

FIELD NOTES DESCRIPTION OF AN 11.81 ACRE TRACT JOHN AUSTIN LEAGUE, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.81 ACRES IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 20.364 ACRE TRACT OF LAND BOTH CONVEYED TO JERRY WINDHAM IN VOLUME 9493, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 11.81 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE SOUTHEAST LINE OF OSBORN LANE (80' WIDE RIGHT-OF-WAY, 377/99 DRBCT) AT THE MOST WESTERLY CORNER OF LOT 1, BLOCK 1 BRYAN MID-TOWNE APARTMENTS ACCORDING TO THE PLAT RECORDED IN VOLUME 9967, PAGE 146

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND

- 1) S 56° 02' 45" E, A DISTANCE OF 133.40 FEET TO A 1/2 INCH IRON PIPE FOUND:
- 2) S 19° 44' 33" E, A DISTANCE OF 22.33 FEET TO A 1/2 INCH IRON PIPE FOUND;
- 3) S 02° 17'51"W, A DISTANCE OF 120.81 FEET TO A 1/2 INCH IRON PIPE FOUND;
- 4) S 48° 21' 43" E, A DISTANCE OF 449.20 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE NORTH COMMON CORNER OF THIS HEREIN DESCRIBED TRACT AND A CALLED 6.02 ACRE TRACT OF LAND CONVEYED TO THE BRINKMAN CORPORATION IN VOLUME 426, PAGE 693 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT);

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF 20.364 ACRE TRACT AND SAID 6.02 ACRE TRACT, S 42° 07' 40" W, FOR A DISTANCE OF 743.65 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PRAIRIE DRIVE (FORMERLY 'HOWELL HOUSE LANE', 50' WIDE RIGHT-OF-WAY, 400/205 DRBCT) AT THE SOUTH COMMON CORNER OF SAID REMAINDER OF 20.364 ACRE TRACT AND SAID 6.02 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF PRAIRIE DRIVE, N 48° 27' 35" W, FOR A DISTANCE OF 637.18 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT A POINT OF CURVATURE:

THENCE, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.84 FEET, AN ARC LENGTH OF 38.90 FEET, A DELTA ANGLE OF 89° 42'28", AND A CHORD WHICH BEARS N 03° 36 21" W, A DISTANCE OF 35.04 FEET TO A CALCULATED POINT OF TANGENCY ON THE SOUTHEAST LINE OF OSBORN LANE:

THENCE, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND WITH THE SOUTHEAST LINE OF OSBORN LANE, N 41° 14' 53" E, AT A DISTANCE OF 0.39 FEET PASS IN A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 744.67 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF CURVATURE:

THENCE, WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 520.66 FEET, AN ARC LENGTH OF 61.85 FEET, A DELTA ANGLE OF 06' 48'24", AND A CHORD WHICH BEARS N 37' 50' 41" E, A DISTANCE OF 61.82 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 11.81 ACRES. MORE OR LESS.

SURVEYED ON THE GROUND JULY 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED AUGUST 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011436306357 (CALCULATED USING GEOID12B).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

WE, FENIKS HOLDINGS, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT. BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO US. IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 17194, PAGE 293, 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.

OWNER

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 EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

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 _____, DAY OF _____, 20___.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

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___.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

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 ___ DAY OF_____, 20__ AND SAME WAS DULY APPROVED ON THE ___ DAY _____, 20__ BY SAID COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

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, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770, 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.

J. DILLON MEANS, RPLS NO. 6770

PLAT NOTES:

- 1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN) AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANEL NO. 48041C 0215F, REVISED DATE: 04-02-2014.
- 2. <u>BASIS OF BEARING:</u> ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE No. 4203 STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011436306357 (CALCULATED USING GEOID12B).

- 3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR), UNLESS OTHERWISE NOTED.
- 4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY (RD-5) PER ORDINANCE No. 2500. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 75%. ALL PARKING WILL BE LOCATED IN THE FRONT OF THE BUILDING.
- FRONT SETBACK = 20'
- REAR SETBACK = 10' SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES & 15' ALONG LOCAL
- A 10' PRIVATE MAINTENANCE EASEMENT (PR.M.E.) IS DEDICATED ON EACH LOT FOR MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT (SEE NOTE #7).
- 5. DISTANCES SHOWN ON CURVES, AND LABELED AS "C". ARE CHORD LENGTHS.
- 6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT. ADDITIONAL EASEMENTS MAY APPLY. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
- CITY OF BRYAN (371/171).
- HUMBLE PIPE LINE CO. (48/565).
- THE ATMOS PIPELINE WITHIN THE PARTIALLY RELEASED EASEMENT (122/374) IS ACTIVE AT THE TIME OF THIS PLAT.
- PIPELINE EASEMENTS RECORDED IN VOLUME 601. PAGE 339 TO ANDRUS PIPELINE CORP. AND VOLUME 557, PAGE 329 TO FERGUSON CROSSING PIPE LINE COMPANY APPEAR TO BE INACTIVE BASED ON INFORMATION FROM THE TEXAS RAILROAD COMMISSION AND A LACK OF EVIDENCE ON THE GROUND. IN ADDITION, NO OPERATORS WERE NOTIFIED AND NO MARKINGS ON THE GROUND WERE PROVIDED AFTER MULTIPLE REQUESTS TO THE TEXAS 811 LOCATE SERVICE. BOTH DOCUMENTS CONTAIN LANGUAGE THAT TERMINATES THE RIGHTS OF THE GRANTEE AFTER CERTAIN PERIODS OF NON-USE. KERR SURVEYING IS UNABLE TO CONFIRM THE LACK OF ACTIVE USE; THEREFORE, FURTHER RESEARCH/INVESTIGATION MAY BE REQUIRED.
- 7. A PRIVATE MAINTENANCE EASEMENT (PRME) SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENT IN FAVÒR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND FURTHERMORE: (I) PROVIDES ACCESS TO THE ADJACENT LOT OWNER FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE STRUCTURE LOCATED ON THE ADJACENT LOT: AND (II) NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PRME EXCEPT THÀT THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PRME ON SUCH LOT.
- 8. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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
- 9. COMMON AREA TOTALS 2.455 ACRES. DRAINAGE STRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE. THESE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- 10. PATIO HOMES (ZERO LOT LINE DWELLINGS) HAVE BEEN APPROVED FOR THIS SUBDIVISION BY THE BRYAN PLANNING & ZONING COMMISSION ON DECEMBER 2, 2021. PATIO HOME LOTS WILL FOLLOW THE STANDARDS ESTABLISHED IN THE LAND & SITE DEVELOPMENT ORDINANCE SECTION 62-167.
- 11. NO LOT MAY TAKE DIRECT STREET ACCESS TO OSBORN LANE OR PRAIRIE DRIVE.



KERR SURVEYING, LLC 409 NORTH TEXAS AVENUE KERR BRYAN, TEXAS 77803 PHONE (979) 268-3195 TBPELS FIRM No. 10018500

A FINAL PLAT OF

PHASE ONE

BLOCK ONE, LOTS 1 - 8 & BLOCK TWO LOTS 1 - 9 BLOCK THREE, LOTS 1 - 8 2.455 AC COMMON AREA & 1.233 AC R.O.W. DEDICATION

6.402 ACRE TRACT JOHN AUSTIN LEAGUE, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS



CELL: (979) 220-7835 EMAIL: tcarnes70@gmail.com FILENAME: 0757FP1A | SCALE: 1"=40' SUBMITTED DATE: 12/31/21

ENIKS HOLDINGS, LLC c/o TODD CARNES

COLLEGE STATION, TX 77840

404 UNIVERSITY DRIVE EAST, SUITE B

POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com DRAWN BY: R.A.M. CHECKED BY: J. DILLON MEANS

OFFICE - (979) 764-0704 ELD BOOK: N/A PAGES: N/A

TEXAS FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS

CLIENT NO. PROJECT NO. 171 —

SHEET 2 OF 2