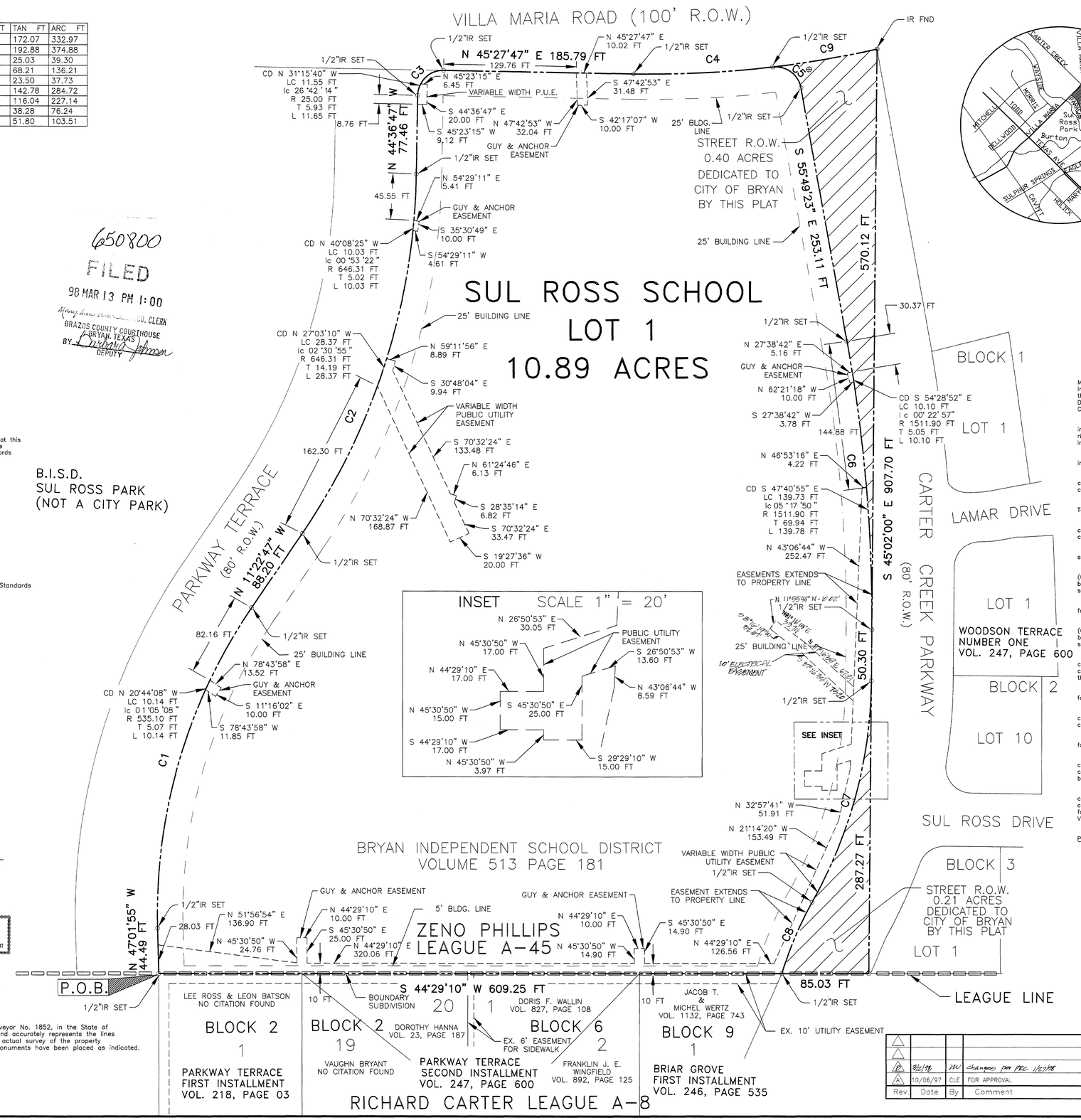
NUMBER	CHORD BEARING	CHORD FT	DELTA	RAD. FT	TAN FT	ARC FT
C1	N 29°12'21" W	327.62	35°39'08"	535.10	172.07	332.97
C2	N 27°59'47" W	369.65	33°14'00"	646.31	192.88	374.88
C3	N 00°25'30" E	35.38	90°04'34"	25.00	25.03	39.30
C4	N 41°35'10" E	136.11	07°45'14"	1006.52	68.21	136.21
C5	N 80°56'35" E	34.25	86°28'04"	25.00	23.50	37.73
C6	S 50°25'41" E	284.29	10°47'23"	1511.90	142.78	284.72
C7	S 30°36'04" E	224.75	28°51'52"	450.88	116.04	227.14
C8	S 22°37'11" E	76.08	12°54'07"	338.56	38.28	76.24
C9	N 34°45'47" E	103.47	05°53'32"	1006.52	51.80	103.51



650800

FILED

98 MAR 13 PM 1:00

BRAZOS COUNTY COURTHOUSE BRYAN, TEXAS

BY Barbara Johnson DEPUTY

B.I.S.D.
SUL ROSS PARK
(NOT A CITY PARK)

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, P.E., Development 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.

Linda Huff, P.E., Development Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY ANN WARD, 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 13th day of March, 1998, in the Official Records of Brazos County, Texas, in Volume 3252, Page 337.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Ward by Barbara Johnson, Deputy Clerk
Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, Joey Dunn, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Joey Dunn, City Planner
City of Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan Independent School District owners and developers of the tract, shown on this plat, and designated herein as the Sul Ross School Site Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike Kresznik known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 21st day of January, 1998

Lois M. Jeske
Notary Public in and for the State of Texas

Printed Name: Lois M. Jeske
My Commission Expires: 1-23-2001

LOIS M. JESKE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 1-23-2001

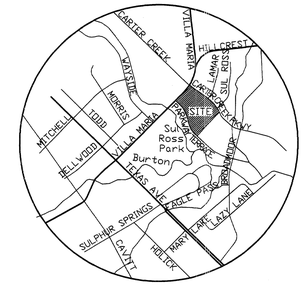
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, A. W. Kessler, Registered Professional Land Surveyor No. 1852, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that monuments have been placed as indicated.

A. W. Kessler
R.P.L.S. No. 1852

STATE OF TEXAS REGISTERED A. W. KESSLER 1852 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

NOTE: DIMENSIONS TYING EASEMENTS TO PROPERTY CORNERS ARE CHORD DISTANCES

NOTE: THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY F.E.M.A.–FIRM COMMUNITY PANELS NO. 48041C0141 C AND 48041C0142 C, JULY 2, 1992.

NOTE: BASIS OF BEARING IS THE SOUTHEAST LINE OF THE SUL ROSS SCHOOL SUBDIVISION CALLED S 44°29'10" W IN VOL. 207, PG. 95

NOTE: ALL MONUMENTS ARE 1/2" IRON RODS

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 and being a portion of that same 11.50 acre tract conveyed from the City of Bryan to the Bryan Independent School District as described by deed recorded in VOLUME 513, PAGE 181 of the Deed Records of Brazos County, Texas, said 10.89 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set marking the southwest corner of said tract and lying in the southeast line of the Zeno Phillips League, Abstract No.45, said corner lying in the northeast right-of-way line of Parkway Terrace, also being the northwest corner of Parkway Terrace, First Installment, as depicted by plat recorded in VOLUME 218 PAGE 03 of said Deed Records.

THENCE N 47° 01' 55" W – 44.49 feet with Parkway Terrace right-of-way line to a 1/2" iron rod set for the beginning of a curve to the right.

THENCE in a northeasterly direction for a distance of 332.97 feet along the arc of said curve (Curve data: central angle = 35° 39' 08", radius = 535.10 feet, tangent = 172.07 feet, the chord bears N 29° 12' 21" W – 327.62 feet) to a 1/2" iron rod set for end of said curve.

THENCE N 11° 22' 47" W – 88.20 feet with the east right-of-way line of Parkway Terrace to a 1/2" iron rod set for the beginning of a curve to the left.

THENCE in a northwesterly direction for a distance of 374.88 feet along the arc of said curve (Curve data: central angle = 33° 14' 00", radius = 646.31 feet, tangent = 192.88 feet, the chord bears N 27° 59' 47" W – 369.65 feet) to a 1/2" iron rod set for end of said curve.

THENCE N 44° 36' 47" W –77.46 feet with said east right-of-way line to a 1/2" iron rod set for the beginning of a curve to the right.

THENCE in a northeasterly direction for a distance of 39.30 feet along the arc of said curve (Curve data: central angle = 90° 04' 34", radius = 25.00 feet, tangent = 25.03 feet, the chord bears N 00° 25' 30" E –35.38 feet) to a 1/2" iron rod set for end of said curve, and lying in the southeast right-of-way of Villa Maria Road.

THENCE N 45° 27' 47" E –185.79 feet with said right-of-way line to a 1/2" iron rod set for the beginning of a curve to the left.

THENCE in a northeasterly direction for a distance of 136.21 feet along the arc of said curve (Curve data: central angle = 07° 45' 14", radius = 1006.52 feet, tangent = 68.21 feet, the chord bears N 41° 35' 10" E – 136.11 feet) to a 1/2" iron rod set for end of said curve, and lying in the southeast right-of-way of Villa Maria Road.

THENCE in a northeasterly direction for a distance of 37.73 feet along the arc of said curve (Curve data: central angle = 86° 28' 04", radius = 25.00 feet, tangent = 23.50 feet, the chord bears N 80° 56' 35" E – 34.25 feet) to a 1/2" iron rod set for end of said curve, and lying in the southwest right-of-way line of Carter Creek Parkway.

THENCE S 55° 49' 23" E –253.11 feet with said right-of-way line to a 1/2" iron rod set for the beginning of a curve to the right.

THENCE in a southeasterly direction for a distance of 284.72 feet along the arc of said curve (Curve data: central angle = 10° 47' 23", radius = 1511.90 feet, tangent = 142.78 feet, the chord bears S 50° 25' 41" E – 284.29 feet) to a 1/2" iron rod set for end of said curve.

THENCE S 45° 02' 00" E – 50.30 feet with said right-of-way line to a 1/2" iron rod set for the beginning of a curve to the right.

THENCE in a southeasterly direction for a distance of 227.14 feet along the arc of said curve (Curve data: central angle = 28° 51' 52", radius = 450.88 feet, tangent = 116.04 feet, the chord bears S 30° 36' 04" E –224.75 feet) to a 1/2" iron rod set for end of said curve and the beginning of a curve to the left.

THENCE in a southeasterly direction for a distance of 76.24 feet along the arc of said curve (Curve data: central angle = 12° 54' 07", radius = 338.56 feet, tangent = 38.28 feet, the chord bears S 22° 37' 11" E – 76.08 feet) with said right-of-way to a 1/2" iron rod set for corner in the northwest line of Briar Grove, First Installment, as depicted by plat recorded in VOLUME 246, PAGE 535 of said Deed Records.

THENCE S 44° 29' 10" W – 609.25 feet with said line and its prolongation to the PLACE OF BEGINNING and containing 10.89 acres.

SYMBOL LEGEND

- SAN. SEWER MANHOLE
- POWER POLE
- GUY & ANCHOR

MDG
MUNICIPAL DEVELOPMENT GROUP
203 HOLLEMAN DRIVE EAST
COLLEGE STATION, TEXAS 77840
(409)693-5359
Engineering · Planning · Surveying

A
FINAL PLAT
OF THE
SUL ROSS SITE SUBDIVISION
11.50 ACRES
ZENO PHILLIPS LEAGUE, A – 45
BRAZOS COUNTY, TEXAS

Prepared for:
BRYAN INDEPENDENT SCHOOL DISTRICT
C/O MIKE KRISTYNIK
101 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803 (409) 361-5236

Scale: 1" = 50' Sheet: 1 OF 1
Date: 06 OCTOBER, 1997
Drawn By: CLE

Rev.	Date	By	Comment
1			
2			
3	8/12/98	NW	changes per PEC 1/12/98
4	10/06/97	CLE	FOR APPROVAL

M.D.G. No. 2749 – 000649

54.904

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