



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 Brittain 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 40° 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 this 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 Carrasba 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 266.82 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:

- 1) S 35° 46' 51" E for a distance of 513.07 feet to a found 1/2-inch iron rod for corner and
- 2) N 5° 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.

Lot 1, Block 1
5.03 Acres
Amending Plat of
McCoy Subdivision
Vol. 2731, Pg. 291

Lot 15, Block 1
5.549 Acres
Gateway Subdivision
Vol. 7945, Pg. 172

Called 37.7745 Acres
Now or Formerly
John Ben Carrasba
Vol. 476, Pg. 555

Called 50 Acres
Now or Formerly
City of Bryan
Vol. 133, Pg. 607

Doc. No. 01119873
Bk. DR
Vol. 10671
Pg. 219

Filed for Record in: BRAZOS COUNTY
On: May 14, 2012 at 09:57A
As a Plat
Document Number: 01119873
Amount: 63.00
Receipt Number: 437916
By: Victoria Elliott

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karan McQueen, County Clerk, in and for 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.
May 14, 2012
Karan McQueen, Brazos County Clerk
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Brady Brittain, 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 , Page 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.

Owner: Brady Brittain

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, Karan 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 14th day of May, 2012, in the Official Records of Brazos County, Texas in Volume 10671, Page 219.

Karan McQueen
County Clerk, Brazos County, Texas
By: Victoria Elliott

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Michael Bachelderff, 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 21st day of May, 2012, and same was duly approved on the 16th day of May, 2012, by said Commission.

Michael Bachelderff
Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Brady Brittain, 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 purposes stated, given under my hand and seal on this 15th day of March, 2012.

Victoria Elliott
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, Karin Russell, 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 14th day of May, 2012.

Karin Russell
City Planner, Bryan, 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 14th day of May, 2012.

W. Paul Taylor
City Engineer, Bryan, Texas

GENERAL NOTES:
1. 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.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0142 C effective July 2, 1992 and revised to reflect L.O.M.R. effective September 19, 2000, 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.)
Base Flood Elevation: 288.5
3. All setback requirements shall be in accordance with City of Bryan ordinances and regulations.
4. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
o - 1/2" Iron Rod Found
o - 5/8" Iron Rod Found
5. Abbreviations:
P.U.E. - Public Utility Easement

FINAL PLAT

**LOT 1, BLOCK 1
SELECT PLAZA
SUBDIVISION**

10.968 ACRES

**RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS**

APRIL, 2011
SCALE: 1" = 60'

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

MB

