

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N:10230582.08; E:3558378.59) AND AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001114808685 (CALCULATED USING GEOID12A).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BLANKET EASEMENT TO CITY OF BRYAN, 98/360, DOES APPLY TO THIS TRACT.

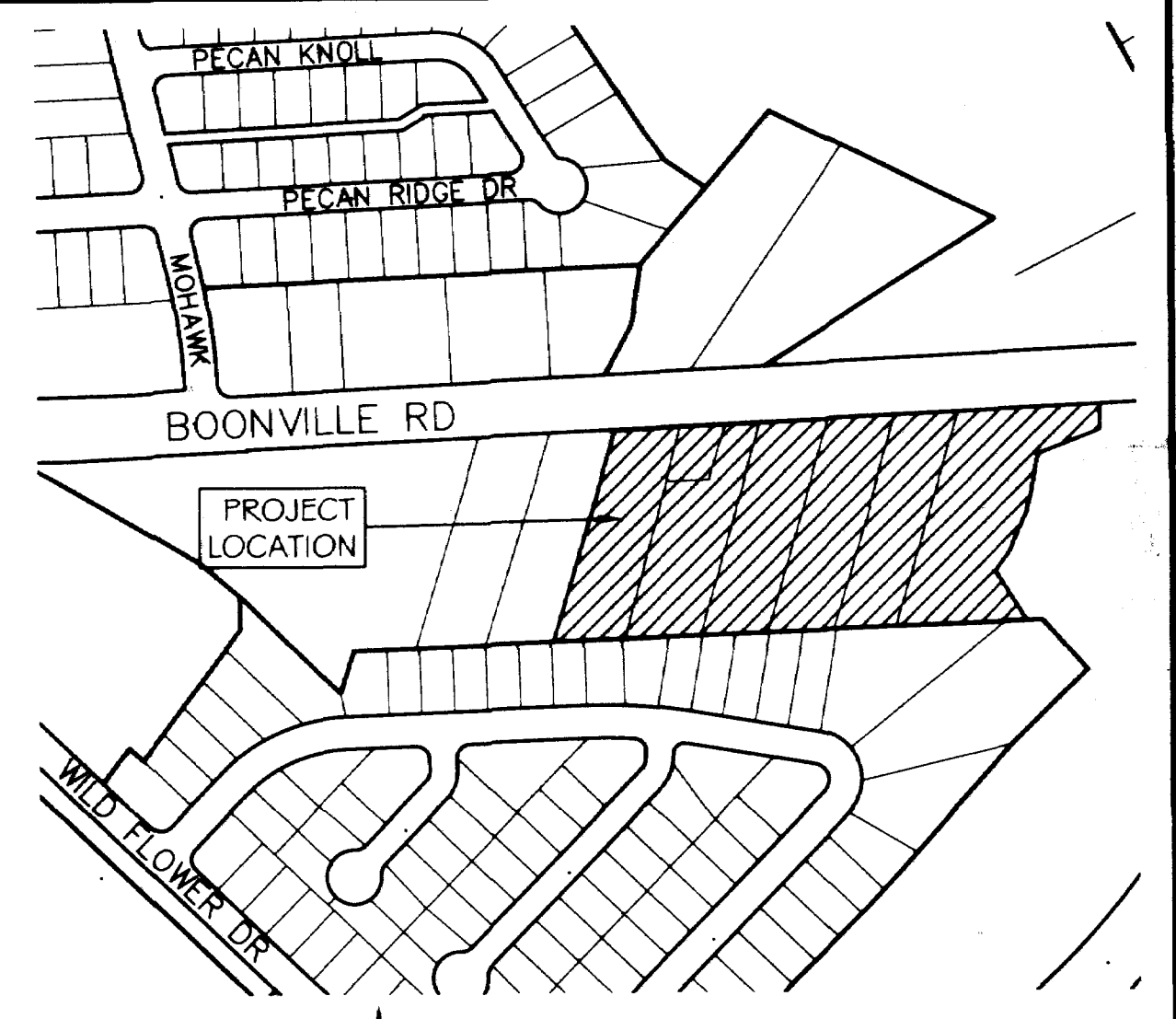
BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

FLOODPLAIN IS PRESENT ON THIS PROPERTY AS DEPICTED ON FEMA F.I.R.M. MAP #48041C0215F DATED APRIL 2, 2014. CURRENTLY THERE IS A LOWR-F PENDING.

CURRENT ZONING IS MULTI-FAMILY (MF)

CHURCH
 N/F J. D. DANIELS, ET AL TRUSTEES FOR THE NEW LIBERTY BAPTIST CHURCH
 REMAINDER OF CALLED 75'x115' TRACT (0.15 ACRES PER SURVEY PREPARED BY R.H. BONDS SURVEYING COMPANY, PLLC, DATED: AUG. 2015-BASIS OF CALLED MEASUREMENTS) 104/578

L1 N 79°36'21" E 92.96'	L4 N 03°49'03" W 83.43'
L2 S 06°12'04" E 82.98'	L5 N 79°36'21" E 32.98'
L3 N 86°07'16" E 73.10'	L6 S 89°39'36" E 43.91'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND
 SUBJECT PROPERTY LINE
 ADJOINING PROPERTY LINE
 EASEMENT LINE
 FLOODWAY BOUNDARY LINE

- ◆ FIRE HYDRANT
- ⊕ WATER VALVE
- UTILITY POLE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- METAL FENCE
- CHAIN LINK FENCE
- GUARD RAIL
- GRAVEL
- CONCRETE

METES AND BOUNDS DESCRIPTION OF A 6.054 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 1.13 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12424, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 1.13 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12311, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 0.94 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12319, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 1.13 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12321, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 1.13 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12504, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1.237 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CJ HALL PROPERTIES, LLC RECORDED IN VOLUME 12550, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND (N: 1023067.60, E: 3557000.78) ON THE SOUTH LINE OF FM 158 - BOONVILLE ROAD (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424/195), FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS S 79° 14' 43" W FOR A DISTANCE OF 25.30 FEET (CALLED S 79° 34' 21" W - 25.55 FEET, PER FM 158 RIGHT-OF-WAY PLANS OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION), COORDINATES AND BEARINGS SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N: 10230582.08, E: 3558378.59) AND AS ESTABLISHED BY GPS OBSERVATION.
THENCE: N 79° 36' 21" E ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 92.96 FEET (CALLED: N 79° 34' 21" E - 92.80 FEET, PER R.O.W.) TO A POINT MARKING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 75'x115' TRACT OF LAND AS DESCRIBED BY A DEED TO J. D. DANIELS, ET AL, TRUSTEES FOR THE NEW LIBERTY BAPTIST CHURCH RECORDED IN VOLUME 104, PAGE 578 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID CHURCH TRACT BEING CALLED 0.15 ACRES PER A SURVEY PREPARED BY R.H. BONDS SURVEYING COMPANY, PLLC, DATED AUGUST, 2015 (THIS SURVEY USED TO ESTABLISH CHURCH PROPERTY LINES), FOR REFERENCE, A 604 NAIL FOUND IN GRAVEL BEARS N 06° 12' 04" W FOR A DISTANCE OF 0.23 FEET;
THENCE: S 06° 12' 04" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12424/195) AND SAID CHURCH TRACT FOR A DISTANCE OF 82.98 FEET (CALLED: S 06° 15' 40" E - 83.15 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID CHURCH TRACT;
THENCE: N 86° 07' 16" E CONTINUING ALONG SAID COMMON LINE, PASS THE COMMON CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424/195) AND SAID CHURCH TRACT (12311/221), CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12311/221) AND SAID CHURCH TRACT FOR A TOTAL DISTANCE OF 73.10 FEET (CALLED: N 86° 09' 59" E - 73.11 FEET) TO A 604 NAIL FOUND IN A CROSS-TIE POST MARKING THE SOUTHEAST CORNER OF SAID CHURCH TRACT;
THENCE: N 65° 49' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12311/221) AND SAID CHURCH TRACT FOR A DISTANCE OF 83.43 FEET (CALLED: N 05° 54' 29" W - 83.32 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 MARKING THE NORTHEAST CORNER OF SAID CHURCH TRACT;
THENCE: S 89° 39' 36" E ALONG THE SOUTH LINE OF FM 158, AT 354.84 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12321/130) AND THE NORTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12504/36), CONTINUE ON FOR A TOTAL DISTANCE OF 506.55 FEET (CALLED: S 89° 42' 29" E - 506.90 FEET, PER R.O.W.) TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 1.237 ACRE TRACT;
THENCE: N 87° 11' 53" E ALONG THE NORTH LINE OF SAID 1.237 ACRE TRACT AND CONTINUING ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 196.73 FEET (CALLED BEARING: N 87° 10' 01" E, PER R.O.W.) TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID 1.237 ACRE TRACT AND THE NORTHWEST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 1580.68 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERT WHEELER'S BEVERAGE STORES, INC. RECORDED IN VOLUME 291, PAGE 764 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 69° 54' 45" E FOR A DISTANCE OF 539.84 FEET;
THENCE: ALONG THE EAST LINE OF SAID 1.237 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 09° 20' 55" W FOR A DISTANCE OF 46.15 FEET (DEED CALL: S 09° 31' 00" W - 47.00 FEET, 12550/45) TO A 1/2 INCH IRON ROD SET;
 S 56° 08' 55" W FOR A DISTANCE OF 127.29 FEET (DEED CALL: S 56° 19' 00" W - 127.30 FEET, 12550/45) TO A 1/2 INCH IRON ROD SET;
 S 21° 16' 55" W FOR A DISTANCE OF 107.99 FEET (DEED CALL: S 21° 27' 00" W - 108.00 FEET, 12550/45) TO A 1/2 INCH IRON ROD SET;
 S 33° 58' 55" W FOR A DISTANCE OF 56.99 FEET (DEED CALL: S 34° 09' 00" W - 57.00 FEET, 12550/45) TO AN 8 INCH CEDAR STUMP FOUND;
 S 47° 54' 05" E FOR A DISTANCE OF 83.72 FEET (DEED CALL: S 47° 44' 00" E - 90.50 FEET, 12550/45) TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF LOT 17, BLOCK 1, BRIARCREST RIDGE ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 335 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID 1.237 ACRE TRACT;
THENCE: S 86° 48' 38" W ALONG THE NORTH LINE OF SAID BRIARCREST RIDGE, AT 409.53 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON NORTH CORNER OF LOTS 19 AND 20 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 854.03 FEET (COMBINED DEED CALL: S 87° 18' 00" W - 858.90 FEET (PLAT CALL BEARING: S 89° 44' 34" W, 380/335) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424/195) AND THE SOUTHWEST CORNER OF LOT 17, C-HALL COMMERCIAL ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 12447, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 14° 04' 18" W FOR A DISTANCE OF 0.34 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 1, BRIARCREST RIDGE BEARS: S 16° 48' 38" W FOR A DISTANCE OF 371.41 FEET (PLAT CALL: S 86° 52' 20" W - 377.31 FEET, 12447/133) (PLAT CALL BEARING: S 89° 44' 34" W, 380/335);
THENCE: N 17° 05' 56" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12424/195) AND SAID LOT 17 FOR A DISTANCE OF 354.50 FEET (DEED CALL BEARING: N 17° 14' 00" E, 12424/195) (PLAT CALL: N 17° 03' 56" E - 354.85 FEET, 12447/133) TO THE POINT OF BEGINNING, CONTAINING 6.054 ACRES OF LAND, AS SURVEYED ON THE GROUND JUNE, 2016. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001114808685 (CALCULATED USING GEOID12A).

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

OWNER/DEVELOPER:
CJ HALL PROPERTIES, LLC
P.O. BOX 10716
COLLEGE STATION, TX 77842

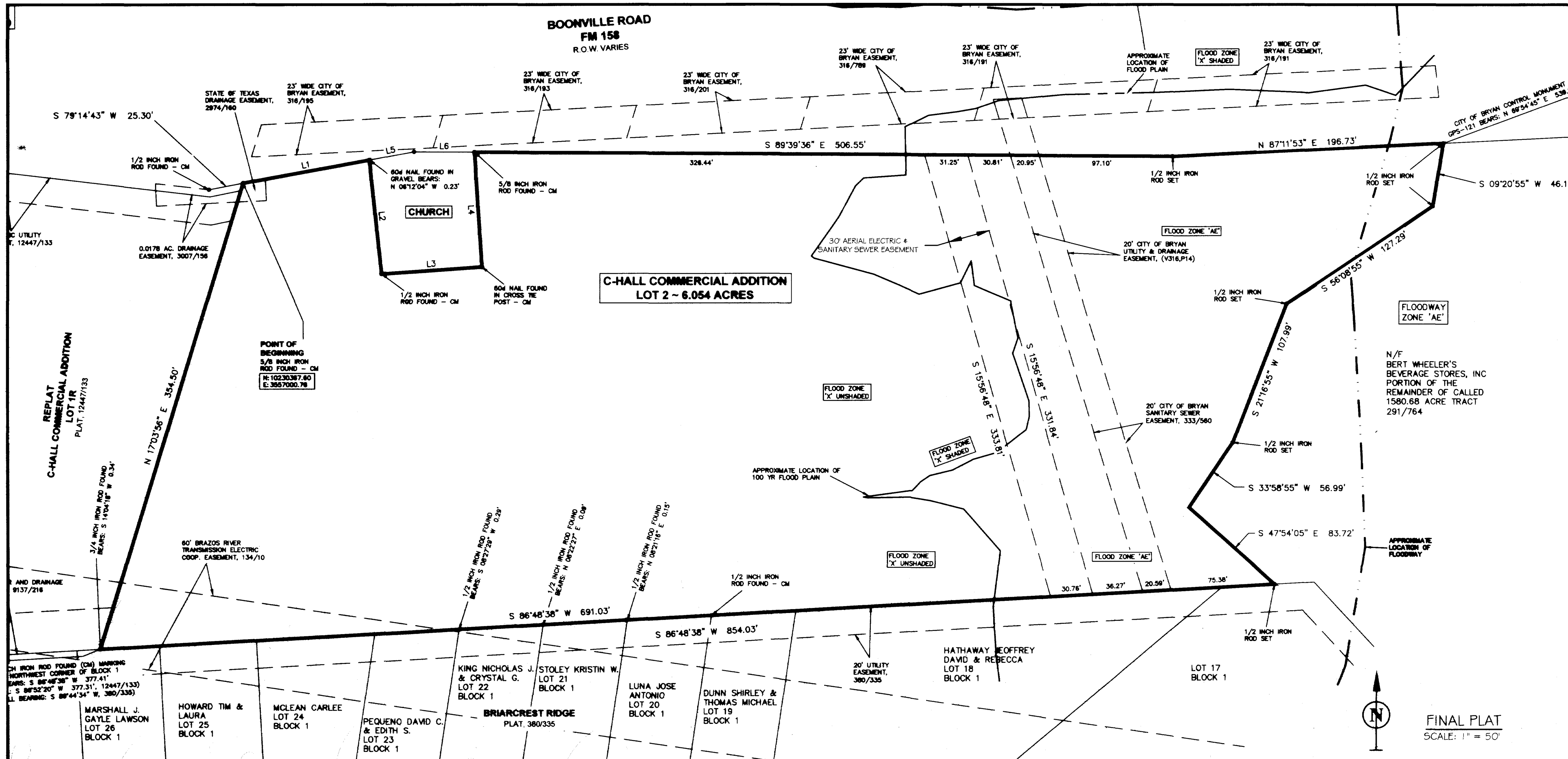
SURVEYOR:
KERR SURVEYING CO.
409 N. Texas Avenue
Bryan, Texas 77803
PHONE: (979) 268-3195

PRELIMINARY PLAN

OF
BLOCK 1, LOT 2
6.054 ACRES
C-HALL COMMERCIAL ADDITION
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 29, 2019

GATTISEENGINEERING
 ENGINEERS • CONSULTANTS
 FIRM #F-7698 • 2010 Moses Creek Ct. • College Station, TX 77845 • (979) 575-5022
 INFO@GATTISEENGINEERING.COM

SHEET 1 OF 1
 GEO2800



SURVEY LEGEND
 --- SUBJECT PROPERTY LINE
 --- ADJOINING PROPERTY LINE
 --- EASEMENT LINE
 --- FLOODWAY BOUNDARY LINE

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N:10230582.08; E:3558378.59) AND AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001114808685 (CALCULATED USING GEOID12A).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 BLANKET EASEMENT TO CITY OF BRYAN, 98/360, DOES APPLY TO THIS TRACT.
 BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

FLOODPLAIN IS PRESENT ON THIS PROPERTY AS DEPICTED ON FEMA F.I.R.M. MAP #48041C0215F DATED APRIL 2, 2014. CURRENTLY THERE IS A LOMR-F PENDING.

CURRENT ZONING IS MULTI-FAMILY (MF)

APPROVAL OF THE CITY ENGINEER

I, *Brad Kerr*, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 20 DAY OF January, 2019.

Brad Kerr
 CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF SURVEYOR

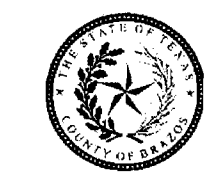
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502, OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Brad Kerr
 BRAD KERR, REGISTERED SURVEYOR, R.P.L.S. No. 4502



Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 2/2/2019 2:39:38 PM
 In the PLAT Records

Doc Number: 2019-1363132
 Volume - Page: 15159-299
 Number of Pages: 1
 Amount: 73.00
 Order#: 20190221000065
 By: MO



I HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF OWNERSHIP AND DEDICATION IS IN THE OFFICIAL RECORDS OF BRAZOS COUNTY.

Karen McQueen
By Michelle Oliver
 Spclty Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, CODY HALL, MANAGING PARTNER OF C-J HALL PROPERTIES, LLC, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO MEAL THE DEEDS RECORDED IN BRAZOS COUNTY IN VOLUME 104, PAGE 578 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PLAT HEREIN IDENTIFIED.

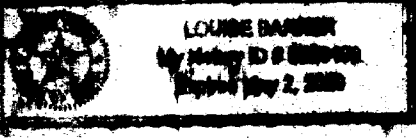
Cody Hall
 CODY HALL, MANAGING PARTNER, C-J HALL PROPERTIES, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY HALL, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 20 DAY OF January, 2019

Louise Davison
 LOUISE DAVISON
 Notary Public, State of Texas



APPROVAL OF THE CITY PLANNER

I, *Made Zimmerman*, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 20 DAY OF January, 2019.

Made Zimmerman
 CITY PLANNER, CITY OF BRYAN, TEXAS

FINAL PLAT
 OF
BLOCK 1, LOT 2
6.054 ACRES
C-HALL COMMERCIAL ADDITION
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 22, 2019

CHURCH
 N/F J. D. DANIELS, ET AL TRUSTEES FOR THE NEW LIBERTY BAPTIST CHURCH
 REMAINDER OF CALLED 75'x115' TRACT (0.15 ACRES PER SURVEY PREPARED BY R.H. BONDS SURVEYING COMPANY, PLLC, DATED: AUG. 2015-BASIS OF CALLED MEASUREMENTS) 104/578

PLAT NOTES:
 1. THE ZONING OF THE PROPERTY IS MULTI-FAMILY DISTRICT (MF).
 2. THE PROPERTY IS LOCATED IN THE FM 158 CORRIDOR OVERLAY DISTRICT.
 3. ESTABLISHED FEMA BASE FLOOD ELEVATION IS 282 PER FEMA F.I.R.M. MAP #48041C0215F, DATED APRIL 2, 2014.
 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 284.

METES AND BOUNDS DESCRIPTION
 OF THE
6.054 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SAYD TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD FOUND (N: 10230367.60; E: 3557000.78) ON THE SOUTH LINE OF FM 158 - BOONVILLE ROAD (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424.195), FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 79° 14' 43" W FOR A DISTANCE OF 25.30 FEET (CALLED S 79° 14' 21" W - 25.55 FEET, PER FM 158 RIGHT-OF-WAY PLANS OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION), COORDINATES AND BEARINGS SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N: 10230582.08; E: 3558378.59) AND AS ESTABLISHED BY GPS OBSERVATION.
 THENCE: N 79° 36' 21" E ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 92.96 FEET (CALLED: N 79° 34' 21" E - 92.80 FEET, PER R.O.W.) TO A POINT MARKING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 75'x115' TRACT OF LAND AS DESCRIBED BY A DEED TO J. D. DANIELS, ET AL, TRUSTEES FOR THE NEW LIBERTY BAPTIST CHURCH RECORDED IN VOLUME 104, PAGE 578 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID CHURCH TRACT BEING CALLED 0.15 ACRES PER A SURVEY PREPARED BY R.H. BONDS SURVEYING COMPANY, PLLC, DATED AUGUST, 2015 (THIS SURVEY USED TO ESTABLISH CHURCH PROPERTY LINES), FOR REFERENCE, A 604 NAIL FOUND IN GRAVEL BEARS: N 06° 12' 04" W FOR A DISTANCE OF 0.23 FEET.
 THENCE: S 06° 12' 04" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12424.195) AND SAID CHURCH TRACT FOR A DISTANCE OF 82.98 FEET (CALLED: S 06° 15' 40" E - 83.15 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID CHURCH TRACT.
 THENCE: N 86° 07' 16" E CONTINUING ALONG SAID COMMON LINE, PASS THE COMMON CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424.195) AND SAID REMAINDER OF 1.13 ACRE TRACT (12311.221), CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12311.221) AND SAID CHURCH TRACT FOR A TOTAL DISTANCE OF 73.10 FEET (CALLED: N 86° 06' 59" E - 73.11 FEET) TO A 604 NAIL FOUND IN A CROSS-TIE POST MARKING THE SOUTHEAST CORNER OF SAID CHURCH TRACT;
 THENCE: N 03° 49' 03" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12311.221) AND SAID CHURCH TRACT FOR A DISTANCE OF 83.45 FEET (CALLED: N 03° 54' 29" W - 83.32 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 MARKING THE NORTHEAST CORNER OF SAID CHURCH TRACT;
 THENCE: S 89° 39' 36" E ALONG THE SOUTH LINE OF FM 158, AT 354.84 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12321.130) AND THE NORTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12504.36), CONTINUE ON FOR A TOTAL DISTANCE OF 506.55 FEET (CALLED: S 89° 42' 39" E - 506.90 FEET, PER R.O.W.) TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 1.237 ACRE TRACT;
 THENCE: N 87° 11' 53" E ALONG THE NORTH LINE OF SAID 1.237 ACRE TRACT AND CONTINUING ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 196.73 FEET (CALLED BEARING: N 87° 10' 01" E, PER R.O.W.) TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID 1.237 ACRE TRACT AND THE NORTHWEST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 1580.68 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERT WHEELER'S BEVERAGE STORES, INC. RECORDED IN VOLUME 291, PAGE 764 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 69° 54' 45" E FOR A DISTANCE OF 539.84 FEET.
 THENCE: ALONG THE EAST LINE OF SAID 1.237 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 09° 20' 55" W FOR A DISTANCE OF 46.15 FEET (DEED CALL: S 09° 31' 00" W - 47.00 FEET, 12550.45) TO A 1/2 INCH IRON ROD SET;
 S 56° 08' 55" W FOR A DISTANCE OF 127.29 FEET (DEED CALL: S 56° 19' 00" W - 127.30 FEET, 12550.45) TO A 1/2 INCH IRON ROD SET;
 S 21° 16' 55" W FOR A DISTANCE OF 107.99 FEET (DEED CALL: S 21° 27' 00" W - 108.00 FEET, 12550.45) TO A 1/2 INCH IRON ROD SET;
 S 33° 58' 55" W FOR A DISTANCE OF 56.99 FEET (DEED CALL: S 34° 09' 00" W - 57.00 FEET, 12550.45) TO AN 8 INCH CEDAR STUMP FOUND;
 S 47° 54' 05" E FOR A DISTANCE OF 83.72 FEET (DEED CALL: S 47° 44' 00" E - 90.50 FEET, 12550.45) TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF LOT 17, BLOCK 1, BRIARCREST RIDGE ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 335 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID 1.237 ACRE TRACT;
 THENCE: S 86° 48' 38" W ALONG THE NORTH LINE OF SAID BRIARCREST RIDGE, AT 499.53 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON NORTH CORNER OF LOTS 19 AND 20 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 854.03 FEET (COMBINED DEED CALL: S 87° 18' 00" W - 858.90 FEET) (PLAT CALL BEARING: S 89° 44' 34" W, 380.335) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.13 ACRE TRACT (12424.195) AND THE SOUTHEAST CORNER OF LOT 1R, C-HALL COMMERCIAL ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 1247, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 3/4 INCH IRON ROD FOUND BEARS: S 14° 04' 18" W FOR A DISTANCE OF 0.34 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 1, BRIARCREST RIDGE BEARS: S 86° 48' 38" W FOR A DISTANCE OF 377.41 FEET (PLAT CALL BEARING: S 86° 52' 20" W - 377.31 FEET, 12447.133) (PLAT CALL BEARING: S 89° 44' 34" W, 380.335).
 THENCE: N 17° 03' 56" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.13 ACRE TRACT (12424.195) AND SAID LOT 1R FOR A DISTANCE OF 354.50 FEET (DEED CALL BEARING: N 17° 14' 00" E, 12424.195) (PLAT CALL: N 17° 03' 56" E - 354.85 FEET, 12447.133) TO THE POINT OF BEGINNING CONTAINING 6.054 ACRES OF LAND, AS SURVEYED ON THE GROUND JUNE, 2016. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001114808685 (CALCULATED USING GEOID12A).

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

OWNER/DEVELOPER:
 C-J HALL PROPERTIES, LLC
 P.O. BOX 10716
 COLLEGE STATION, TX 77842

SURVEYOR:
 KERR SURVEYING CO.
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE: (979) 268-3195

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