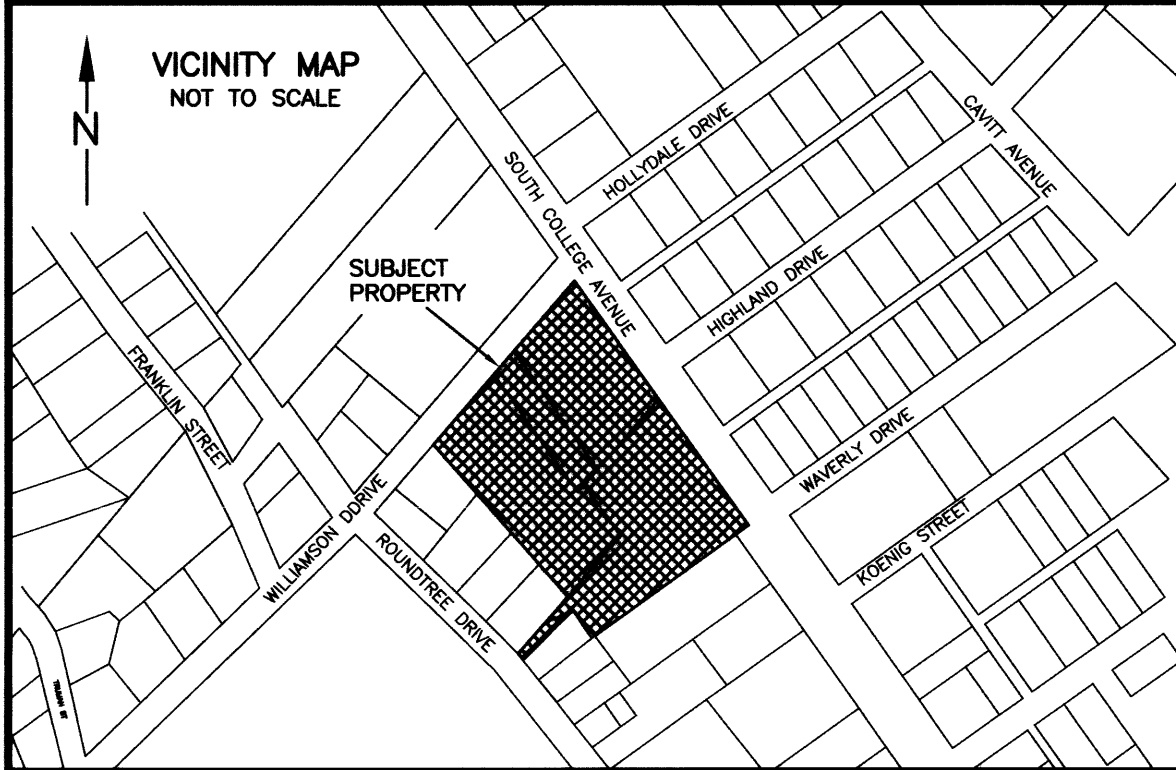
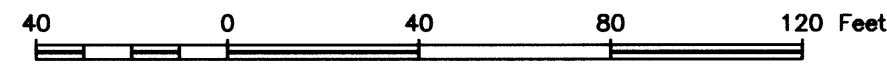


# FINAL PLAT



SCALE: 1" = 40'



### GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410141 C, DATED 07-02-1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED MAY, 2007.
5. THE PORTION OF THE 6" SEWER EASEMENT CROSSING THE SUBJECT PROPERTY TO BE ABANDONED BY SEPARATE INSTRUMENT.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

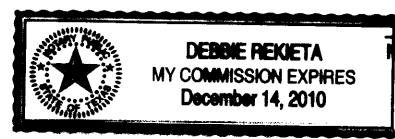
I, (We) Andrew Nelson, owner(s) and developer(s) of the land shown on this plat, being all of the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Vol. 2209 Pg. 156 & Vol. 7431, Pg. 8 and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Andrew Nelson  
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Andrew Nelson, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 24<sup>th</sup> day of April, 2009



### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

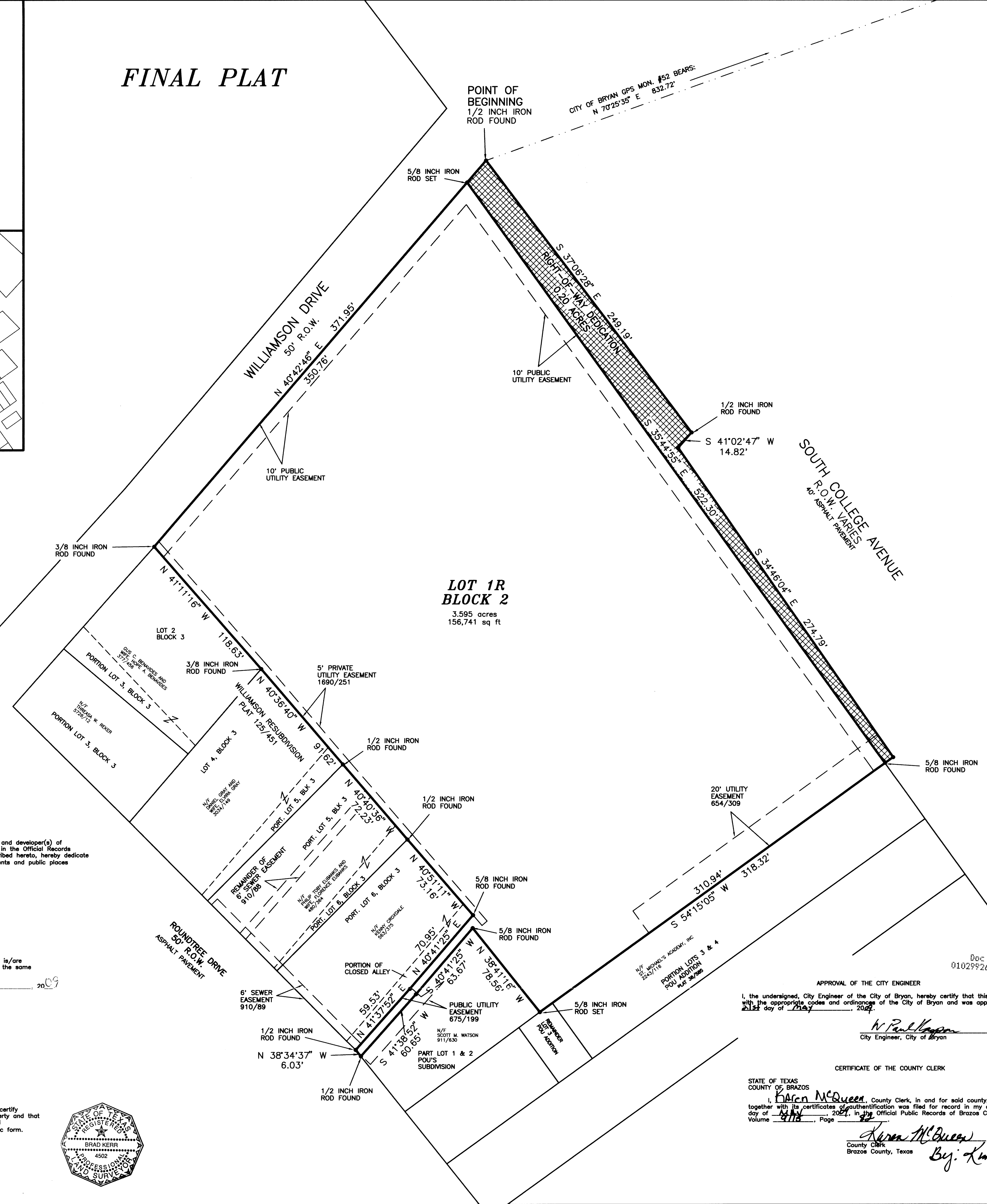
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr  
Brad Kerr, R.P.S., No. 4502



### LOT 1R BLOCK 2

3.595 acres  
156,741 sq ft



METES AND BOUNDS DESCRIPTION  
OF  
3.795 ACRE TRACT  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS; SAID TRACT BEING ALL OF LOT 1, BLOCK 3, ALL OF AN UNDEVELOPED STREET, AND THE REMAINDER OF BLOCK 2, WILLIAMSON RESUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 451 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 3, BLOCK 2, AMENDING PLAT OF WILLIAMSON RESUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1907, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.113 ACRE TRACT DESCRIBED AS TRACT ONE AND ALL OF A CALLED 1.262 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO SAINT MICHAEL'S ACADEMY, INC. RECORDED IN VOLUME 7431, PAGE 8 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF SAID LOT 3, BLOCK 2, AS DESCRIBED BY A DEED TO SAINT MICHAEL'S ACADEMY, INC. RECORDED IN VOLUME 2209, PAGE 156 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 AT THE INTERSECTION OF THE SOUTHWEST LINE OF WILLIAMSON DRIVE (50' R.O.W.) AND THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (DARNABLE WITH R.O.W.) MARKING THE NORTH CORNER OF SAID 1.262 ACRE TRACT;

THENCE: S 37° 06' 28" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 249.19 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.262 ACRE TRACT;

THENCE: S 41° 02' 47" W CONTINUING ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 14.82 FEET TO A POINT MARKING THE NORTH CORNER OF SAID LOT 3, BLOCK 2;

THENCE: S 34° 46' 04" E CONTINUING ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 274.79 FEET TO A POINT MARKING THE EAST CORNER OF SAID LOT 3, BLOCK 2;

THENCE: S 54° 15' 05" W ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 2, AND A CALLED TRACT OF LAND DESCRIBED AS BEING A PORTION OF LOTS 3 AND 4, POU'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 268 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT AS DESCRIBED BY A DEED TO ST. MICHAEL'S ACADEMY, INC. RECORDED IN VOLUME 2243, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 318.32 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO SCOTT J. WATSON RECORDED IN VOLUME 911, PAGE 630 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 2, AND SAID WATSON TRACT FOR THE FOLLOWING CALLS:  
N 38° 41' 16" W FOR A DISTANCE OF 78.56 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID WATSON TRACT;

S 40° 41' 25" W FOR A DISTANCE OF 63.67 FEET TO A POINT;

S 41° 38' 52" W FOR A DISTANCE OF 60.65 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ROUNDTREE DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID WATSON TRACT;

THENCE: N 38° 34' 37" W ALONG THE NORTHEAST LINE OF ROUNDTREE DRIVE FOR A DISTANCE OF 6.03 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID LOT 3, BLOCK 2, AND THE SOUTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO KENNY CROXDALE RECORDED IN VOLUME 3034, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 40' 35" W ALONG THE COMMON LINE OF SAID 1.113 ACRE TRACT AND SAID EUBANKS TRACT FOR A DISTANCE OF 72.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID EUBANKS TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO DANIEL GRAY AND WIFE, ELVIRA GRAY, RECORDED IN VOLUME 377, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 36' 40" W ALONG THE COMMON LINE OF SAID 1.113 ACRE TRACT AND SAID GRAY TRACT FOR A DISTANCE OF 91.62 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID GRAY TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO QUS C. BEAUBANKS AND WIFE, HOPE A. BEAUBANKS, RECORDED IN VOLUME 377, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 11' 16" W ALONG THE COMMON LINE OF SAID 1.113 ACRE TRACT AND SAID BEAUBANKS TRACT FOR A DISTANCE OF 118.63 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF WILLIAMSON DRIVE MARKING THE WEST CORNER OF SAID 1.113 ACRE TRACT;

THENCE: N 40° 42' 44" E ALONG THE SOUTHWEST LINE OF WILLIAMSON DRIVE FOR A DISTANCE OF 371.95 FEET TO THE POINT OF BEGINNING CONTAINING 3.795 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

### APPROVAL OF PLANNING AND ZONING COMMISSION

I, John R. Clark, Chairman of the Planning and 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 15<sup>th</sup> day of September, 2008, and same was duly approved on the 15<sup>th</sup> day of April, 2009.

### CERTIFICATION OF 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 15<sup>th</sup> day of April, 2009.

SEE SHEET 2 FOR ORIGINAL PLAT

SHEET 1 OF 2

### REPLAT

OF  
LOT 1, BLOCK 3, & REMAINDER  
OF BLOCK 2 AND AN UNDEVELOPED  
STREET  
WILLIAMSON RESUBDIVISION  
VOLUME 125, PAGE 451  
&  
LOT 3, BLOCK 2  
AMENDING PLAT  
POU'S ADDITION - LOTS 1 & 2  
LOT 3, BLOCK 2, WILLIAMSON RESUBDIVISION  
VOLUME 1907, PAGE 188  
AND  
**FINAL PLAT**  
OF  
**LOT 1R, BLOCK 2**  
OF  
**WILLIAMSON RESUBDIVISION**  
3.795 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

Doc Bk Vol Ps  
01029926 Bk 9115 Ps 82

### 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 21<sup>st</sup> day of July, 2009.

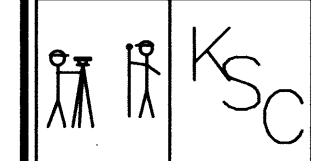
W. Paul Johnson  
City Engineer, City of Bryan

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Daren 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 on the 21<sup>st</sup> day of July, 2009, in the Official Public Records of Brazos County, Texas, in Volume 9116, Page 82.

Daren McQueen  
County Clerk,  
Brazos County, Texas  
By: Kari Green



SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 05-17-07  
PLAT DATE: 09-14-07  
REVISED: 09-25-07  
JOB NUMBER: 07-254  
CAD NAME: 07-254A  
CR5 FILE: C-CLUB (cont); 07-254 (job)

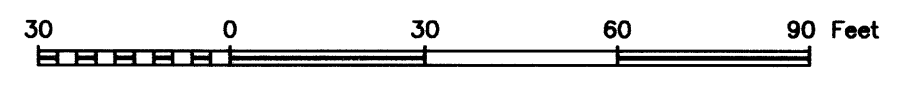
PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 268  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR:  
SAINT MICHAEL'S ACADEMY, INC.  
2500 SOUTH COLLEGE AVENUE  
BRYAN, TEXAS 77801

ORIGINAL PLAT



SCALE: 1" = 30'



Doc Bk Vol Pg  
01029926 DR 9115 83

Filed for Record in:  
BRAZOS COUNTY

On: May 27, 2009 at 04:18P

As a  
Plat

Document Number: 01029926

Amount: 58.00

Receipt Number - 366583  
By:  
Susie Cohen

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.

May 27, 2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

SEE SHEET ONE FOR METES AND BOUNDS,  
GENERAL NOTES AND FINAL PLAT

SHEET 2 OF 2

**REPLAT**  
OF  
LOT 1, BLOCK 3, & REMAINDER  
OF BLOCK 2 AND AN UNDEVELOPED  
STREET  
WILLIAMSON RESUBDIVISION  
VOLUME 125, PAGE 451  
&  
LOT 3, BLOCK 2  
AMENDING PLAT  
POU'S ADDITION - LOTS 1 & 2  
LOT 3, BLOCK 2, WILLIAMSON RESUBDIVISION  
VOLUME 1907, PAGE 188  
AND  
**FINAL PLAT**  
OF  
**LOT 1R, BLOCK 2**  
**WILLIAMSON RESUBDIVISION**  
3.795 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 05-17-07  
PLAT DATE: 09-14-07  
REVISED: 09-25-07  
JOB NUMBER: 07-254  
CAD NAME: 07-254A  
CRS FILE: C-CLUB (cont); 07-254 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR:  
SAINT MICHAEL'S ACADEMY, INC.  
2500 SOUTH COLLEGE AVENUE  
BRYAN, TEXAS 77801

- LEGEND:
- FIRE HYDRANT
  - ▭ RAMP
  - TREE
  - ⊙ CLEAN OUT
  - ⊠ AC
  - ⊕ WATER VALVE
  - ⊖ WATER METER
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WOOD FENCE
  - CHAIN LINK FENCE
  - SEWER LINE
  - ▨ DECK
  - ▨ CONCRETE
  - ▨ GRAVEL

