

LOT 1, BLOCK ONE  
**W.C. DAVIS ADDITION**  
 VOL. 2395, PG. 51

FORMERLY  
**PMG AUTO SALES OF BRAZOS VALLEY, LLC**  
 VOLUME 11071, PAGE 27

**LOT 2, BLOCK ONE**  
**4.183 ACRES**

R=529.94'  
 D=19°57'15"  
 ARC=184.56'  
 T=93.22'  
 CHORD=183.63'  
 BRG=S 33°52'15" W

Doc	Bk	Vol	Ps
01289588	OR	12867	110

Filed for Record in  
 BRAZOS COUNTY  
 On: Feb 22/2017 at 09:35A  
 As a  
 Plat  
 Document Number: 01289588  
 Amount: 73.00  
 Receipt Number: 595987  
 By  
 Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stated herein by me  
 and was duly recorded in the volume and page  
 of the Official Public Records of:  
 BRAZOS COUNTY  
 as stated herein by me.  
 Feb 22/2017  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

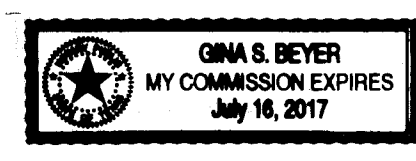
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We), Paul Atkinson the owner(s) and developer(s) of the land shown on this plat,  
 being part of the tract original conveyed to me (us, by) in the deed records of Brazos County in  
 Volume 11071, Page 27, 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.

*Paul Atkinson*  
 Paul Atkinson

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared  
Paul Atkinson 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 24th day of January, 2017.

*Hina Berger*  
 Hina Berger  
 Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY PLANNER**

I, 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 27th day of January, 2017.

*W. Paul King*  
 W. Paul King  
 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 27th day of  
January, 2017.

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

**CERTIFICATION OF THE COUNTY CLERK**

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 22nd  
13th day of February, 2017 in the Official Records of Brazos County, Texas, in Volume  
2395 Page 110.

*Karen McQueen*  
 Karen McQueen  
 County Clerk, Brazos County, Texas  
*By: Patty Mantelbano*

METES AND BOUNDS DESCRIPTION  
 OF A  
 4.183 ACRE TRACT  
 MORE OR LESS  
 IN  
 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING  
 CONTAINED IN THE PLAT OF THE CITY OF BRYAN, TEXAS, BEING THE CITY OF BRYAN, TEXAS, BEING THE  
 ALL OF A CALLED 4.1846 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO PMG AUTO  
 SALES OF BRAZOS VALLEY, LLC RECORDED IN VOLUME 11071, PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF  
 BRAZOS COUNTY, TEXAS.

SAID TRACT HERE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF THE EAST LINE OF  
 N. EARL RUDDER FREEWAY - STATE HIGHWAY NO. 6 (R.O.W. VARIES) AND THE NORTHWEST LINE OF HIGHLAND  
 DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID 4.1846 ACRE TRACT; COURSES AND BEARINGS  
 SHOWN HEREIN ARE MADE (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED  
 COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N 102.3068268 E 3098376.59) AND  
 AS ESTABLISHED BY GPS OBSERVATION.

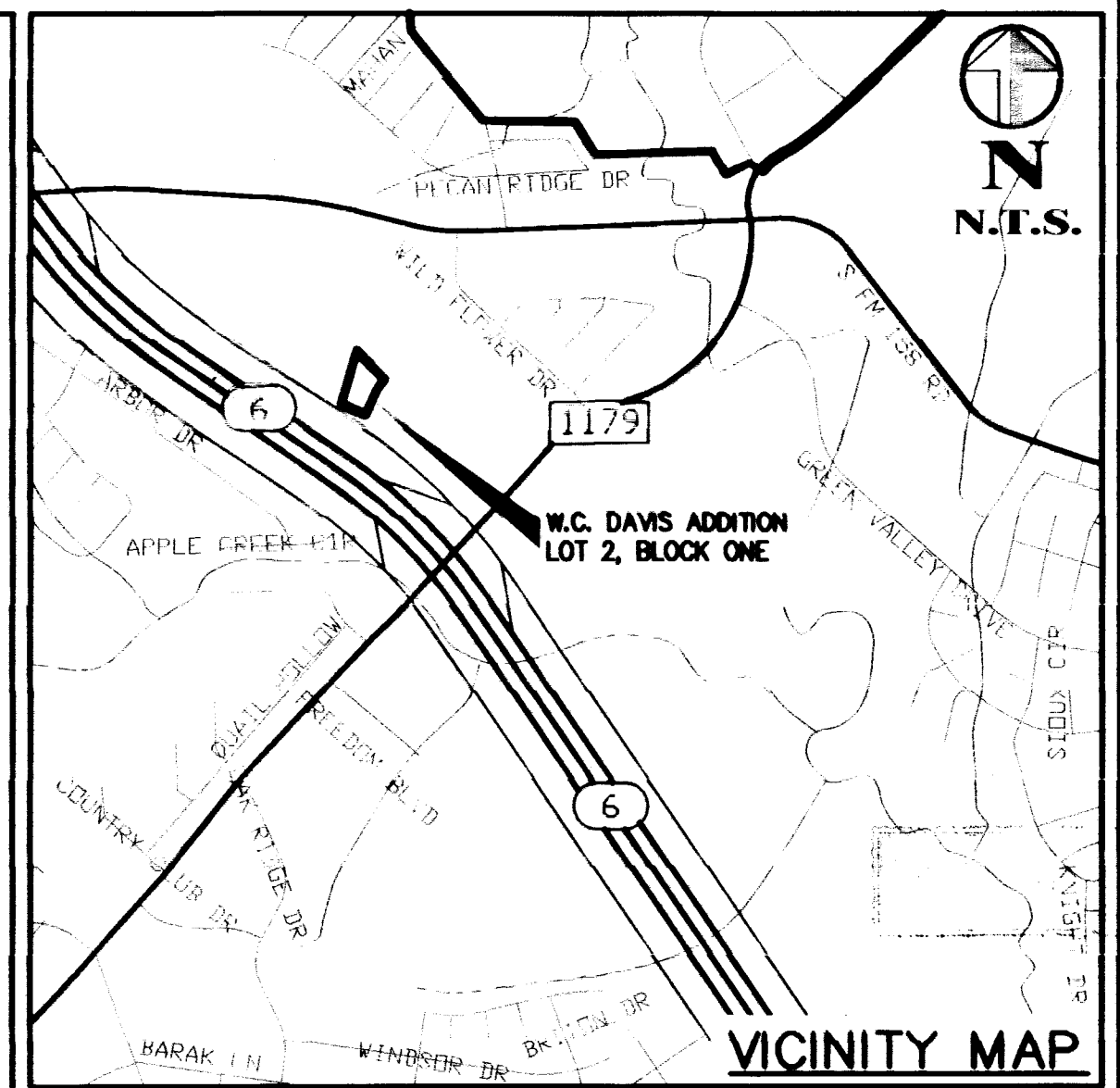
THENCE: N 86° 07' 47" W ALONG THE NORTHWEST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF  
 304.33 FEET (DEED CALL: N 62° 43' 28" W - 304.30 FEET, 11701/226) TO A 3/8 INCH IRON ROD FOUND  
 MARKING THE SOUTHWEST CORNER OF SAID 4.1846 ACRE TRACT AND THE SOUTH CORNER OF LOT 1, BLOCK 1,  
 W. C. DAVIS ADDITION RECORDED IN VOLUME 2394, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS  
 COUNTY, TEXAS. FOR REFERENCE, A BROKEN CONCRETE RIGHT-OF-WAY MARKER FOUND MARKING THE WEST  
 CORNER OF SAID LOT 1 BEARS: N 66° 07' 47" W FOR A DISTANCE OF 603.19 FEET (PLAT CALL: N 62° 43'  
 28" W FOR A DISTANCE OF 603.27 FEET, 2394/51).

THENCE: N 16° 40' 20" E ALONG THE COMMON LINE OF SAID 4.1846 ACRE TRACT AND SAID LOT 1 FOR A  
 DISTANCE OF 617.39 FEET (DEED CALL: N 20° 04' 27" E - 617.63 FEET, 1101/226) TO A 1/2 INCH IRON ROD  
 FOUND ON THE CORNER OF HIGHLAND DRIVE (R.O.W. VARIES) MARKING THE NORTH CORNER OF SAID  
 4.1846 ACRE TRACT.

THENCE: S 43° 43' 18" E ALONG THE SOUTHWEST LINE OF HIGHLAND DRIVE FOR A DISTANCE OF 447.47  
 FEET (DEED CALL: S 43° 43' 18" E - 447.47 FEET, 1101/226) TO THE POINT OF BEGINNING;  
 THE NORTHWEST LINE OF HIGHLAND DRIVE MARKING THE EAST CORNER OF SAID 4.1846 ACRE TRACT AND THE  
 BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 529.94 FEET FOR REFERENCE, THE CITY  
 OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 62° 43' 27" E FOR A DISTANCE OF 37.85 FEET.

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 57' 15" FOR AN ARC DISTANCE OF 184.56  
 FEET (CHORD BEARS: S 33° 52' 15" W - 183.63 FEET) (DEED CALL CHORD: S 37° 15' 30" W - 183.65 FEET,  
 1171/226) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST POINT OF SAID CURVE.

THENCE: S 23° 53' 38" W CONTINUING ALONG THE NORTHWEST LINE OF HIGHLAND DRIVE FOR A DISTANCE OF  
 261.20 FEET (DEED CALL: S 27° 16' 53" W - 261.25 FEET, 1101/226) TO THE POINT OF BEGINNING  
 CONTAINING 4.183 ACRES OF LAND, AS SURVEYED ON THE GROUND NOVEMBER, 2016. THE PLAT PREPARED  
 NOVEMBER, 2016, FOR MORE INFORMATION, INFORMATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO  
 DETERMINE "SURFACE" DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012468974288  
 (CALCULATED USING GROUND2A).



**FINAL PLAT NOTES:**

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON  
 FEMA - FIRM COMMUNITY PANEL NO. 48040C 02151 0100 10 2014.
2. BASIS OF BEARINGS, COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE TRANS  
 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES  
 OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N 102.3068268 E 3098376.59) AND  
 AS ESTABLISHED FROM GPS OBSERVATION.
3. DISTANCE SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN  
 SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012468974288  
 (CALCULATED USING GROUND2A).
4. CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
5. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
6. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "1st" ARE ARC  
 LENGTHS.
7. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND  
 ORDINANCES.
8. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY REPUBLIC  
 TITLE OF TEXAS, INC. OF NO. 1402-33335-RFC, DATED 11-07-2016.
9. ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED LOTS WILL BE IN  
 ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

**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.

*Brad Kerr*  
 Brad Kerr  
 Registered Professional Land Surveyor No. 4502  
 409 North Texas Avenue  
 Bryan, Texas 77803  
 Phone (979) 268-3195



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

**FINAL PLAT**  
 OF  
**W.C. DAVIS ADDITION**  
 LOT 2, BLOCK ONE  
 4.183 ACRES  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: NOVEMBER 2016

**RME Consulting Engineers**

3800 S.H. No. 6 SOUTH, STE. 108G -77845  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: [civil@rmengineer.com](mailto:civil@rmengineer.com)  
 OFFICE - (979) 764-0704  
 FAX - (979) 764-0704  
 TEXAS FIRM REGISTRATION No. F-4695

CLIENT INFORMATION  
 PMG AUTO SALES OF BRAZOS VALLEY, LLC  
 c/o HILLY PREWITT  
 7724 N. EARL RUDDER FREEWAY  
 BRYAN, TX 77807  
 EMAIL: [hillyprewitt@pmg.com](mailto:hillyprewitt@pmg.com)  
 PH: (979) 412-5136  
 FX: (979) 423-2659  
 FILENAME: 0155P1A | SCALE: 1"=40'  
 SUBMITTED DATE: 11/16/16  
 REVISIONS: 1/17/17

ISSUED BY: R.A.M. | CHECKED BY:  
 FIELD BOOK: N/A | PAGES: 11/4  
 RME CONSULTING ENGINEERS  
 CLIENT NO. **141 - 0615**