

SCALE: 1" = 50'

NOTES:

1. BEARINGS REFER TO NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATION.
2. TITLE APPEARS TO VESTED IN THE RANCH AT HWY 47, L.L.C., BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 13735, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
3. PORTIONS OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 480082, PANEL NO. 0285E, MAP NO. 480410285E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
4. PROPERTY IS SUBJECT TO TERMS AND CONDITIONS AS WELL AS SETBACKS PER THE CITY OF BRYAN CODE OF ORDINANCES.
5. PROPERTY CORNERS ARE MONUMENTED WITH 1/2-INCH IRON RODS SET OR OTHERWISE NOTED.
6. PROPERTY IS AFFECTED BY RIGHT-OF-WAY EASEMENT TO FERGUSON-BURLESON GAS GATHERING SYSTEM BY MARY ESTHER BURTON & CHARLES M. BURTON AS SET OUT IN INSTRUMENT DATED MAY 20, 1992, RECORDED IN VOLUME 1854, PAGE 231, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. THE EASEMENT IS NOT LOCATABLE.
7. PROPERTY IS AFFECTED BY RIGHT-OF-WAY EASEMENT TO FERGUSON-BURLESON GAS GATHERING SYSTEM BY JULIA M. ADAMS AS SET OUT IN INSTRUMENT DATED MAY 20, 1992, RECORDED IN VOLUME 1854, PAGE 231, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. THE EASEMENT IS NOT LOCATABLE.
8. PROPERTY IS AFFECTED BY STATE HIGHWAY 47 CORRIDOR OVERLAY DISTRICT, ORDINANCE NO. 2110 STANDARDS PER CITY OF BRYAN MUNICIPAL CODE CHAPTER 62, ARTICLE IV, DIVISION 2, SEC. 62-170.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

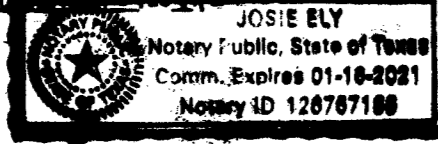
WE, THE OWNERS AND DEVELOPERS OF THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 13735, PAGE 66, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

Michael Konetski
Notary Public, Brazos County, Texas

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF OCTOBER, 2017.



CERTIFICATE OF CITY ENGINEER

L. PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

L. Paul Kaspar
City Engineer, City of Bryan, Texas

CERTIFICATE OF CITY PLANNER

L. MATTHEW ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE ZONES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 22nd DAY OF OCTOBER, 2017.

L. Matthew Zimmermann
City Planner, City of Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

KAREN MCGUIRE, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 11th DAY OF OCTOBER, 2017, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 13735, PAGE 66.

Karen McGuire
County Clerk, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

D. BOBBY GRIFFIN, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAN WAS DULY APPROVED BY THE COMMISSION ON THE 22nd DAY OF OCTOBER, 2017.

D. Bobby Griffin
Chair, Planning and Zoning Commission, City of Bryan, Texas

Doc 8K Vol Pg
0111756 OR 14317

FILED FOR RECORD IN THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
Doc 8K Vol Pg
0111756 OR 14317

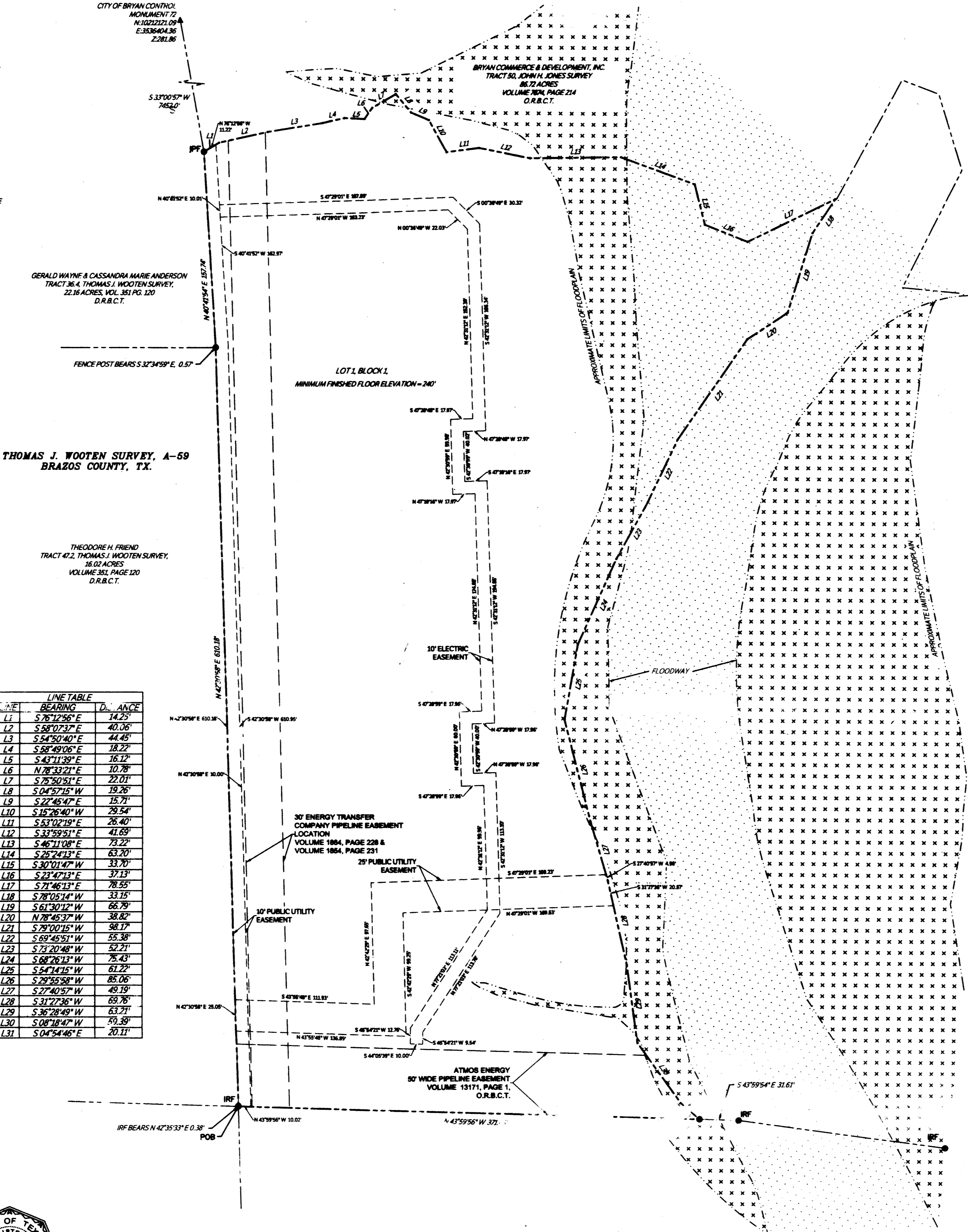
As a
Document Number: 0111756
Amount: 73.00
Receipt Number: 615092
Winston a. Devoort
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed for record in the public records of the State of Texas and was duly recorded in the public records of the Official Public Records of BRAZOS COUNTY, TEXAS as shown hereon by me.
Oct. 13, 2017
Karen McGuire, Brazos County Clerk

CERTIFICATE OF SURVEYOR

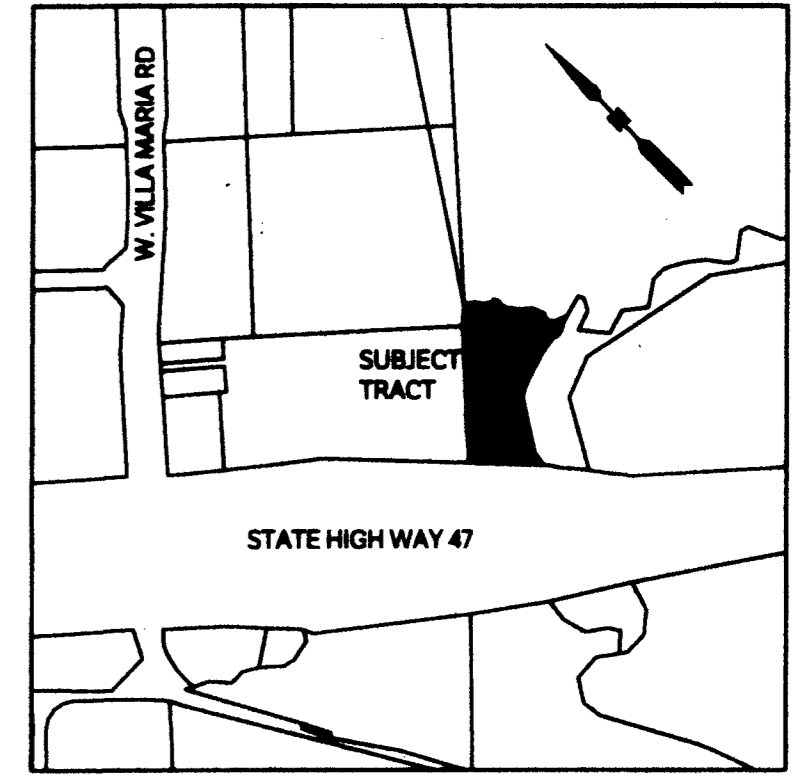
I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

Michael Konetski
Michael Konetski

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 76°12'56" E | 14.25 |
| L2 | S 58°07'37" E | 40.06 |
| L3 | S 54°50'40" E | 44.45 |
| L4 | S 54°50'40" E | 18.72 |
| L5 | S 43°11'30" E | 16.12 |
| L6 | N 78°33'21" E | 10.78 |
| L7 | S 75°50'51" E | 22.01 |
| L8 | S 04°52'15" W | 19.26 |
| L9 | S 27°45'47" E | 15.71 |
| L10 | S 15°26'40" W | 26.40 |
| L11 | S 33°02'19" E | 29.54 |
| L12 | S 33°02'19" E | 41.69 |
| L13 | S 46°11'08" E | 73.22 |
| L14 | S 25°24'13" E | 63.20 |
| L15 | S 30°01'47" W | 33.70 |
| L16 | S 23°47'13" E | 37.13 |
| L17 | S 71°46'13" E | 78.55 |
| L18 | S 78°02'14" W | 33.15 |
| L19 | S 61°30'11" W | 66.79 |
| L20 | N 78°45'37" W | 38.82 |
| L21 | S 78°00'15" W | 98.17 |
| L22 | S 69°45'51" W | 55.38 |
| L23 | S 71°20'48" W | 52.21 |
| L24 | S 68°26'13" W | 78.43 |
| L25 | S 64°44'55" W | 61.23 |
| L26 | S 72°55'58" W | 85.06 |
| L27 | S 77°40'57" W | 49.19 |
| L28 | S 31°27'36" W | 69.76 |
| L29 | S 36°28'45" W | 63.71 |
| L30 | S 08°18'47" W | 69.39 |
| L31 | S 04°54'46" E | 20.11 |



- LEGEND**
- IRF - IRON ROD FOUND
 - IRS - IRON ROD SET
 - IPP - IRON PIPE FOUND
 - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - APPROXIMATE LIMIT OF FLOODPLAIN
 - - - - - OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS
 - - - - - DEED RECORDS OF BRAZOS COUNTY TEXAS



FIELD NOTES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND BEING SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, IN THE JOHN H. JONES SURVEY, A-26, DESCRIBED AS TRACT TWO, IN A DEED TO E & F DEVELOPMENT, INC., RECORDED IN VOLUME 810, PAGE 78, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), THE DESCRIBED TRACT BEING A PORTION OF A CALLED 16.6 ACRES TRACT OF LAND, DESCRIBED IN A DEED TO MARY ESTHER HUDSON BURTON, RECORDED IN VOLUME 310, PAGE 181, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), AND IN VOLUME 310, PAGE 187 (O.R.B.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTH CORNER, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 47, THE WEST CORNER OF SAID 16.6 ACRES TRACT AND FOR THE SOUTH CORNER OF A CALLED 27.976 ACRE TRACT OF LAND, DESCRIBED IN A QUILTS AND DEED TO THEODORE HENRY FRIEND, RECORDED IN VOLUME 1887, PAGE 63, BEING THE SAME 27.976 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THEODORE H. FRIEND, RECORDED IN VOLUME 686, PAGE 567 (O.R.B.C.T.), FOR REFERENCE, A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 6.7 ACRES TRACT, BEARS NORTH 42 DEGREES 35 MINUTES 33 SECONDS EAST, 0.38 FEET; THENCE, NORTH 42 DEGREES 30 MINUTES 58 SECONDS EAST, 810.18 FEET, LEAVING THE SAID NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 47 AND WITH THE SOUTHEAST LINE OF SAID 27.976 ACRE TRACT, TO A POINT FOR THE SOUTH CORNER OF A CALLED 22.16 ACRE TRACT OF LAND, TO GERALD AND CASSANDRA ANDERSON, REFERENCE VOLUME 7180, PAGE 296 (O.R.B.C.T.), FROM WHICH A FENCE POST BEARS SOUTH 32 DEGREES 34 MINUTES 59 SECONDS EAST, 0.57 FEET; THENCE, NORTH 40 DEGREES 41 MINUTES 54 SECONDS EAST, 157.74 FEET, WITH SAID 22.16 ACRE TRACT, TO A 1/2-INCH IRON PIPE FOUND IN SULPHUR BRANCH, A TRIBUTARY OF TURKEY CREEK, SAME BEING THE WEST CORNER OF A CALLED 151.398 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC., RECORDED IN VOLUME 7874, PAGE 169 (O.R.B.C.T.) FOR THE NORTH CORNER OF THE HEREN DESCRIBED TRACT; THENCE, WITH THE MEANDERS OF SULPHUR BRANCH AND SAID 151.398 ACRE TRACT, FOR THE FOLLOWING CALLS: SOUTH 76 DEGREES 12 MINUTES 56 SECONDS EAST, 14.25 FEET; SOUTH 58 DEGREES 07 MINUTES 37 SECONDS EAST, 40.06 FEET; SOUTH 54 DEGREES 50 MINUTES 40 SECONDS EAST, 44.45 FEET; SOUTH 54 DEGREES 50 MINUTES 40 SECONDS EAST, 18.72 FEET; SOUTH 43 DEGREES 11 MINUTES 30 SECONDS EAST, 16.12 FEET; NORTH 78 DEGREES 33 MINUTES 21 SECONDS EAST, 10.78 FEET; SOUTH 75 DEGREES 50 MINUTES 51 SECONDS EAST, 22.01 FEET; SOUTH 04 DEGREES 52 MINUTES 15 SECONDS WEST, 19.26 FEET; SOUTH 27 DEGREES 45 MINUTES 47 SECONDS EAST, 15.71 FEET; SOUTH 15 DEGREES 26 MINUTES 40 SECONDS WEST, 26.40 FEET; SOUTH 33 DEGREES 02 MINUTES 19 SECONDS EAST, 29.54 FEET; SOUTH 33 DEGREES 02 MINUTES 19 SECONDS EAST, 41.69 FEET; SOUTH 46 DEGREES 11 MINUTES 08 SECONDS EAST, 73.22 FEET; SOUTH 25 DEGREES 24 MINUTES 13 SECONDS EAST, 63.20 FEET; SOUTH 30 DEGREES 01 MINUTES 47 SECONDS WEST, 33.70 FEET; SOUTH 23 DEGREES 47 MINUTES 13 SECONDS EAST, 37.13 FEET; AND SOUTH 71 DEGREES 46 MINUTES 13 SECONDS EAST, 78.55 FEET, TO THE INTERSECTION OF SAID SULPHUR BRANCH TRIBUTARY AND TURKEY CREEK, SAME BEING THE COMMON CORNER OF SAID 151.398 ACRE TRACT AND FOR A CORNER IN THE NORTH LINE OF A CALLED 87.332 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC., RECORDED IN VOLUME 7894, PAGE 214 (O.R.B.C.T.); THENCE, WITH THE MEANDERS OF TURKEY CREEK AND SAID 87.332 ACRE TRACT, THE FOLLOWING CALLS: SOUTH 78 DEGREES 06 MINUTES 14 SECONDS WEST, 33.15 FEET; SOUTH 61 DEGREES 30 MINUTES 12 SECONDS WEST, 66.79 FEET; NORTH 78 DEGREES 45 MINUTES 37 SECONDS WEST, 38.82 FEET; SOUTH 78 DEGREES 00 MINUTES 15 SECONDS WEST, 98.17 FEET; SOUTH 69 DEGREES 45 MINUTES 51 SECONDS WEST, 55.38 FEET; SOUTH 71 DEGREES 20 MINUTES 48 SECONDS WEST, 52.21 FEET; SOUTH 68 DEGREES 26 MINUTES 13 SECONDS WEST, 78.43 FEET; SOUTH 64 DEGREES 44 MINUTES 55 SECONDS WEST, 61.23 FEET; SOUTH 29 DEGREES 56 MINUTES 58 SECONDS WEST, 85.06 FEET; SOUTH 27 DEGREES 40 MINUTES 57 SECONDS WEST, 49.19 FEET; SOUTH 31 DEGREES 27 MINUTES 36 SECONDS WEST, 69.76 FEET; SOUTH 36 DEGREES 28 MINUTES 45 SECONDS WEST, 63.71 FEET; TO THE WEST CORNER OF SAID 87.332 ACRE TRACT, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 47, FOR THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT. FOR REFERENCE, A 1/2-INCH IRON ROD FOUND, BEARS SOUTH 43 DEGREES 59 MINUTES 54 SECONDS EAST, 31.61 FEET; THENCE WITH SAID NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 47, NORTH 43 DEGREES 59 MINUTES 56 SECONDS WEST, 371.46 FEET TO PLACE OF BEGINNING AND CONTAINING 6.17 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING PLAT OF EVEN DATE HERewith.

FINAL PLAT
OF
THE RANCH AT TURKEY CREEK
LOT 1, BLOCK 1
VOLUME 13735, PAGE 66
BEING A 6.17 ACRE TRACT
JOHN H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNED BY:
THE RANCH AT HWY 47 L.L.C.
2509 RIVER FOREST DRIVE
BRYAN, TEXAS 7780

SCALE 1"=50' FEBRUARY 10, 2017

GESSNER ENGINEERING

Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com

PLAT REGISTRATION NUMBER:
TYPE F-7481, TABLE F-30181910

COLLIER STATION 979.680.8840
BRIDGEMAN 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

Issue Date: 02-10-17
Drawn By: MN
Checked By: MK
Project Number: 16-0473FP