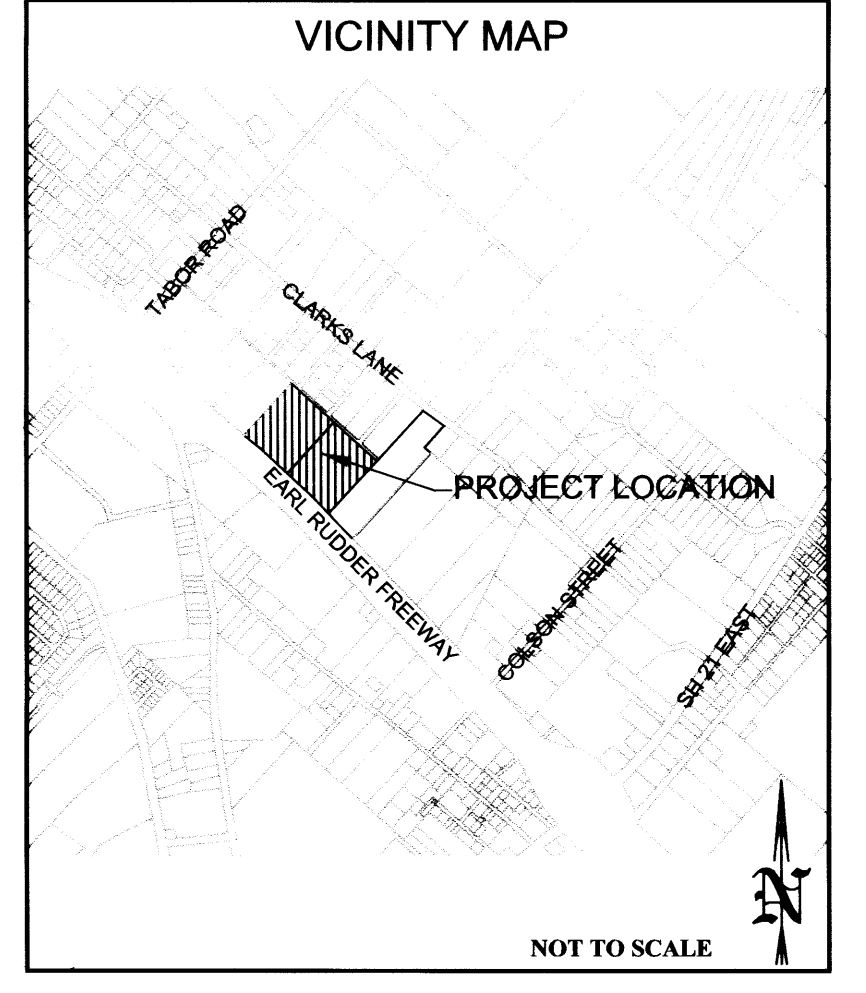
Karen McQueen
County Clerk
Brazos County, Texas

EASEMENT NOTES:

*BLANKET EASEMENT TO CITY OF BRYAN, 98/348, PROVIDES A 20' EASEMENT CENTERED ON EXISTING AND FUTURE FIXTURES AND/OR APPLIANCES FOR ELECTRICAL AND TELEPHONE DISTRIBUTION. SAID EASEMENT APPEARS TO COVER THE UTILITY POLE AND ADJOINING GUY WIRE LOCATED ON THE NORTHWEST LINE OF THE SUBJECT PROPERTY.

BLANKET EASEMENT TO HUMBLE PIPELINE CO., 48/561, DOES APPLY TO THIS TRACT. LOCATION OF PIPELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.

- GENERAL NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THIS SUBDIVISION DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE: 07-02-1992.
 - THE CURRENT ZONING OF THIS TRACT IS C-3, COMMERCIAL.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINE ARE ARC LENGTHS.
 - ACCESS TO LOT 2 FROM SH 6 SHALL ONLY BE AT THE LOCATION OF THE "FUTURE MAJOR COLLECTOR".



METES AND BOUNDS DESCRIPTION OF A 19.956 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 6, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD. RECORDED IN VOLUME 3007, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY AND ALL OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD. RECORDED IN VOLUME 3007, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.), MARKING THE WEST CORNER OF A CALLED 25.4832 ACRE TRACT AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD. RECORDED IN VOLUME 3007, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD MARKING THE SOUTH CORNER OF SAID 10.00 ACRE TRACT (3007/334);

THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

N 43° 57' 33" W FOR A DISTANCE OF 255.45 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 47° 20' 49" W FOR A DISTANCE OF 343.83 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 10.00 ACRE TRACTS;

N 47° 18' 20" W FOR A DISTANCE OF 387.36 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 50° 04' 19" W FOR A DISTANCE OF 213.02 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 10.00 ACRE TRACT (3007/336) AND THE SOUTH CORNER OF A CALLED 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SIEGERT SUBDIVISION AS DESCRIBED BY A DEED TO SNS INVESTMENTS, LLC RECORDED IN VOLUME 2835, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 09' 56" E ALONG THE COMMON LINE OF SAID 10.00 ACRE TRACT (3007/336) AND SAID 7.00 ACRE TRACT FOR A DISTANCE OF 728.79 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SHIRLEY DRIVE (25' R.O.W.) MARKING THE NORTH CORNER OF SAID 10.00 ACRE TRACT (3007/336) AND THE EAST CORNER OF SAID 7.00 ACRE TRACT;

THENCE: S 47° 49' 48" E ALONG THE SOUTHWEST LINE OF SHIRLEY DRIVE FOR A DISTANCE OF 1194.63 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 25.4832 ACRE TRACT MARKING THE EAST CORNER OF SAID 10.00 ACRE TRACT (3007/334);

THENCE: S 41° 50' 17" W ALONG THE NORTHWEST LINE OF SAID 25.4832 ACRE TRACT FOR A DISTANCE OF 744.16 FEET TO THE **POINT OF BEGINNING** CONTAINING 19.956 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER, 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

FINAL PLAT

PROGRESS PARK SUBDIVISION

PHASE 2

LOTS 2-5, BLOCK 2

RIGHT OF WAY DEDICATION - 1.351 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'

SEPTEMBER 2010
OCTOBER 2010 (REV.)

OWNER/DEVELOPER:
WORTH ACQUISITIONS, LLC
P.O. BOX 11871
COLLEGE STATION, TEXAS 77842
979.739.4980

ENGINEER:
SCHULTZ ENGINEERING, LLC.
Firm Registration No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
P. O. Box 11995
College Station, Texas 77842
979.764.3900

SURVEYOR:
Kerr Surveying, LLC
Brad Kerr, R.P.L.S. No. 4502
505 Church Avenue
College Station, TX 77841
(979) 288-3195