



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I (We), BCS LANDMARK DEVELOPMENTS, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 14056, Page 160, 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 for the purposes identified.

Justin Dockins  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin Dockins known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 22 day of September, 2017

Louise Sawyer  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, 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 22 day of September, 2017.

[Signature]  
 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 22 day of September, 2017.

[Signature]  
 City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, Bobby Cochran, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 22 day of September, 2017, and same was duly approved on the 22 day of September, 2017, by said Commission.

[Signature]  
 Chairman, Planning & Zoning Commission, Bryan, Texas

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 0.744 ACRE TRACT  
 J. E. SCOTT LEAGUE, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.74 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CATHY E. GOSS RECORDED IN VOLUME 13683, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.74 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED IN VOLUME 2775, PAGE 325 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 FOUND (N10218261.86, E:3547512.82) ON THE SOUTHWEST LINE OF SULPHUR SPRINGS ROAD (R.O.W. WIDTH VARIES) MARKING THE WEST CORNER OF SAID 0.74 ACRE TRACT AND THE NORTH CORNER OF A CALLED 0.164 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHERRY BLOSSOM VENTURES, LLC RECORDED IN VOLUME 13360, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A "CROW'S FOOT" FOUND IN CONCRETE BEARS: N 55° 53' 52" E FOR A DISTANCE OF 1.52 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 26° 28' 47" W FOR A DISTANCE OF 4.59 FEET;

THENCE: N 55° 53' 52" E ALONG THE NORTHWEST LINE OF SAID 0.74 ACRE TRACT FOR A DISTANCE OF 168.57 FEET (DEED CALL: N 45° 45' 00" E - 170.00 FEET, 2775/325) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHWEST LINE OF LOT 1-R1, BLOCK 1, SEALE ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 13360, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A "CROW'S FOOT" FOUND IN CONCRETE BEARS: N 55° 53' 52" E FOR A DISTANCE OF 1.52 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 26° 28' 47" W FOR A DISTANCE OF 4.59 FEET;

THENCE: S 30° 31' 13" E ALONG THE SOUTHWEST LINE OF SAID BLOCK 1, AT 41.37 FEET PASS A POINT MARKING THE COMMON CORNER OF LOTS 1-R1 AND 1-R2 OF SAID BLOCK 1 (A 1/2 INCH IRON ROD FOUND BEARS: S 40° 34' 51" W - 0.29 FEET), AT 91.36 FEET PASS A POINT MARKING THE COMMON CORNER OF LOTS 1-R2 AND 1-R3 OF SAID BLOCK 1 (A 1/2 INCH IRON ROD FOUND BEARS: S 75° 02' 27" W - 0.11 FEET), AT 141.35 FEET PASS A POINT MARKING THE COMMON CORNER OF LOTS 1-R3 AND 1-R4 OF SAID BLOCK 1 (A 1/2 INCH IRON ROD WITH CAP MARKED "KRMCCURE RPLS 5650" FOUND BEARS: N 27° 26' 15" E - 0.17 FEET), AT 191.34 FEET PASS A POINT MARKING THE COMMON CORNER OF SAID LOT 1-R4 AND LOT 2, BLOCK 1 OF THE SEALE ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 152, PAGE 125 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (A 1/2 INCH IRON ROD WITH CAP MARKED "KRMCCURE RPLS 5650" FOUND BEARS: N 74° 23' 25" E - 0.58 FEET AND A 1/2 INCH IRON ROD WITH CAP MARKED "KRMCCURE RPLS 5650" FOUND MARKING THE EAST CORNER OF SAID LOT 1-R4 BEARS: N 55° 53' 52" E - 116.98 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 206.76 FEET (DEED CALL: S 39° 54' 39" E - 206.98 FEET, 2775/325) (PLAT CALL BEARING: S 29° 00' 00" E, 13360/85) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE EAST CORNER OF SAID 0.74 ACRE TRACT AND THE NORTH CORNER OF LOT 8, SMITH SUBDIVISION (PLAT, 164/291). FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: S 30° 31' 13" W FOR A DISTANCE OF 313.08 FEET AND THE CITY OF BRYAN CONTROL MONUMENT GPS-108 BEARS: S 89° 29' 35" E FOR A DISTANCE OF 2217.06 FEET;

THENCE: S 55° 39' 48" W ALONG THE COMMON LINE OF SAID 0.74 ACRE TRACT AND SAID LOT 8, AT 1.35 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 142.85 FEET (PLAT CALL: S 57° 13' 00" W - 141.50 FEET, 164/291) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SANDRA DRIVE (50' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID 0.74 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 8, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 02' 10" FOR AN ARC DISTANCE OF 48.03 FEET (CHORD: N 65° 57' 11" W - 48.20 FEET) (DEED CALL CHORD: N 76° 14' 37" W - 46.41 FEET, 2775/325) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.74 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 0.165 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SYED HYDER RECORDED IN VOLUME 8374, PAGE 68 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE END POINT OF SAID CURVE;

THENCE: N 34° 39' 47" W ALONG THE COMMON LINE OF SAID 0.74 ACRE TRACT AND SAID 0.165 ACRE TRACT FOR A DISTANCE OF 16.20 FEET (DEED CALL: N 44° 33' 36" W - 16.27 FEET, 2775/325) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 48° 41' 58" E CONTINUING ALONG THE COMMON LINE OF SAID 0.74 ACRE TRACT AND SAID 0.165 ACRE TRACT FOR A DISTANCE OF 26.64 FEET (DEED CALL: N 38° 16' 25" E - 26.30 FEET, 2775/325) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.165 ACRE TRACT;

THENCE: N 39° 46' 00" W ALONG THE SOUTHWEST LINE OF SAID 0.74 ACRE TRACT FOR A DISTANCE OF 148.88 FEET (DEED CALL: N 49° 45' 12" W - 148.70 FEET, 2775/325) TO THE POINT OF BEGINNING CONTAINING 0.744 OF AN ACRE OF LAND (32,397 SQUARE FEET) AS SURVEYED ON THE GROUND JULY 2017. SEE PLAT PREPARED JULY 2017, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009722 (CALCULATED USING GEOID12B).

**MCINITY MAP**

**FINAL PLAT NOTES:**

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0215F, APRIL 2, 2014.
- BASES OF BEARINGS, 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-107 AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009722 (CALCULATED USING GEOID12B).
- PROJECT BENCHMARK: CITY OF BRYAN CONTROL MONUMENT GPS-108 (PUBLISHED COORDINATES: N:10218158.64; E:3549974.36; ELEV: 314.95').
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 17388, DATED: 05-31-2017. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - ITEM 10c: 5' PUBLIC UTILITY EASEMENT, 166/103, DOES APPLY AS SHOWN HEREON
  - ITEM 10e: EASEMENT TO CITY OF BRYAN, 152/405, DOES NOT CROSS THIS TRACT
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- THE PRIVATE SHARED PARKING & ACCESS EASEMENT SHALL BE MAINTAINED BY LOTS 1-4, BLOCK ONE.
- THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT-5000 (RD-5).

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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 metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]  
 BRAD KERR, RPLS No. 4502

**SURVEYED BY: KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**FINAL PLAT**  
 OF  
**SULPHUR PLACE**  
 LOTS 1-4, BLOCK ONE  
 0.744 ACRES  
 J. E. SCOTT LEAGUE, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: JULY 2017

**OWNER/CLIENT INFORMATION**  
 BCS LANDMARK DEVELOPMENTS, LLC  
 c/o JUSTIN DOCKINS  
 4509 NORTH TEXAS AVENUE  
 BRYAN, TX 77803  
 EMAIL: justindockins@gmail.com

PH: (832) 577-5873  
 FILENAME: 0640FP1A | SCALE: 1"=20'  
 SUBMITTED DATE: 8/2/17  
 REVISIONS: 9/6/17

**POST OFFICE BOX 9253**  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmeengineer.com  
 OFFICE - (979) 764-0704  
 FAX - (979) 764-0704

**RME CONSULTING ENGINEERS**  
 CLIENT NO. PROJECT NO.  
 323 - 0640

TEXAS FIRM REGISTRATION No. F-4695

Filed for Record in:  
 BRAZOS COUNTY

On: Oct 02 2017 at 03:18P

As a  
 Plats

Document Number: 01310350

Amount: 73.00

Receipt Number - 613854

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY  
 as stamped herein by me.  
 Oct 02 2017

Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS Doc Bk Vol Pg  
 01310350 OR 14292 55

COUNTY OF BRAZOS  
 I, Karen 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 day of October, 2017, in the Official Records of Brazos County, Texas, in Volume 14292, Page 55.

Karen McQueen  
 County Clerk, Brazos County, Texas  
 By: Debbie Baxter / Clerk