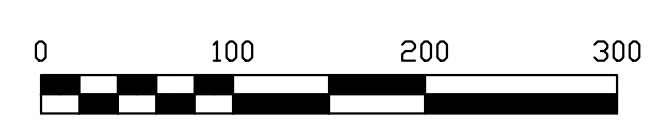
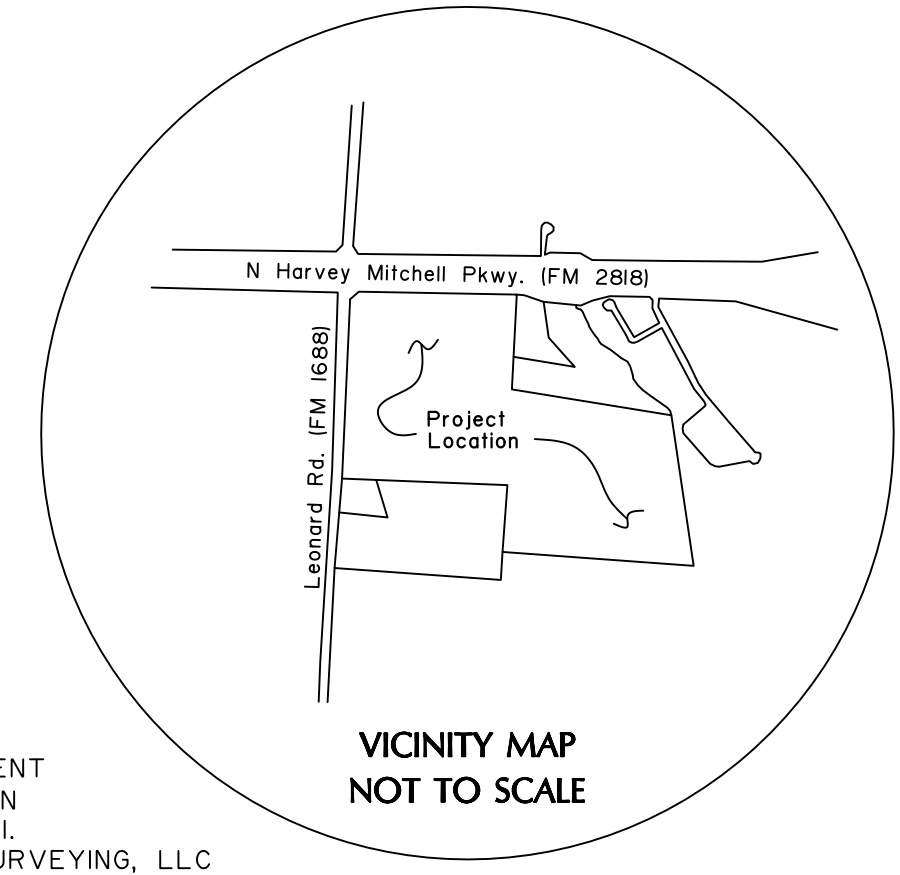
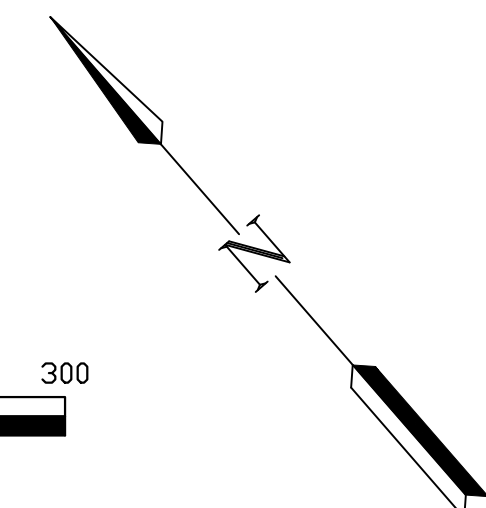


F.M. 2818
284/177
(Asphalt Pavement) Approx. 320' w. ROW

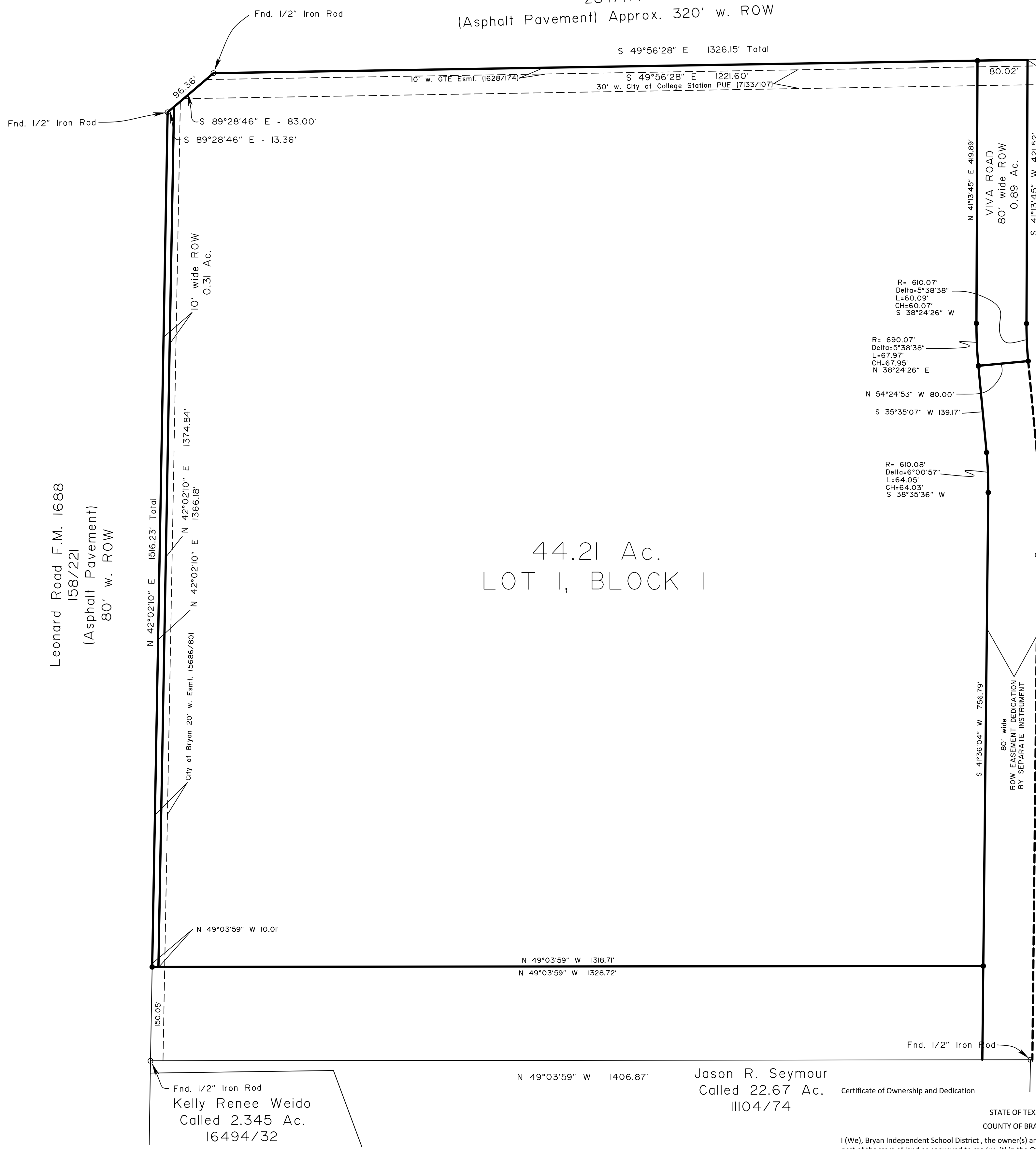


NOTES:
NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO GRID NORTH NAD83 (CORS 2011) epoch 2010.00 AS DERIVED FROM GPS RTK OBSERVATIONS.
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM AGGIELAND TITLE COMPANY AS SHOWN ON GF. NO. 51409 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2021, AND ISSUED ON OCTOBER 12, 2021. ALL EASEMENTS SHOWN ARE BASED ON THIS COMMITMENT. STRONG SURVEYING, LLC DID NOT ENGAGE IN ANY EASEMENT RESEARCH.

BEARINGS AND DISTANCES ARE CALL AND ACTUAL UNLESS OTHERWISE NOTED.
PROPERTY IS CURRENTLY ZONED PD-B PER ORDINANCE NO. _____ APPROVED BY CITY COUNCIL ON _____.
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4804COI95 E, MAP REVISED DATE OF MAY 16, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014, PART OF THIS PARENT TRACT OF 95.29 ACRES IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA.
CONTOURS SHOWN ARE BASED ON AN ACTUAL ON THE GROUND SURVEY BASED ON CITY OF BRYAN MONUMENTATION.
BUILDING SETBACKS SHALL MEET THE CITY OF BRYAN PD-B ORDINANCE REQUIREMENTS.
● A 1/2" Iron Rod with Cap Set at all corners unless otherwise shown.
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.

FIELD NOTES
44.21 ACRES
ZENO PHILLIPS LEAGUE, A - 45
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 44.21 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being a part of that certain called 95.29 acre tract as described in deed from Blinn College, to Bryan Independent School District, of record in Volume 18014, Page 1, Official Records of Brazos County, Texas, said 44.21 acre tract being more particularly described by metes and bounds as follows:
COMMENCING at a 1/2" Iron Rod found in the southwest right-of-way line of FM 2818 as described in Volume 284, Page 177, Deed Records of Brazos County, Texas for an east corner, said corner being the most northerly east corner of said Called 95.29 acre tract, said corner being the north corner of Lot 1, Block "A", Discovery Subdivision as described in Volume 597, Page 861, Deed Records of Brazos County, Texas;
THENCE N 49° 56' 28" E along the southwest right-of-way line of said FM 2818 and the northeast line of said Called 95.29 acre tract a distance of 24.53 feet to a 1/2" Iron Rod with Cap set for the POINT OF BEGINNING OF THIS 44.21 ACRE TRACT;
THENCE S 41° 13' 45" W along the southeast right-of-way line of Proposed Viva Road a distance of 421.52 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE around a curve to the left, same having a radius of 610.07 feet, a Delta of 5° 38' 38", and an arc length of 60.09 feet that bears S 38° 24' 26" W a chord distance of 60.07 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;
THENCE N 54° 24' 53" W a distance of 80.00 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE S 35° 35' 07" W a distance of 139.17 feet to a 1/2" Iron Rod with Cap set for the Beginning of a curve;
THENCE around a curve to the right, same having a radius of 610.08 feet, a Delta of 6° 00' 57", and an arc length of 64.05 feet that bears S 38° 35' 36" W a chord distance of 64.03 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;
THENCE S 41° 36' 04" W a distance of 756.79 feet to a 1/2" Iron Rod with Cap set for the most southerly corner;
THENCE N 49° 03' 59" W a distance of 1328.72 feet to a 1/2" Iron Rod with Cap set for the most westerly corner, said corner being located in the southeast right-of-way line of FM 1688 (Leonard Road) as described in Volume 158, page 221, Deed Records of Brazos County, Texas and the northwest line of said Called 95.29 acre tract;
THENCE N 42° 02' 10" E, along the northwest line of said 95.29 Acre Tract and the southeast right-of-way line of said FM 1688 a distance of 1366.18 feet to a 1/2" Iron Rod found for angle point;
THENCE S 89° 28' 46" E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.36 feet to a 1/2" Iron Rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 2818;
THENCE S 49° 56' 28" E, along the northeast line of said 95.29 Acre Tract and the southwest right-of-way line of said FM 2818 a distance of 1301.62 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 44.21 ACRES OF LAND MORE OR LESS.



44.21 Ac.
LOT 1, BLOCK 1

Bryan ISD
Remainder of 95.29 Ac.
(18014/1)

Fnd. 1/2" Iron Rod
Kelly Renee Weido
Called 2.345 Ac.
16494/32

Jason R. Seymour
Called 22.67 Ac.
11104/74

Approval of the planning and zoning commission
I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 2022 and same was duly approved on the _____ day of _____, 2022 by said Commission.

City Planner, Bryan, Texas
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_____.

City Engineer, Bryan, Texas

Certification of the surveyor
STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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 or found under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

H. Curtis Strong RPLS No. 4961

Certificate of Ownership and Dedication
STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Bryan Independent School District, 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 18014, Page 1, 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.

Superintendent of Schools
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

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 _____.

FINAL PLAT
OF
LOT 1, BLOCK 1
BRYAN ISD
OPERATIONS DISTRICT
44.21 ACRES
OUT OF THE BRYAN ISD
95.29 ACRE TRACT
VOLUME 18014, PAGE 1
ZENO PHILLIPS LEAGUE, A - 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 100' JUNE 15, 2022

OWNER:
Bryan Independent School District
801 South Ennis
Bryan, Tx. 77803
Phone No. 979-209-1137
Contact: Mr. Paul Buckner
Director of Construction and Energy Management

