

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 14th day of Nevenber , 2014.

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, A.S. HICKLE, 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 los day of 1, 2013 and same was duly approved on the 15th day of August, 2013 by said Commission

Chairman, Planning & Zoning Commission

CERTIFICATION OF THE SURVEYOR (THE STATE OF TEXAS) (COUNTY OF BRAZOS)

, Registered Public Surveyor No. in the State of Texas, herely certify that this plat is true and correct and was prepared from an actual/urvey 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.



Registered Public Land Surveyor

On: Mov 20,2014 at 03:80P

Document Number: 01214633

Neceipt Number - 529136

COUNTY OF BRAZOS I hereps centify 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

Karen Nobween: Brazos County Clerk BRAZOS COUNTY

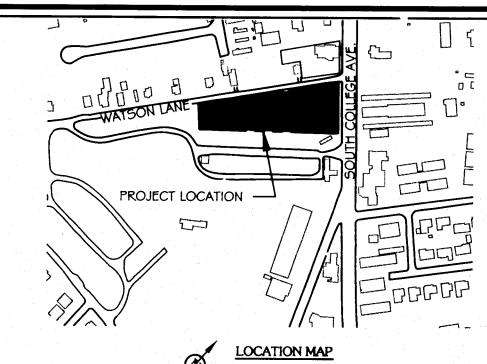
SURVEYOR

979-268-3195

BRAD KERR 409 N. TEXAS AVENUE BRYAN, TEXAS 77803

OWNER JC WALL 2003 BROKEN ARROW BRYAN, TEXAS 77807

979-775-0609



GENERAL NOTES:

- 1. THE LAND IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC 3). A CONDITIONAL USE PERMIT (CUP 13-04) WAS APPROVED FOR THIS PROJECT BY THE PLANNING AND ZONING COMMISSION ON JUNE 6TH, 2013. THE FROJECT PROPERTY DOES NOT LIE WITHIN THE LMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 4804 | C2 | 5E, EFFECTIVE DATE MAY
- 4. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONTURM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE
- DEVELOPMENT REVIEW ORDINANCE. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH, 2" IRON RODS WITH CAPS.
- ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY
- DEDICATED TO THE CITY OF BRYAN.
 THIS SUBDIVISION WILL HAVE A DEDICATED COMMON ACCESS EASEMENT
- FOR SHARED ACCESS AND PARKING. THERE WILL BE A DETENTION POND FACILITY LOCATED IN THE COMMON AREA FOR SHARED DRAINAGE DETENTION FOR BOTH THE TOWN HOME LOTS AND THE RETAIL LOT.
- BASIS OF BEARINGS NAD-27, STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN MONUMENTS, GPS-50, GPS-51 AND
- 10. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) THAT WILL BE ESTABLISHED AND THE HOA WILL BE RESPONSIBLE FOR MATTENANCE OF ALL COMMON AREAS.

METES AND BOUNDS DESCRIPTION OF A 2.00 ACRE TRACT J. E. SCOTT SURVEY, A-50 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT SURVEY, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO BK HOME DEVELOPMENT, INC. RECORDED IN VOLUME 11195, PAGE 23 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 ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE MARKING THE EAST CORNER OF SAID 2.00 ACRE TRACT AND A NORTH CORNER OF A CALLEL 22.46 ACRE TRACT AS DESCRIBED BY A DEED TO BIG MOOSE, LTD. RECORDED IN VOLUME 2604, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: 5 52° 47' 19" W ALONG THE COMMON LINE OF SAID 2.00 ACRE TRACT AND SAID 22.46 ACRE TRACT FOR A DISTANCE OF 563.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: 11 40° 33' 07" W CONTINUING ALONG THE COMMON LINE OF SAID 2.00 ACRE TRACT AND SAID 22.46 ACRE TRACT FOR A DISTANCE OF 102.52 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF VATSON LANE (45' R.O.W.) MARKING THE WEST CORNER OF SAID 2.00

THENCE: N 42° 29' 34" E ALONG THE SOUTHEAST LINE OF WATSON LANE FOR A DISTANCE OF 573.69 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: 5 38° 40' 45" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 204.95 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND 2013. BEARING SYSTEM SHOWN HEREIN 13 BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

FINAL PLAT

WATSON TOWNHOME SUBDIVISION

A SUBDIVISION OF 2.00 ACRES CONSISTING OF 14 LOTS ON 3 BLOCKS ON 1.88 ACRES & 0.12 ACRES OF RIGHT OF WAY DEDICATION J.E. SCOTT SURVEY, ABSTRACT #50 BRYAN, BRAZOS COUNTY, TEXAS **MARCH 18, 2014**

> LEGEND PLAT PROPERTY LINE --- LOT LINE - EASEMENT LINE BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT PROPERTY CORNER

GATTISENGINEERING

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