

ORIGINAL PLAT
 LOT 1, BLOCK 1, SELECT PLAZA SUBDIVISION
 RECORDED IN VOLUME 10671, PAGE 219

RE-PLAT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°56'17" E	91.83'
L2	S 79°56'17" E	35.36'
L3	N 55°03'43" E	307.43'

Doc Bk Vol Ps
 01222780 OR 12534 212

Filed for Record in:
 BRAZOS COUNTY

On: Feb 25, 2015 at 02:18P

As a
 Plat

Document Number: 01222780

Amount \$7.00

Receipt Number - 537181

By:
 Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

I, Karen McQueen, County Clerk of said County, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

As stamped hereon by me,

Feb 25, 2015

Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

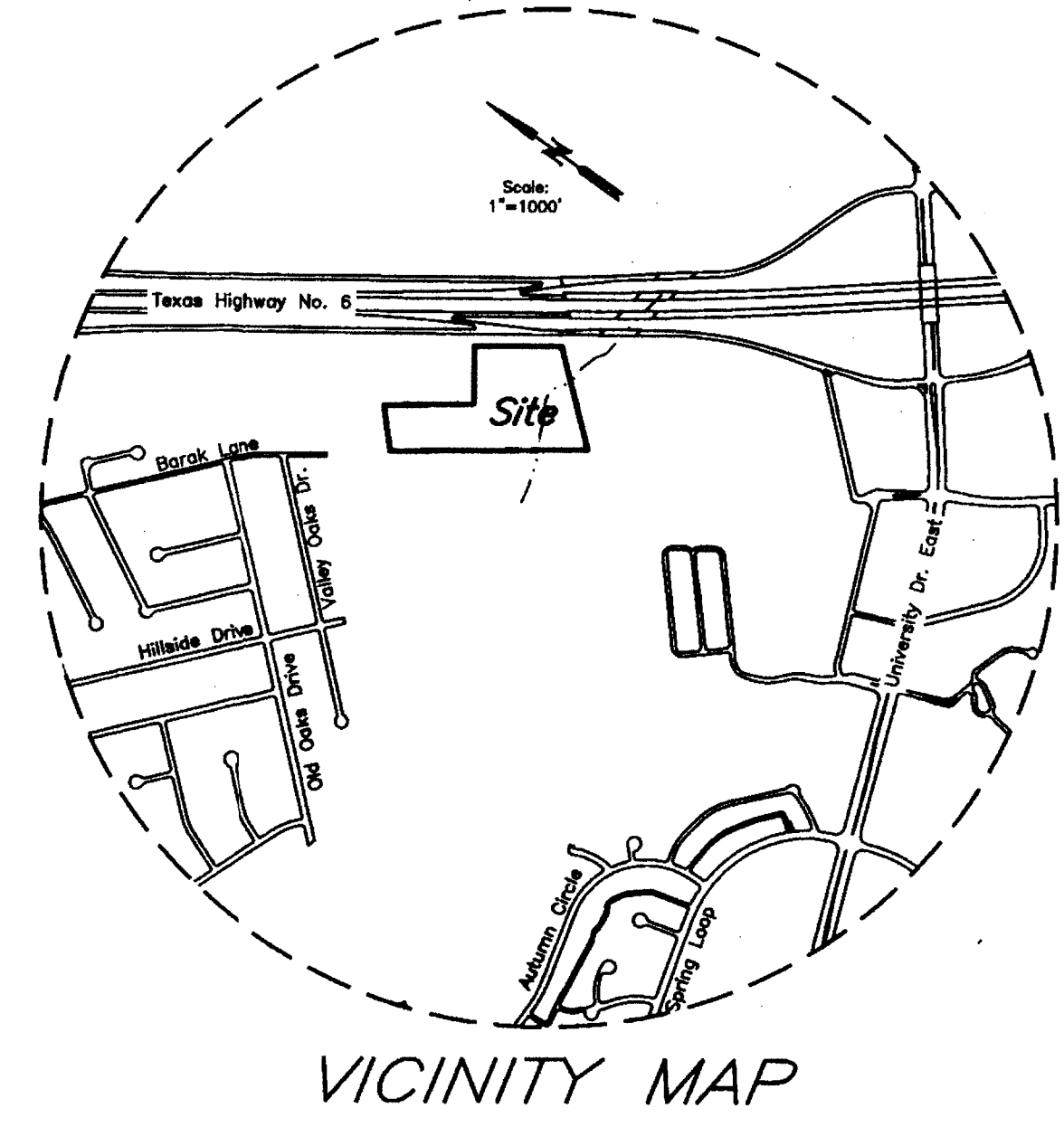
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describing said subdivision will describe a closed area.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650
 12/23/14

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (S 34°56'17" E) of the 10.968 acre tract described in Volume 10086, Page 4 Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215E effective May 16, 2012, a portion of this property is located in the 100-year flood hazard area. Limits shown are based on the FEMA base flood elevations and on the ground survey data.)
 - All setback requirements shall be in accordance with City of Bryan ordinances and regulations.
 - Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 ○ - 1/2" Iron Rod Found
 ● - 5/8" Iron Rod Found
 - Abbreviations:
 P.U.E. - Public Utility Easement
 P.A.E. - Private Access Easement
 Minimum Finish Floor Elevations shall be 2' above the adjacent Flood Plain Elevation.
 - Water service to Lot 2R shall be extended along the State Highway No. 6 frontage road to the common lot line with Lot 1R.
 - Lot 2R shall share the existing private lift station with Lot 1R for sanitary sewer service.



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8 in Bryan, Brazos County, Texas and being all of the 10.968 acre tract described in the deed from Paul Samuel, LLC to Brady Britain and John S. Byers recorded in Volume 10086, Page 4 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the east corner of the said 10.968 acre tract, the north corner of Lot 15, Block 1 GATEWAY SUBDIVISION as recorded in Volume 7945, Page 172 (O.R.B.C.) and being in the southwest right-of-way line of State Highway No. 6 commonly known as Earl Rudder Freeway (right-of-way width varies);

THENCE: S 47° 32' 11" W along the common line of the said 10.968 acre tract and said Lot 15 for a distance of 612.20 feet to a found 5/8-inch iron rod marking the south corner of the tract, the west corner of said Lot 15 and being in the northeast line of the called 50 acre City of Bryan tract recorded in Volume 133, Page 607 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 35° 31' 21" W along the northeast line of the called 50 acre tract and the northeast line of the called 38.7745 acre John Ben Corralba tract recorded Volume 476, Page 555 (B.C.D.R.), said line being common with the southwest line of the said 10.968 acre tract for a distance of 1133.31 feet to a found 1/2-inch iron rod marking the south corner of Lot 1, Block 1 according to the Amending Plat of MCCOY SUBDIVISION as recorded in Volume 2731, Page 291 (O.R.B.C.);

THENCE: N 47° 02' 08" E along the common line of the said 10.968 acre tract and said Lot 1 for a distance of 286.82 feet to a found 1/2-inch iron rod marking the west corner of a 4.15 acre Gilbert Rommel tract recorded in Volume 8500, Page 234 (O.R.B.C.);

THENCE: along the common line of the said 10.968 and 4.15 acre tracts for the following two (2) calls:

- S 35° 46' 51" E for a distance of 513.07 feet to a found 1/2-inch iron rod for corner and
- N 55° 03' 43" E for a distance of 332.43 feet to a found 1/2-inch iron rod for corner in the said southwest right-of-way line of State Highway No. 6;

THENCE: S 34° 56' 17" E along the said State Highway No. 6 line for a distance of 503.95 feet to the POINT OF BEGINNING and containing 10.968 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, Brad Britain owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10671, Page 219 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Brad Britain
 Owner

APPROVAL OF THE CITY PLANNER

I, North Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 25th day of January, 2015.

North Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. HICKLE, Chairman 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 15th day of July, 2015, and same was duly approved on the 25th day of January, 2015, by said Commission.

A.S. Hickle
 Chairman, Planning and Zoning Commission

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brad Britain, 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 25th day of December, 2014.

Michelle Bannister
 Notary Public, Brazos County, Texas

CERTIFICATION BY 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 certificate of authentication was filed for record in my office the 25th day of January, 2015, in the Official Records of Brazos County, Texas in Volume 10671, Page 219.

Karen McQueen
 County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 25th day of January, 2015.

W. Paul Wagner
 City Engineer, Bryan, Texas

RE-PLAT

LOT 1R & 2R, BLOCK 1 SELECT PLAZA SUBDIVISION

ORIGINALLY RECORDED IN V.10671, P.219

10.968 ACRES

RICHARD CARTER LEAGUE, A-B
 BRYAN, BRAZOS COUNTY, TEXAS

JULY 2013
 SCALE: 1" = 100'

Owner:
 Re/Max Select
 4101 Texas Avenue South
 Bryan, TX 77812
 (979) 846-1995

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838