

METES AND BOUNDS DESCRIPTION LOTS 16 AND 18 STONEBRIER SUBDIVISION, PHASE ONE

BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 16 AND 18, STONEBRIER SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13398, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF RIVERSTONE DRIVE (70' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 18 AND THE NORTH CORNER OF LOT 1, STONEBRIER SUBDIVISION, PHASE ONE. COORDINATE'S AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLAIN CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W (Y:10242882.810; X:3554386.822) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011431581 (CALCULATED USING GEOID 12B).

THENCE: S 31° 27' 00" W ALONG THE COMMON LINE OF SAID LOT 18 AND SAID LOT 1 FOR A DISTANCE OF 15.91 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTHWESTERLY LINE OF SOUTH STONECREST COURT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG THE NORTHWESTERLY LINE OF SOUTH STONECREST COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149° 53' 03" FOR AN ARC DISTANCE OF 130.80 FEET (CHORD BEARS: S 46° 30' 29" W - 96.57 FEFT) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF SAID LOT 18 AND AN EAST CORNER OF LOT 17;

THENCE: N 49° 20' 42" W ALONG THE COMMON LINE OF SAID LOT 18 AND SAID LOT 17 FOR A DISTANCE OF 102.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 17 AND THE EAST CORNER OF SAID LOT 16;

THENCE: S 42° 05' 41" W ALONG THE COMMON LINE OF SAID LOT 16 AND SAID LOT 17 FOR A DISTANCE OF 56.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF SAID LOT 16 AND THE EAST CORNER OF LOT 14;

THENCE: N 47° 54' 19" W ALONG THE COMMON LINE OF SAID LOT 16 AND LOT 14 FOR A DISTANCE OF 118.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET JN THE SOUTHEAST LINE OF SOUTH STONECREST COURT MARKING THE WEST CORNER OF SAID LOT 16 AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 775.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF SOUTH STONECREST COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 55' 17" FOR AN ARC DISTANCE OF 53.04 FEET (CHORD BEARS: N 35° 04' 18" E - 53.03 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70° 05' 39" FOR AN ARC DISTANCE OF 30.58 FEET (CHORD BEARS: N 68° 09' 29" E - 28.71 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC. CAP MARKED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF RIVERSTONE DRIVE MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUTNERCLOCKWISE CURVE HAVING A RADIUS OF 678.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF RIVERSTONE DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 57' 13" FOR AN ARC DISTANCE OF 11.28 FEET (CHORD BEARS: S 77° 16' 19" E - 11.28 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING

S 77° 44' 55" E FOR A DISTANCE OF 52.71 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 522.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19' 13' 41" FOR AN ARC DISTANCE OF 175.18 FEET (CHORD BEARS: S 68° 08' 05" E - 174.36 FEET) TO THE POINT OF BEGINNING CONTAINING 0.481 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND

				CURVE TABLE		
	CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
	C1	50.00'	149 53 03"	130.80'	S 46° 30′ 29″ W	96.57
	C2	775.00	3° 55' 17"	53.04'	N 35° 04' 18" E	53.03'
,	С3	25.00'	70° 05′ 39″	30.58'	N 68° 09' 29" E	28.71
	C4	678.00'	0 57 13"	11.28'	S 77' 16' 19" E	11.28'
-	C5	522.00'	19° 13' 41"	175.18'	S 68' 08' 05" E	174.36'

	LINE	TABLE
LINE #	LENGTH	DIRECTION
L1	15.91	N 31° 27' 00" E

FINAL PLAT

Vicinity Map

CITY OF BRYAN

PROJECT

LOCATION

CITY LIMITS

General Notes:

Coordinates and Bearing System shown herein are NAD83 (Texas State Plain Central Zone Grid North) based on the published coordinates of the City of Bryan control monument SWG A-53-W

(Y:10242882.810; X:3554386.822) and as established

Distances shown herein are grid distances. To obtain

factor of 1.00011431581 (calculated using GEOID12B).

1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all exterior corners

This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No.

Maintenance easements shown hereon shall be

perpetual private access easements in favor of the lots on which a zero lot line/patio homes are planned at the boundaries to which these easements

5. All utilities shown hereon are approximate locations. 6. This property is Zoned (PD-H), Planned

surface distances multiply by a combined scale

from GPS observation.

unless otherwise noted

are adjacent.

48041C0305F, effective April 2, 2014.

7. The topography shown is from GIS Data.

N.T.S.

Stonebrier, Phase 1 Lots 16R & 18R

Being a Replat of Stonebrier, Phase 1 Lots 16 & 18 ~ 0.481 Acres Bryan, Brazos County, Texas

Aug 2019

Gary & Cynthia Mechler 4698 South Stonecrest Count Bryan, Tx, 77808

Owner:

4648 South Stonecrest Count

Bryan, Tx, 77808

Surveyor: Kerr Surveying LLC

409 N. Texas Ave.

Bryan, TX 77803 979-268-3195

TBPLS 10018500

J4 Engineering PO Box 5192 1179 Joint Venture Bryan, TX 77805

> 979-739-0567 TBPE F-9951

Engineer:

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Gary and Cynthia Mechler, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the

Given under my hand and seal on this 27th day of Leckmber, 2019.

JENNIFER R GOTT Notary Public, STATE OF TEXAS My Commission Expires 04/17/2023 1.0.# 1154239-6

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

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

I, Brad Kerr, Registered Professional Land Surveyor No. 6410, 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 on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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STATE OF TEXAS COUNTY OF BRAZOS

City Planter

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Before me, the undersigned authority, on this day personally appeared, Mark Carrabba, 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 19th day of august, 2019. JENNIFER R GOTT Notary Public, STATE OF TEXAS My Commission Expires 04/17/2023 I.D.# 1154289-6

APPROVAL OF THE CITY PLANNER

Martin Zinneman, 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 the day of ordinances. ". 2019.

County Clerk, Brazos County, Texas Karen Mc Queen

APPROVAL OF PLANNING AND ZONING COMMISSION

Chair, Planning & Joning Commission, Bryan, Texas

Official Public Records Of:

On: 10/8/2019 9:29:10 AM

Doc Number: 2019 – 1374694

Volume - Page: 15621 - 284

Brazos County Clerk

In the PLAT Records

Number of Pages: 1 Amount: 73.00

By: MO

Order#: 20191008000012

I, Boby 6 - 1: ere 7 ..., 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 4th day of _______, 2011 and same was duly approved on the day of _______, 2011 by said Commission.

d county, do hereby certify that this plat together with

my office the ____, day of ______, _____ Page ____.