

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 33, BLOCK 4, ROCK HOLLOW SUBDIVISION AND ALL OF LOT 11A-R, BLOCK 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO AS SHOWN ON THE AMENDING PLAT RECORDED IN VOLUME 3593, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP MARKED 'MCCLURE BROWNE' FOUND ON THE WEST LINE OF LOT 1, BLOCK 1, SOUTHWEST PREMIER AS SHOWN ON THE PLAT RECORDED IN VOLUME 7246, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 33 AND THE SOUTHEAST CORNER OF LOT 32 OF SAID BLOCK 4 (3506/347). 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-72 (N:1D212121.12, E:3536404.61) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009371265982 (CALCULATED USING GEOID12B);

S DD' 09' 48" W ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 275.87 FEET (PLAT CALL: S D3' 02' 4D" W - 275.86 FEET, 35D6/347 & 3593/87) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

THENCE: S 00° 02' 33" W CONTINUING ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 2D0.05 FEET (PLAT CALL: S 02' 55' 25" W — 200.07 FEET, 3593/87) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 45D2' SET ON THE NORTHWEST LINE OF LOT 1, BLOCK A, VILLA MARIA WAL—MART ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 1, COUNTY TEXAS. THE SOUTH CORNER OF SAID LOT 11A—R AND THE EAST CORNER OF LOT 10A, BLOCK 3, CARRIAGE HILLS SUBDIVISION PHASE TWO AS SHOWN ON THE PLAT RECORDED IN VOLUME 3453, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS

N 63' 14' 14" W ALONG THE COMMON LINE OF SAID LOTS 11A-R AND SAID LOT 10A FOR A DISTANCE OF 266.87 FEET (PLAT CALL: N 60' 21' 22" W - 266.89 FEET, 3593/87) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85' 09' 37" FOR AN ARC DISTANCE OF 74.31 FEET (CHORD BEARS: N 12' 33' 52" E - 67.65 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE END POINT OF

THENCE: N 64' 36' 49" W CONTINUING ALONG THE EAST LINE OF GRAY STONE DRIVE FOR A DISTANCE OF 31.79 FEET (PLAT CALL: N 61' 43' 57" W - 31.79 FEET, 3593/87) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING A WEST CORNER OF SAID LOT 11A-R AND THE SOUTH CORNER OF A CALLED 1.972 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 7514, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; ALONG THE COMMON LINE OF SAID LOT 11A-R AND SAID 1.972 ACRE TRACT FOR THE FOLLOWING CALLS:

N 24' 11' 38" E FOR A DISTANCE OF 50.00 FEET (PLAT CALL: N 27' 04' 30" E - 50.01 FEET, 3593/87) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

GROUND APRIL 2018. SEE PLAT PREPARED APRIL 2018, FOR MORE DESCRIPTIVE INFORMATION.

N 62' 24' 57" W FOR A DISTANCE OF 25.25 FEET (PLAT CALL: N 59' 32' 05" W - 25.25 FEET, 3593/87) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05' 45' 51" FOR AN ARC DISTANCE OF 72.93 FEET (CHORD BEARS: N 15' D7' D3" E - 72.90 FEET) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 45D2' FOUND ON THE SOUTH LINE OF SAID LOT 34R. SAID IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE NORTHWEST CORNER OF SAID LOT 11A-R; N 61° 32' 26" W ALONG THE SOUTH LINE OF SAID LOT 34R FOR A DISTANCE OF 61.49 FEET (PLAT CALL: N 58° 4D' 20" W — 66.68 FEET, 3593/87) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE WEST CORNER OF SAID LOT 34R AND THE SOUTH CORNER OF LOT 35 OF SAID BLOCK 1 (3506/347);

THENCE: N 28' 40' 52" E ALONG THE COMMON LINE OF SAID LOTS 34R AND 35 FOR A DISTANCE OF 115.60 FEET (PLAT CALL: N 31' 33' 22" E - 115.47 FEET, 3593/87) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 45D2' FOUND ON THE SOUTH LINE OF ROCK HOLLOW LOOP. SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 34R AND THE EAST CORNER OF SAID LOT 35, AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 49.99 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 183' 42' D6" FOR AN ARC DISTANCE OF 16D.29 FEET (CHORD BEARS: N 81' 23' 26" E - 99.94 FEET) TO 1/2 INCH IRON ROD WITH CAP MARKED 'MCCLURE BROWNE' FOUND MARKING THE NORTHWEST THENCE: N 88' 51' 04" E ALONG THE COMMON LINE OF SAID LOTS 32 AND 33 FOR A DISTANCE OF 135.88 FEET (PLAT CALL: N 88' 15' D6" E - 135.92 FEET, 3506/347) TO THE POINT OF BEGINNING 2.215 ACRES OF LAND, AS SURVEYED ON THE

- otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00009371265982
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C195E, effective May 16, 2012.
- accordance with the City of Bryan Code of Ordinance.

Approximate location of water and sewer lines shown

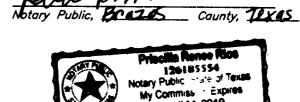
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

shawn an this plat, being the same troct af land as canveyed in the Deeds Recards of Brozas Caunty in Valume 3593, Page 87, and designated herein as Lat 11A-R1, 33R, 34R1, in the City of Bryan, Texas and whase name is subscribed hereta dedicate ta the use af the public farever all streets, alleys, parks, watercaurses, drains, easements and public places herean shawn far the purpases identified.

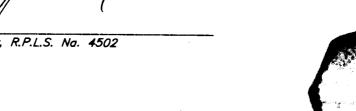
STATE OF TEXAS

Befare me, the undersigned authority, an this day persanally appeared limits limited knawn to me to be the persan whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same far the purpase stated.



CERTIFICATION OF THE SURVEYOR STATE OF TEXAS

from an actual survey of the property and that the property markers and manuments were in the ground, and that the metes and baund describing said subdivisian will describe a



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

, Bennett Hardeman, awner af the 2.215 acre tract shawn an this plat, being the same tract of land as canveyed in the Deeds Recards of Brozas Caunty in Valume 3593, Page 87, and designated herein as Lat 11A-R1, 33R, 34R1, in the City of Bryan, Texas and whase name is subscribed hereta dedicate to the use af the public farever all streets, alleys, parks, watercaurses, droins, easements and public places hereon shawn far the purpases identified.

Bennett Hardeman Bennett Hardeman

STATE OF TEXAS

Befare me, the undersigned authority, an this do personally appeared, sense the transfer was to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same far the purpase stated.



APPROVAL OF THE CITY PLANNER

Martin Zimmermann, the undersigned, City Planner and/ar designated Secretary at the Planning and Zaning

APPROVAL OF THE CITY ENGINEER

l, Way Kaspare, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in campliance with the appropriate codes and ardinances of the City of Bryan and was approved on the 45 day of 350.

Filed for Record

CERTIFICATE OF THE COUNTY CLERK STATE OF TEXAS

COUNTY OF BRAZOS

certificates af authentication was filed far reco By: PT Official Recards of Brozas Caunty in Valume ____

Official Public Records Of: Brazos County Clerk On: 6/6/2018 2:02:18 PM In the PLAT Records Volume - Page: 14715 - 18

Doc Number: 2018 - 1331359 Number of Pages: 1 Amount: 73-00 Order#: 20180606000096

gether with its

LINE TABLE

L1 | 31.79' | N 64' 36' 49" \

L2 | 50.00' N 24' 11' 38"

L3 | 25.25' | N 62' 24' 57" \

L4 | 61.49' | N 61' 32' 26" W

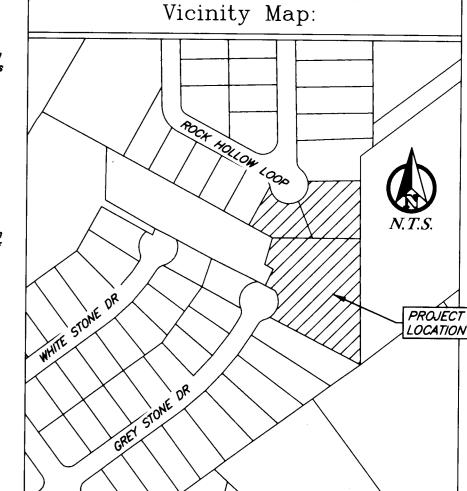
L5 | 2.70' | S 22' 00' 16" E

L7 | 55.88' | N 52' 52' 50" y

S 61' 32' 26" E

5.28'

LINE # LENGTH | DIRECTION



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Mancy Hardeman Properties LLC, awner of the 1.441 acre tract shawn

an this plat, being the same tract of land as canveyed in the Deeds Recards of Brazas County in

Valume 3593, Page 87, and designated herein as Lot 11A-R1, in the City of Bryan, Texas and whase name is subscribed hereta dedicate to the use of the public

farever all streets, alleys, parks, watercaurses, drains

easements and public places herean shawn far the

Befare me, the undersigned authority, an this day personally appeared, Nation Hovels me known to me to

be the person whose name is subscribed to the foregoing

instrument, and acknowledged to me that he executed the

County, Texas

STATE OF TEXAS

STATE OF TEXAS

same far the purpase stated.

FINAL PLAT

Rock Hollow Block 4 Lots 34R1 & 33R & Carriage Hills Ph. 2 Block 3 Lot 11A-R1

Being an Amending Plat of Rock Hollow Subdivision Block 4, Lot 33, 34R & Carriage Hills Ph. 2 Subdivision Block 3, Lot 11A-R

~2.215 Acres Bryan, Brazos County, Texas

May 2018

Owner:
Nancy & Bennett Hardeman 1820 Gray Stone Dr Bryan, TX 77845-5840

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803

979-268-3195

🦋 🎉 J4 Engineerin PO Box 5192 Bryan, TX 77805 *979-739-0567* TBPE F-9951

Engineer:

General Notes:

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-36 (N:102121221.12; E:3536404.61) and as established by GPS observation.

(Calculated using GEOID12b).

Lot 34R is Zoned (MF) - Multi Family Residential, Lot 33 is Zoned (MF/I) - Multi Family Residential & Industrial, Lot 11A-R is Zoned (R-NC) - Residential Neighborhood Conservation.

All minimum Building setback lines shall be in

CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT C1 | 98.78' | 50.00' | 113' 12' 31" | S 63' 21' 47" C2 | 61.51' | 50.00' | 70° 29' 35" | N 24° 47' 10" E 57.70' 35.33' C3 | 74.31' | 49.99' | 85' 09' 37" | N 12' 33' 52" E 45.94 C4 | 72.93' | 724.92' | 5' 45' 51" | N 15' 07' 03" E

L8 | 41.77' | N 62' 27' 45" W