



LEGEND

- Power Pole
- Guy Wire
- Telephone Pedestal
- Gas Pipeline Marker
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Irrigation Control Valve
- Fire Hydrant
- Water Valve
- Tree
- Sign
- Fence Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Sewer Line

NOTES:
 -North Orientation is based on rotating the northeast line of Lot 5, Block Two to Grid North NAD83 CORRS 2011 epoch 2010.00.
 -This property is currently zoned for the Office District, C-1.
 -Surveyed on June 15, 2022.
 -Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.



ORIGINAL PLAT

FINAL PLAT

FINAL PLAT OF LOT 5R, BLOCK TWO PENNER PLACE SUBDIVISION BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK TWO PENNER PLACE SUBDIVISION 4.117 ACRES

JOHN AUSTIN SURVEY, A - 2 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1" = 50' JUNE 15, 2022

Certification by the county clerk
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____ 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 _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

Certificate of Ownership and Dedication
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We), Bank of Brenham, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 16871, Page 266, 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 hereon shown for the purposes identified.

JIM KRUSE, PRESIDENT

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____, 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 of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas
 NOTARY SEAL

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 _____ day of _____, 20____.

H. Curtis Strong RPLS No. 4961
 City Engineer, Bryan, Texas

FIELD NOTES
 LOT 5R, BLOCK TWO
 PENNER PLACE SUBDIVISION
 4.117 ACRES

All that certain lot, tract or parcel of land being 4.117 acres situated in the JOHN AUSTIN SURVEY, Abstract No. 2, Brazos County, Texas and being all of Bank of Brenham tract of land described as Lots 3, 4 and 5, Block Two, Penner Place Subdivision of record in Volume 16871, Page 266, Official Records of Brazos County, Texas and further described in Plat of record in Volume 4535, Page 224, Official Records of Brazos County, Texas, said 4.117 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap (Kling) found in the northwest right-of-way line of Trophy Drive as described in Volume 4535, Page 224, Official Records of Brazos County, Texas for the most southerly corner, said point being the most southerly corner of said Lot 3, Block Two;

THENCE N 14°54'03" W along the southwest line of said Lot 3, Block Two, a distance of 139.02 feet to a Chiseled "X" Set in Concrete for the beginning of a curve;

THENCE with the westerly line of Lot 3, Block Two and Lot 5, Block Two respectively, around a curve to the right, same having a radius of 400.00 feet, a Delta of 43° 06' 43", an arc length of 300.98 feet with a chord distance of 293.93 feet that bears N 06° 39' 18" E to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;

THENCE N 28°12'40" E along the northeast line of said Lot 5, Block Two, a distance of 78.59 feet to a 1/2" Iron Rod found for a north corner, said point being a north corner of said Lot 5, Block Two;

THENCE S 48°44'08" E along the northeast line of said Lot 5, Block Two, a distance of 68.69 feet to a 5/8" Iron Rod with Cap (JBL) found for an interior corner, said point being an interior corner of said Lot 5, Block Two;

THENCE N 42°03'08" E along the northwest line of said Lot 5, Block Two a distance 163.59 feet to a 1/2" Iron Rod with Cap (Kling) found in the southwest right-of-way line of STATE HIGHWAY 6 SOUTH (EAST BY-PASS) as described in Volume 277, Page 269, Deed Records of Brazos County, Texas for the most northerly corner, said point being the most northerly corner of said Lot 5, Block Two;

THENCE S 30°56'47" E along the northeast line of said Lot 5, Block Two and the southwest right-of-way line of STATE HIGHWAY 6 SOUTH (EAST BY-PASS) a distance of 66.22 feet to a point for angle point, a TxDOT Concrete Monument found for reference bears S 55° 03' 39" W a distance of 0.38 feet;

THENCE S 52°46'57" E along the northeast line of said Lot 5, Block Two and said Lot 4, Block Two, respectively, and the southwest right-of-way line of STATE HIGHWAY 6 SOUTH (EAST BY-PASS) a distance of 285.00 feet to a 1/2" Iron Rod with Cap (Kling) found for the beginning of a curve at the transition of the southwest right-of-way line of said STATE HIGHWAY 6 SOUTH (EAST BY-PASS) and the northwest right-of-way line of said Trophy Drive;

THENCE around a curve to the right, same having a radius of 25.00 feet, a Delta of 90° 00' 00", an arc length of 39.27 feet with a chord distance of 35.36 feet that bears S 07° 46' 57" E to a 1/2" Iron Rod with Cap (Kling) found for the point of tangency of said curve;

THENCE S 37°13'03" W along the southeast line of said Lot 4, Block Two and the northwest right-of-way line of said Trophy Drive a distance of 134.68 feet to a 1/2" Iron Rod with Cap (Kling) found for the beginning of a curve;

THENCE with the northwest right-of-way line of said Trophy Drive and the southeast line of said Lot 4, Block Two and said Lot 3, Block Two respectively, around a curve to the right, same having a radius of 400.00 feet, a Delta of 35° 30' 59", an arc length of 260.35 feet with a chord distance of 256.20 feet that bears S 54° 58' 32" W to a 1/2" Iron Rod with Cap (Kling) found for the point of tangency of said curve;

THENCE S 72°44'02" W along the southeast line of said Lot 3, Block Two and the northwest right-of-way line of said Trophy Drive a distance of 179.29 feet to the Place of Beginning and containing an area of 4.117 acres of land more or less.

OWNER:
 Bank of Brenham
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 Phone No. 979-836-3334
 Contact: Mr. Jim Kruse, President

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 FIRM No. 10093500 email: curtis@strongsurveying.com

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