

VICINITY MAP
- not to scale -

FIELD NOTES
BLOCK ONE - LOT 3, 1.40 ACRES

Being all that certain tract or parcel of land lying and being situated in Zeno Phillips League A-45, Bryan, Brazos County, Texas and being Lot 3A and Lot 3B of Block One of the TURKEY CREEK ADDITION to the City of Bryan, according to the plat recorded in Volume 2944 Page 193 and Volume 828 Page 580 of the Deed Records of Brazos County, Texas, being more particularly described as follows:

Commencing at Bryan Monument GPS No.54, a brass or aluminum disk set in concrete, located in the northeast intersection of right-of-way of Groesbeck Road and Bittle Lane;

THENCE S 20°00'41" W - 3884.18 feet to a 1/2" steel rod set in concrete found at the most westerly property corner of said lot 3B, same being on the east right-of-way line of Creek Circle; said corner marking the POINT OF BEGINNING;

THENCE N 44°32'19" E - 7.38 feet along said right-of-way line to a 1/2" iron rod found at the corner of a curve to the right;

THENCE 30.89 feet around said curve to the right with a central angle of 70°47'20", a radius of 25.00 feet and whose chord bears N 79°39'13" E - 28.96 feet to a curve to the left, to a 1/2" iron rod found at the corner;

THENCE 148.37 feet around said curve to the left with a central angle of 170°01'08", a radius of 50.00 feet and whose chord bears N 30°02'33" E - 99.62 feet to a 1/2" iron rod found at the corner;

THENCE N 37°22'05" E - 173.25 feet to a 1/2" iron rod found at the corner;

THENCE S 64°46'38" E - 217.78 feet to the center of the sanitary sewer manhole found at the corner;

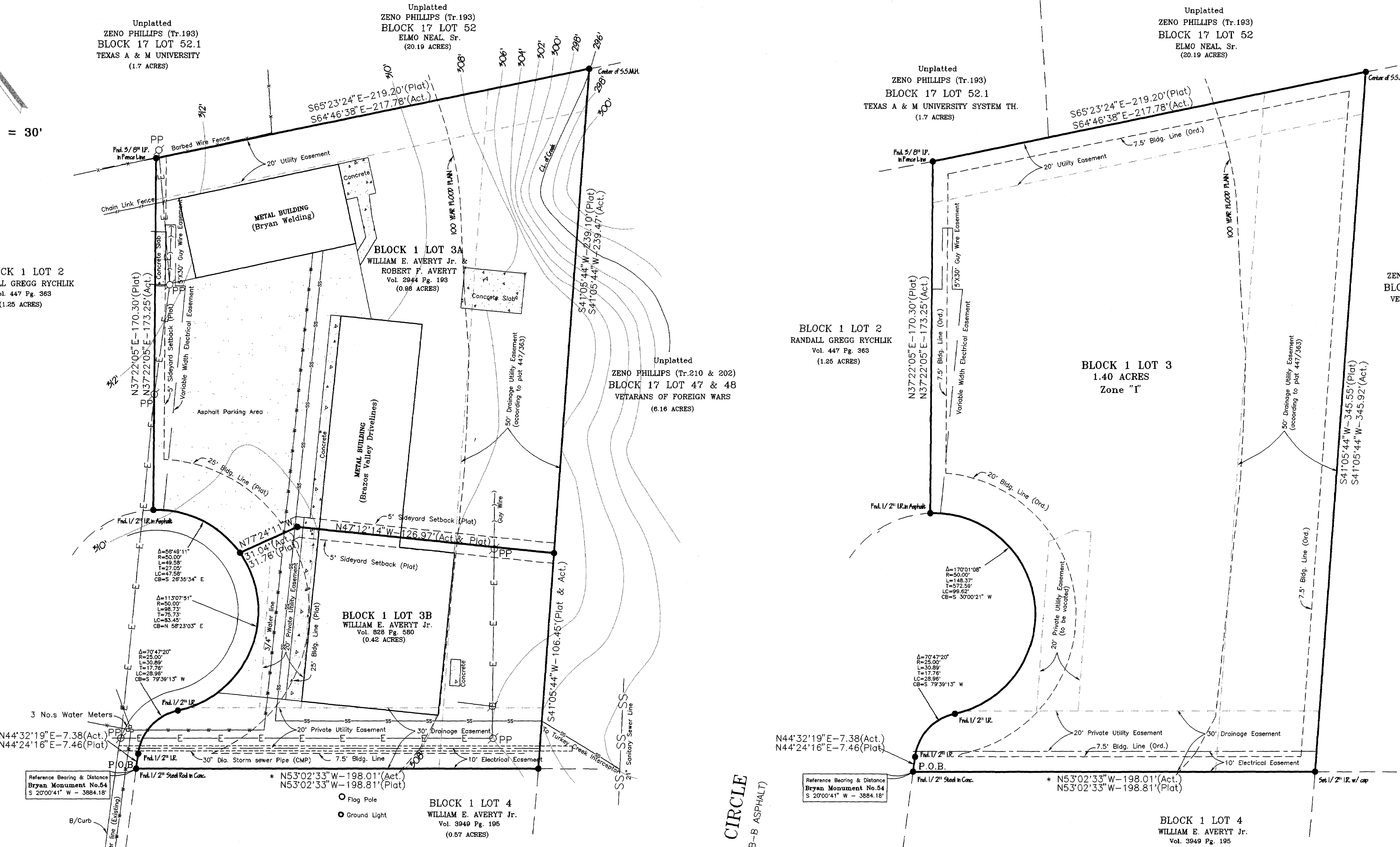
THENCE S 41°05'44" W - 345.92 to a 1/2" iron rod set for corner;

THENCE N 53°02'33" W - 198.01 feet to the POINT OF BEGINNING and containing 1.40 acres of land, more or less, according to a survey made on the ground in February 2001.

0743121

Filed for Record in:
BRAZOS COUNTY, TEXAS
On: May 14, 2001 at 08:28:08
As a
Plat
Document Number: 0743121
Amount: \$5.00
Receipt Number - 172868
By: Barbara Johnson

SWERB ENDS
I hereby certify that this instrument was filed in the office and this stamped return by me was as duly recorded in the Deed and Plat Books of the State of Texas, on May 14, 2001, as stated herein by me.
BARBARA JOHNSON, COUNTY CLERK
BRAZOS COUNTY, TEXAS



REPLAT OF TURKEY CREEK ADDITION BLOCK 1 - LOT 3A & LOT 3B 1.40 Acres

Vol.2944 Pg.193 & Vol.828 Pg.580

ZENO PHILLIPS LEAGUE, A - 45

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'

February 2001

- GENERAL NOTES**
1. Plat bearing used as basis of bearing.
 2. All bearings and distances are actual unless noted otherwise.
 3. Minimum side and rear lot set backs are 7.5 feet as per City of Bryan Ordinance.
 4. Minimum front lot set back is 25.0 feet as per City of Bryan Ordinance.
 5. Proposed building finish floors shall have a minimum elevation of 1 ft. above 100-year floodplain. (min. 309.5 ft.)
 6. 50 ft. Drainage easement is according to the Final Plat of Turkey Creek addition (447/363).
 7. Contours are as currently filed.
 8. Subject property lies in an area designated as I - Industrial.
 9. A part of this property lies within a 100 year flood hazard area as established by the Federal Emergency Management Agency, Community Panel 48041C0141C; Effective date July 2, 1992. 1975 U.S. Corps Turkey Creek Flood Hazard Report shows the 100 year flood plain elevation on Turkey Creek north of FM 2818 as 311 feet. But the updated FEMA maps reflect this reach of Turkey Creek as unshaded 'A' Zone.
- Hence the flood plain was determined by scaling the FEMA 'A' Zone from the centerline of the creek in accordance with topography.
- This establishes the flood plain elevation of 309 ft. on the north end of Lot 3A and 308 ft. on the south end of Lot 3B.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

We, William E. Avery Jr. and Robert F. Avery owners and developers of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to us in the Deed Records of Brazos County in Volumes 2944 & 828, Pages 193 & 580, and designated herein as the Turkey Creek Addition, Block 1, Lot 3A & 3B in the City of Bryan, Texas, and whose name is substituted herein, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places therein shown for the purpose and consideration therein expressed.

Owner: William E. Avery Jr.
Owner: Robert F. Avery

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey of the property made under my supervision on the ground, showing the metes and bounds describing said subdivision in a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF THE PLANNING ADMINISTRATOR

I, Janey Duvall Planning Administrator of the City of Bryan, hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 14th day of May, 2001, in the Deed & Plat Records of Brazos County, Texas, in Volume 2944, Page 193.

Janey Duvall
Planning Administrator, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

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 on the 14th day of May, 2001, in the Deed & Plat Records of Brazos County, Texas, in Volume 2944, Page 193.

Mary Ann Ward
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William E. Avery Jr. and Robert F. Avery, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 14th day of May, 2001.

Donald Garrett
Notary Public, State of Texas

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 26790, in the State of the State of Texas, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett, P.E. No. 26790

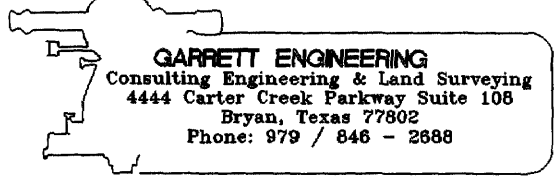
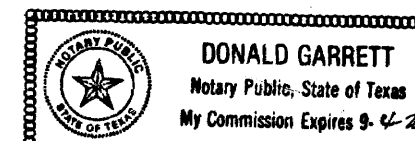
APPROVAL OF THE ENGINEERING SERVICES

I, the undersigned, Engineering Services of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

R. Paul Kopper
Engineering Services, Bryan, Texas

BENCHMARK:

POINT OF BEGINNING - the westerly property corner of Lot 3B in the right-of-way of Creek Circle; at S 20°00'41" W - 3884.18 ft. from Bryan Monument GPS No.54; Elevation = 353.47 feet.



OWNER / DEVELOPER

William J. Jr. & Robert F. Avery
BRAZOS VALLEY DRIVELINES INC.
840 N. Harvey Mitchell Pkwy
Bryan, TX 77801

Tel: 979-775-3535

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