

SYMBOL & LINE LEGEND

⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	BACKFLOW PREVENTOR
⊗	ELECTRICAL TRANSFORMER
⊗	ELECTRICAL PULL BOX
⊗	ELECTRICAL METER
⊗	GAS METER
⊗	MANHOLE
⊗	CLEANOUT
⊗	FIRE HYDRANT
⊗	TELEPHONE PEDESTAL
⊗	AREA INLET
⊗	JUNCTION BOX
⊗	POST INDICATOR VALVE
⊗	CURB INLET
---	PROPERTY LINE
---	EASEMENT LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	P.A.E. PUBLIC ACCESS EASEMENT

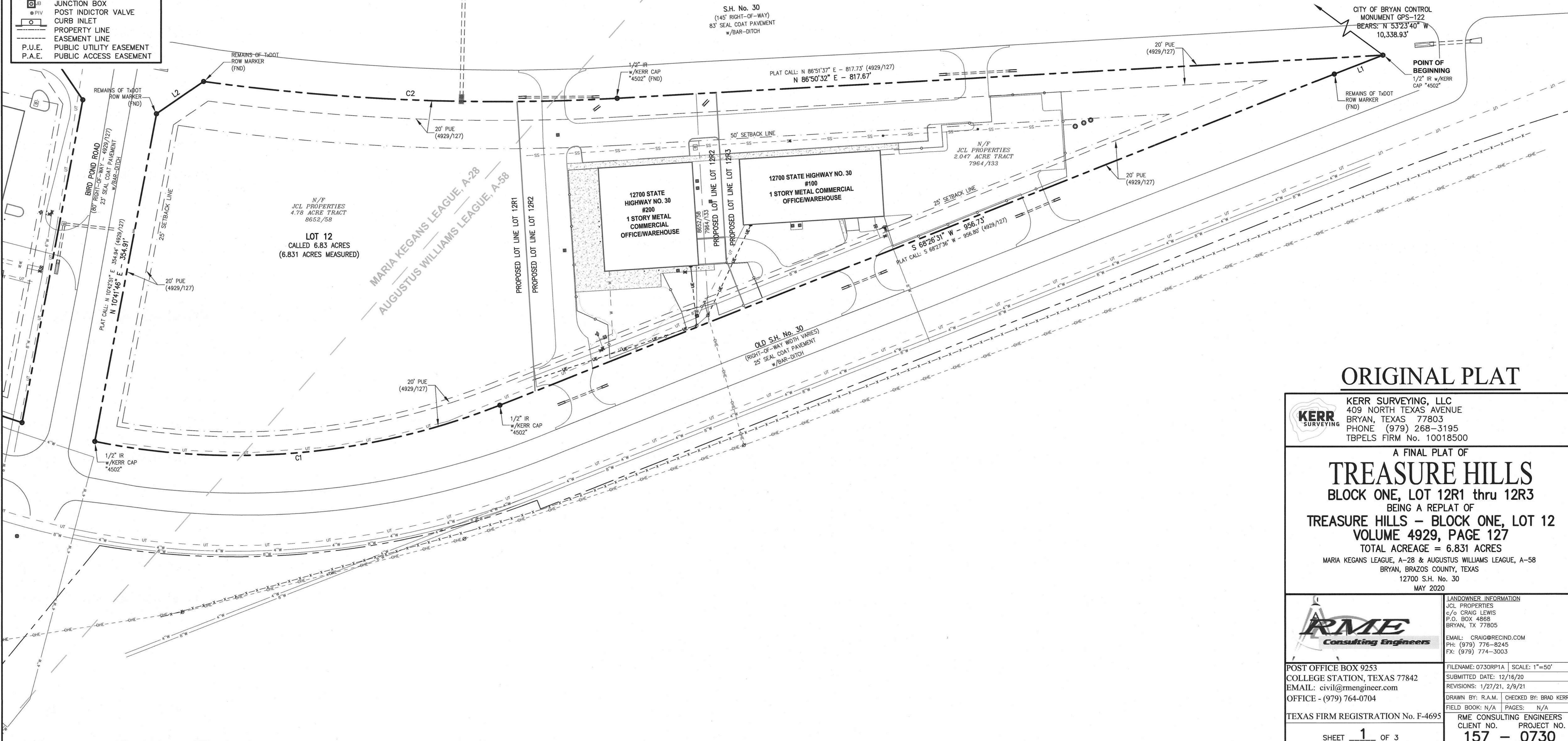
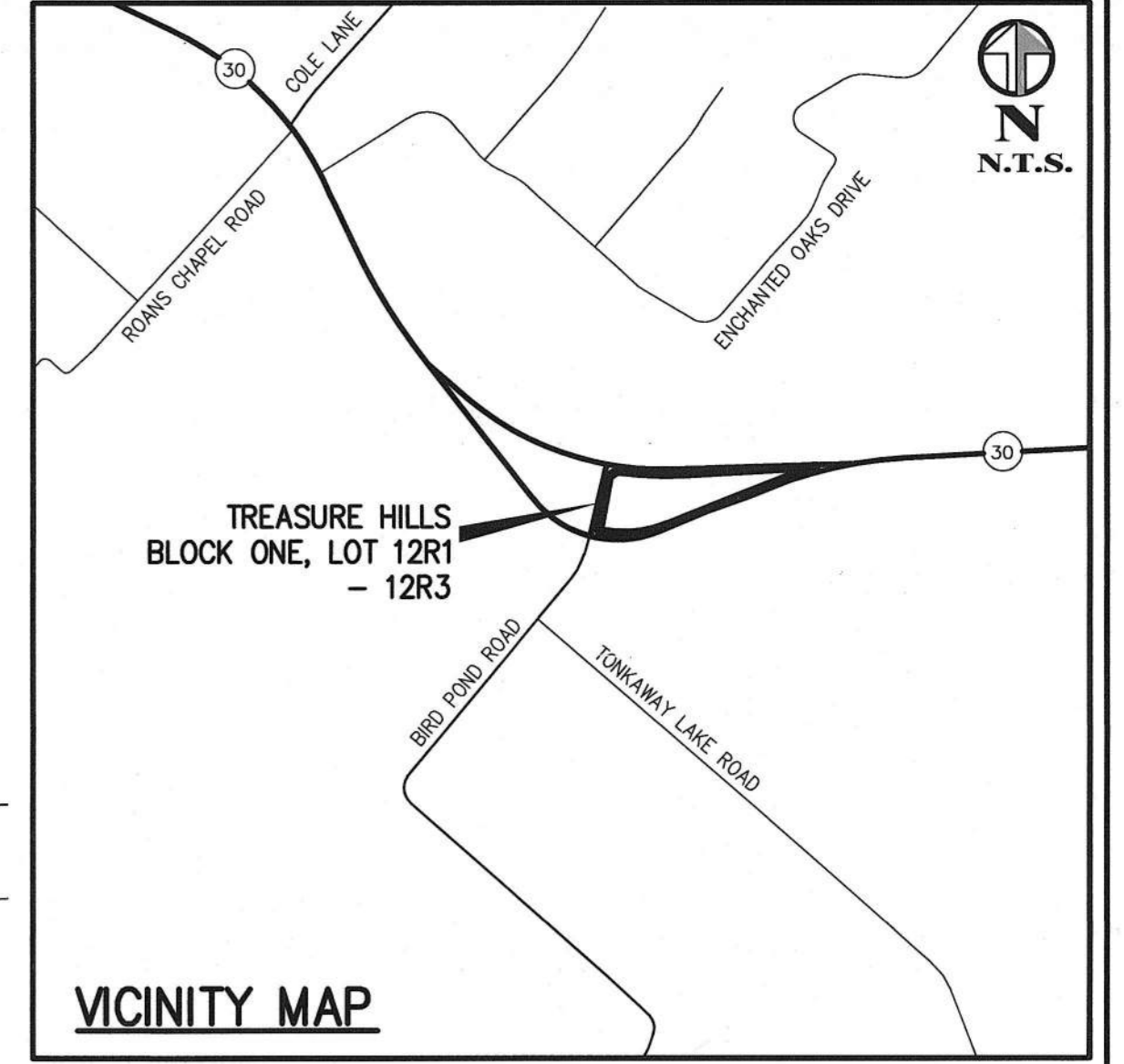
EXTERIOR BOUNDARY DATA

L1
S 68°50'17" W - 55.54'
PLAT CALL: S 68°51'22" W - 55.55' (4929/127)

L2
N 55°41'46" E - 60.75'
PLAT CALL: N 55°42'51" E - 60.75' (4929/127)

C1
R=763.20'
D=33°00'11"
ARC=439.61'
T=226.09'
CHORD=433.56'
BRG=S 84°56'37" W
DEED CALL CHORD:
S 84°57'42" W - 433.60'
4929/127

C2
R=2,292.72'
D=11°02'49"
ARC=442.05'
T=221.71'
CHORD=441.37'
BRG=S 87°38'03" E
PLAT CALL CHORD:
S 87°36'58" E - 441.40'
4929/127



ORIGINAL PLAT

KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

A FINAL PLAT OF
TREASURE HILLS
BLOCK ONE, LOT 12R1 thru 12R3
BEING A REPLAT OF
TREASURE HILLS - BLOCK ONE, LOT 12
VOLUME 4929, PAGE 127
TOTAL ACREAGE = 6.831 ACRES

MARIA KEGANS LEAGUE, A-28 & AUGUSTUS WILLIAMS LEAGUE, A-58
BRYAN, BRAZOS COUNTY, TEXAS
12700 S.H. No. 30
MAY 2020

RME Consulting Engineers

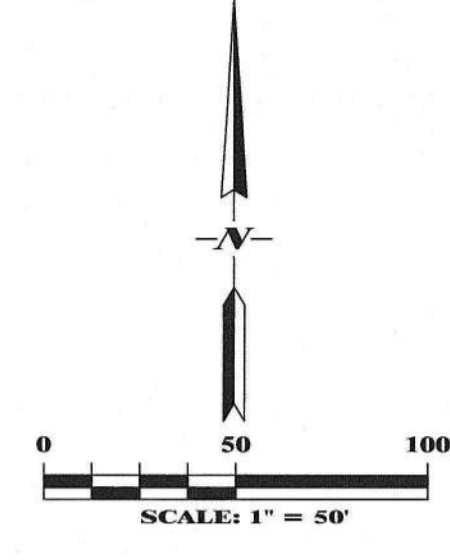
LANDOWNER INFORMATION
JCL PROPERTIES
c/o CRAIG LEWIS
P.O. BOX 4868
BRYAN, TX 77805
EMAIL: CRAIG@RECIND.COM
PH: (979) 776-8245
FX: (979) 774-3003

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

FILENAME: 0730RP1A | SCALE: 1"=50'
SUBMITTED DATE: 12/16/20
REVISIONS: 1/27/21, 2/9/21
DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR
FIELD BOOK: N/A | PAGES: N/A

TEXAS FIRM REGISTRATION No. F-4693
SHEET **1** OF 3

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
157 - 0730



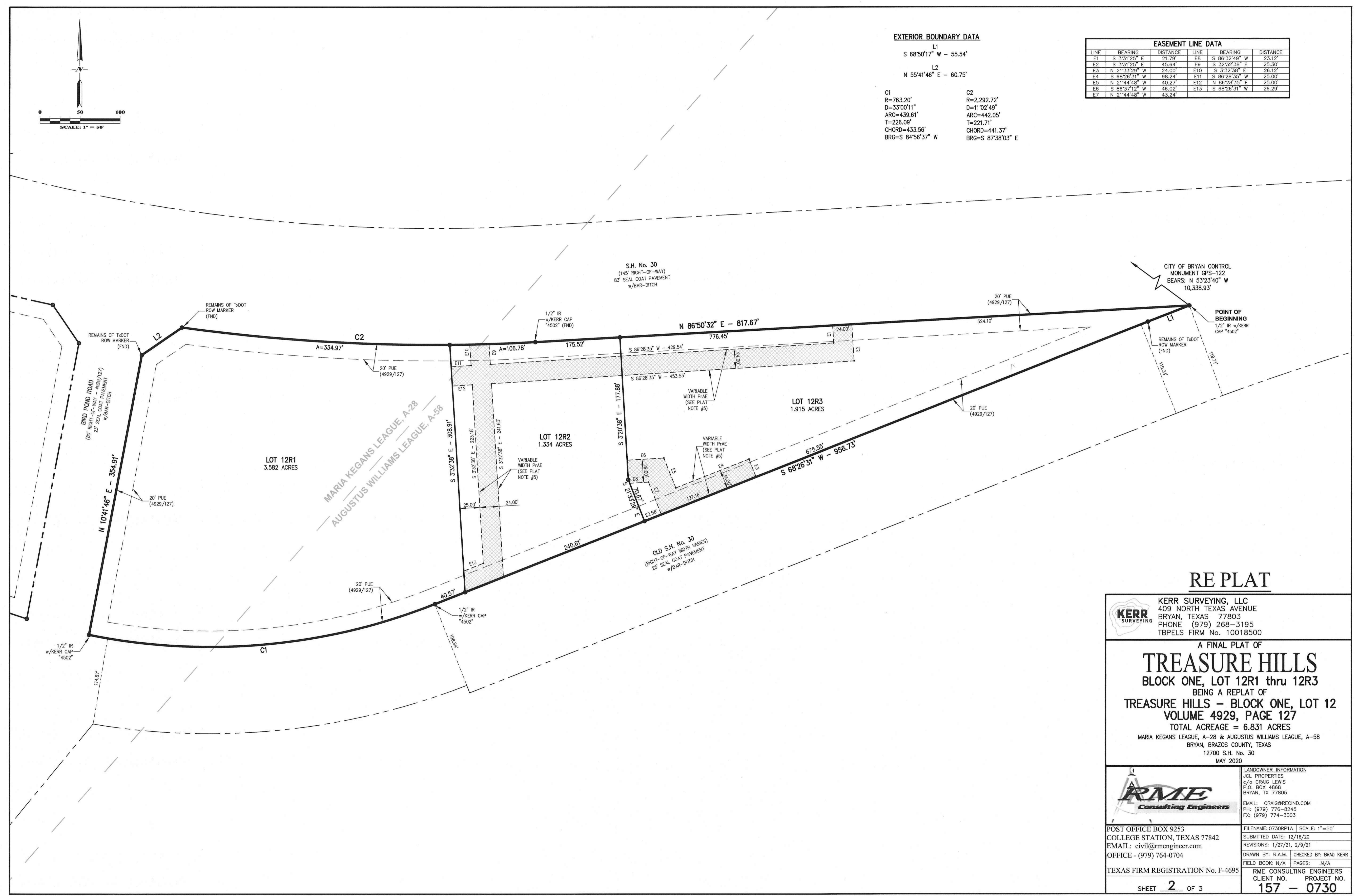
EXTERIOR BOUNDARY DATA

L1
S 68°50'17" W - 55.54'
L2
N 55°41'46" E - 60.75'

C1
R=763.20'
D=33°00'11"
ARC=439.61'
T=226.09'
CHORD=433.56'
BRG=S 84°56'37" W

C2
R=2,292.72'
D=11°02'49"
ARC=442.05'
T=221.71'
CHORD=441.37'
BRG=S 87°38'03" E

EASEMENT LINE DATA					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S 3°31'25" E	21.79'	E8	S 86°32'49" W	23.12'
E2	S 3°31'25" E	45.64'	E9	S 32°32'38" E	25.30'
E3	N 21°33'29" W	24.00'	E10	S 3°32'38" E	26.12'
E4	S 68°26'31" W	98.24'	E11	S 86°28'35" W	25.00'
E5	N 21°44'48" W	40.27'	E12	N 86°28'35" E	25.00'
E6	S 86°37'12" W	46.02'	E13	S 68°26'31" W	26.29'
E7	N 21°44'48" W	43.24'			



RE PLAT

KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

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BEING A REPLAT OF
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POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704	TEXAS FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 157 - 0730

METES AND BOUNDS DESCRIPTION
OF A
6.83 ACRE TRACT
LOT 12
TREASURE HILLS
MARIA KEGANS LEAGUE, A-28
AUGUSTUS WILLIAMS LEAGUE, A-58
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 6.83 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28 AND THE AUGUSTUS WILLIAMS LEAGUE, ABSTRACT NO. 58, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 12, TREASURE HILLS AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 4929, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET (Y:10217006.73, X:3584717.34) ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 (145' R.O.W.) AND THE NORTHWEST LINE OF OLD STATE HIGHWAY NO. 30 (R.O.W. WIDTH VARIES) MARKING THE NORTHEAST CORNER OF SAID LOT 12, FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-122 BEARS: N 53° 23' 40" W A DISTANCE OF 10,338.93 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-244 (Y:10219505.37, X:3580987.00) AND AS ESTABLISHED FROM GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010738 [CALCULATED USING GEOID12B];

THENCE: S 68° 50' 17" W ALONG THE NORTHWEST LINE OF OLD STATE HIGHWAY NO. 30 FOR A DISTANCE OF 55.54 FEET (PLAT CALL: S 68° 51' 22" W - 55.55 FEET, 4929/127, O.P.R.B.C.T.) TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE: S 68° 26' 31" W FOR A DISTANCE OF 956.73 FEET (PLAT CALL: S 68° 27' 36" W - 956.80 FEET, 4929/127, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 763.20 FEET;

THENCE: CONTINUING ALONG THE NORTHWEST LINE OF OLD STATE HIGHWAY NO. 30 (100' R.O.W.) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 00' 11" FOR AN ARC DISTANCE OF 439.61 FEET (CHORD BEARS: S 84° 56' 37" W A DISTANCE OF 433.56 FEET) (PLAT CALL CHORD: S 84° 57' 42" W - 433.60 FEET, 4929/127, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE EAST LINE OF BIRD POND ROAD (80' R.O.W., 4929/127, O.P.R.B.C.T.) MARKING THE SOUTHWEST CORNER OF SAID LOT 12, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF BIRD POND ROAD MARKING THE SOUTHEAST CORNER OF LOT 11 OF SAID TREASURE HILLS BEARS: N 75° 32' 45" W A DISTANCE OF 80.13 FEET;

THENCE: N 10° 41' 46" E ALONG THE EAST LINE OF BIRD POND ROAD FOR A DISTANCE OF 354.91 FEET (PLAT CALL: N 10° 42' 51" E - 354.94 FEET, 4929/127, O.P.R.B.C.T.) TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE: N 55° 41' 46" E FOR A DISTANCE OF 60.75 FEET (PLAT CALL: N 55° 42' 51" E - 60.75 FEET, 4929/127, O.P.R.B.C.T.) TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 2,292.72 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 02' 49" FOR AN ARC DISTANCE OF 442.05 FEET (CHORD BEARS: S 87° 38' 03" E A DISTANCE OF 441.37 FEET) (PLAT CALL CHORD: S 87° 36' 58" E - 441.40 FEET, 4929/127, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE;

THENCE: N 86° 50' 32" E CONTINUING ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 FOR A DISTANCE OF 817.67 FEET (PLAT CALL: N 86° 51' 37" E - 817.73 FEET, 4929/127, O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 6.831 ACRES OF LAND AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

CERTIFICATION OF THE 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.



BRAD KERR, RPLS NO. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), Craig J. Lewis, 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 9052, PAGE 68, 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.




OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Craig J. Lewis 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 21 DAY OF May, 2021.



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED, HOLDER OF A DEED OF TRUST LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY SUBDIVIDED HEREIN, HEREBY JOINS IN THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, AND UTILITY EASEMENTS TO THE PUBLIC AS SET FORTH IN THE OWNER'S CERTIFICATE HEREON.

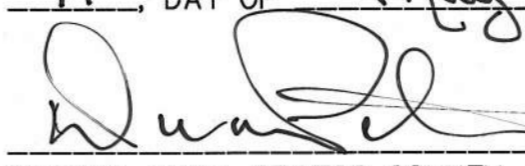
DATED THIS 24 DAY OF May, 2021.



MORTGAGEE

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT


THE SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE

11 DAY OF May, 2021.


COUNTY JUDGE, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER


I, Harlin Zimmermann, 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 21 DAY OF June, 2021.



CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Sam Vannon, 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 June, 2021.



CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/24/2021 3:52:03 PM
In the PLAT Records

Doc Number: 2021-1436820
Volume - Page: 17124-100
Number of Pages: 3
Amount: 73.00
Order#: 20210624000120
By: TD




COUNTY CLERK, IN AND FOR HIS PLAT TOGETHER WITH ITS OR RECORD IN MY OFFICE THE 20 PAGE _____ IN THE OFFICIAL _____ PAGE _____



COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Leo Gonzalez, 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 16 DAY OF December, 2020 AND SAME WAS DULY APPROVED ON THE 25 DAY OF February, 2021 BY SAID COMMISSION.




CHAIRMAN, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

FINAL PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0250E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING:** COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-244 (Y:10219505.37; X:3580987.00) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010738 (CALCULATED USING GEOID12B).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED - KERR '4502') UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS & DEED RESTRICTIONS AND PLAT, 4929/127
- THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH COMMERCIAL USES. EXISTING AND PROPOSED USES WILL BE COMMERCIAL (OFFICE & WAREHOUSE) AND IN ACCORDANCE WITH THE DEED RESTRICTIONS OF THE PROPERTY'S OWNER ASSOCIATION (POA). THE DRIVEWAY, LOCATED IN THE PRIVATE ACCESS EASEMENT (PAE), WILL BE MAINTAINED IN ACCORDANCE WITH THE POA DEED RESTRICTIONS. EXISTING AND PROPOSED UTILITY SERVICES (I.E. WATER, SEWER, SEPTIC, ELECTRIC, COMMUNICATIONS & DRAINAGE) WILL BE MAINTAINED IN ACCORDANCE WITH THE POA DEED RESTRICTIONS.
- UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
- THIS SUBDIVISION IS LOCATED IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
- WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION.
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF BRYAN ETJ AND HAS THEREFORE NOT BEEN ASSIGNED A ZONING DISTRICT.
- EXISTING CONTOURS, ILLUSTRATED IN THE "ORIGINAL PLAT" ARE FROM THE CITY OF BRYAN TOPOGRAPHICAL MAPS.
- ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
- MEASUREMENTS DESIGNATED WITH AN "A=" ARE CHORD DISTANCES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT (OF NO. 134010, DATED: 10-03-2013) AND THE NOTHING FURTHER CERTIFICATES (OF NO. 202610, DATED: 06-28-2020 & 202611, DATED: 06-29-2020) PREPARED BY UNIVERSITY TITLE COMPANY. EXCEPTIONS LISTED IN SAID DOCUMENTS ARE ADDRESSED AS FOLLOWS:
 - EASEMENTS AND BUILDING LINES PER PLAT, 4929/127 (O.P.R.B.C.T.), DO APPLY AS SHOWN HEREON.
 - EASEMENT TO FERGUSON BURLESON GAS GATHERING CO., INC., 3173/76 (O.P.R.B.C.T.), DOES CROSS LOT 11 AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

 KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
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SHEET <u>3</u> OF 3	