

### METES AND BOUNDS DESCRIPTION OF A 1.14 ACRES TRACT JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.14 acres, out of the John Austin League, A-2, in Brazos County, Texas, also being the remainder of a called 1.248 acres, owned by Harold W. Sweet and Carmen J. Sweet (Sweet), as recorded in Volume 6601, Page 294 of the Brazos County Official Records (B.C.O.R.), the said 1.14 acres tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast line of a Private 50' Street Reservation (Street Reservation), as recorded in Volume 85, Page 204 of the Brazos County Deed Records (B.C.D.R.), also being a west corner of Lot 1R-R, Block 1, of the Blinn College Subdivision Replat (Blinn), as recorded in Volume 12155, Page 217 of the B.C.O.R.;

**THENCE** along the common line of this tract and the said Blinn tract, the following calls and distances:

South 73°36'58" East, a distance of 210.82 feet to a 1/2" iron rod found for the east corner of this tract, also being an interior corner of the said Blinn tract;

South 16°30'39" West, a distance of 230.14 feet to a 1/2" iron rod found for the south corner of this tract, also being a west corner of the said Blinn tract, also being the east corner of a called 0.1059 acres right-of-way dedication, owned by the City of Bryan (COB), as recorded in Volume 7613, Page 208 of the B.C.O.R., also being a point along the northeast right-of-way of East 29th Street, a variable width right-of-way;

**THENCE** along the common line of this tract, the said COB tract and the said northeast right-of-way of East 29th Street, the following calls and distances:

North 77°00'12" West, a distance of 174.40 feet to an "X" marked in concrete set for a point of curvature of this tract, also being a point along the northeast right-of-way of the said East 29th Street, also being a point along the northeast boundary line of the said COB tract;

Around a curve to the right having a delta angle of 02°04'04", an arc distance of 36.26 feet, a radius of 1004.83 feet, and a chord of North 75°55'27" West, a distance of 36.26 feet to a 1/2" iron rod found for the west corner of this tract, also being the north corner of the said COB tract, also being a point along the northeast right-of-way of the said East 29th Street, also being a point along the southeast boundary line of the said Street Reservation;

**THENCE** along the common line of this tract and the said southeast boundary line of the said Street Reservation, North 16°23'20" East, a distance of 241.90 feet to the PLACE OF BEGINNING containing 1.14 acres.

	SUBJECT PROPERTY LINE		COVERED CONC.
	ELECTRICAL LINE		WATER METER
	CHANNEL FENCE		WATER VALVE
	WOOD FENCE		FIRE HYDRANT
	CHAIN LINK FENCE		ELECTRIC METER
	ORANGE EASEMENT		POWER POLE
	ELECTRICAL EASEMENT		TRANSFORMER
	RIGHT-OF-WAY EASEMENT		GAS METER
	UTILITY EASEMENT		FIRE HYDRANT MARK
	ORANGE BUILDING LINE		STORM MANHOLE
	PLATTED BUILDING LINE		SEPTIC TANK
	RESTRICTION BUILDING LINE		TELEPHONE PEDESTAL
	1/2" IRON ROD FOUND		PROPERTY CORNER
	5/8" IRON ROD WITH ORANGE PLASTIC CAP		EASEMENT CORNER
	MARKED CARLOMAGNO - RPLS 1562 SET		

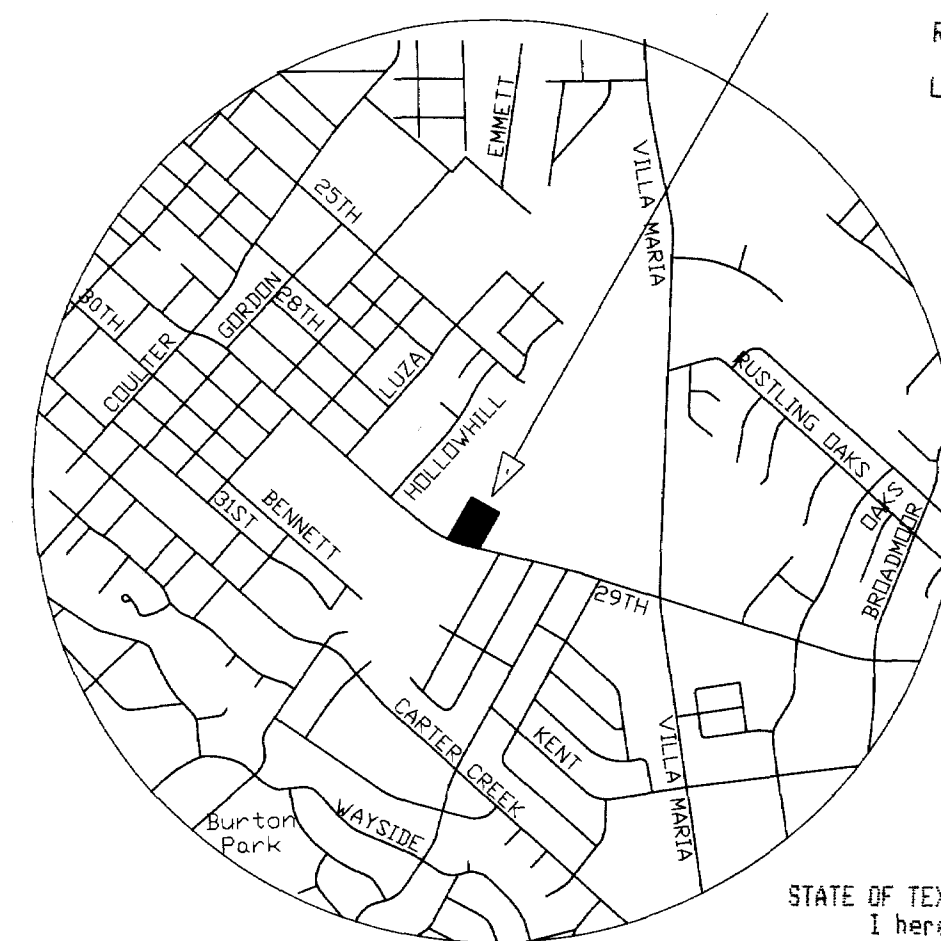
Doc 01282715 Bk DR Vol 13735 Pg 163

Filed for Record in: BRAZOS COUNTY  
On: Dec 01, 2016 at 02:06P

As a Plat  
Document Number: 01282715  
Amount 73.00

Receipt Number - 590158  
By: Lauren Reistino

### PROJECT LOCATION



VICINITY MAP  
NOT TO SCALE

STATE OF TEXAS COUNTY OF BRAZOS  
I 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.  
Dec 01, 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

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 20th day of November, 2016.

*W. Paul Kasper*  
City Engineer, Bryan, Texas

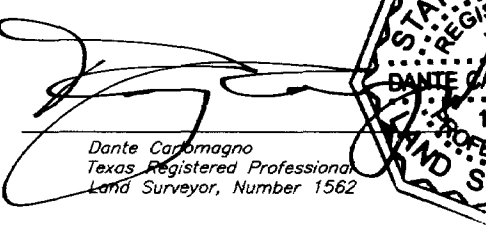
STATE OF TEXAS COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 1st day of Dec 2016.

*Karen McQueen*  
County Clerk, Brazos County, Texas

By: *Lauren Reistino*  
Deputy Clerk

STATE OF TEXAS COUNTY OF BRAZOS  
I, Dante Carlomagno, Texas Registered Professional Land Surveyor, No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric figure.

*Dante Carlomagno*  
Texas Registered Professional Land Surveyor, Number 1562



I, *Harold Sweet*, 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 20th day of November, 2016.

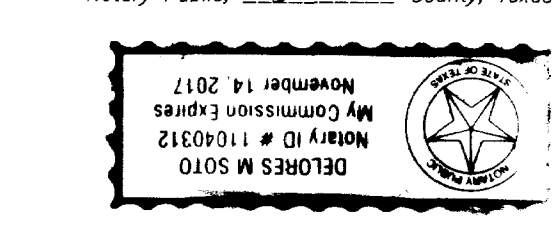
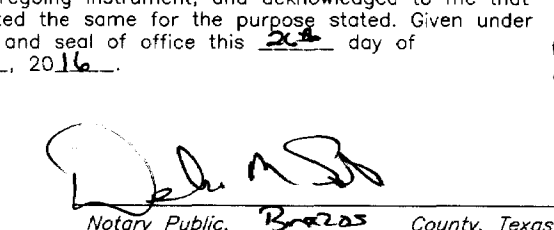
*Harold Sweet*  
City Planner  
Bryan, Texas

I, *Harold Sweet*, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6601, Page 294, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, ditches, easements and public places shown hereon for the purposes identified.

*Harold Sweet*  
OWNER(S)

STATE OF TEXAS COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared *Harold Sweet*, 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 purposes stated. Given under my hand and seal of office this 20th day of Nov 2016.

*Harold Sweet*  
Notary Public, Brazos County, Texas



- Survey Notes:
- The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83, also being rotated from a 1/2" iron rod found for the northwest corner of this tract, rotated to a 1/2" iron rod found for the northeast corner of this tract.
  - All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
  - Subject tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 4804100215F, Dated: April 2, 2014.
  - Drawing Scale is 1"=40'
  - Technician: C. Howard; Field Crew: J. Arevalo

### FINAL PLAT OF LOT 15, BLOCK 12 JOHN AUSTIN LEAGUE, A-2 SWEET'S ENCLAVE 1.14 ACRES CITY OF BRYAN BRAZOS COUNTY, TEXAS

ACREAGE: 1.14 LOCATED IN: JOHN AUSTIN LEAGUE, A-2  
CALLED: LOT 15, BLOCK 12, 1.1421 ACRES  
ALSO BEING: SAME TRACT IN 6601/294  
STREET ADDRESS: 2000 EAST 29TH STREET  
CITY: BRYAN COUNTY: BRAZOS  
SURVEYED FOR: HAROLD W. AND CARMEN J. SWEET  
2000 EAST 29TH STREET  
BRYAN, TX 77802

Carlomagno Surveying, Inc.  
2714 Finleather Road, Bryan, Texas 77801  
PHONE: (979)775-2873 FAX: (979)775-4787  
www.CarlomagnoSurveying.com