

FINAL PLAT OF BW TEXAS BRYAN NASH SUBDIVISION

11.434 ACRES OF THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS.

OWNER: BW TEXAS BRYAN NASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 3708 SWANN AVENUE, SUITE 200
 TAMPA, FL 33609
 ACREAGE: 11.434
 PATENT SURVEY: JOHN AUSTIN LEAGUE, ABSTRACT NO. 2
 NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: 358.22
 ACREAGE BY LOT TYPE: DEVELOPMENT: 10.805
 NEW R.O.W.: 0.630
 NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2
 SURVEYOR: ABRAM DASHNER RPLS, LLC
 6448 E. HWY 290 STE. B-105
 AUSTIN, TX 78723
 (512)244-3395
 ENGINEER: COOL BREEZE CONSULTANTS LLC
 1314 AVENUE A, SUITE A
 KATY, TX, 77493
 (832)349-4018

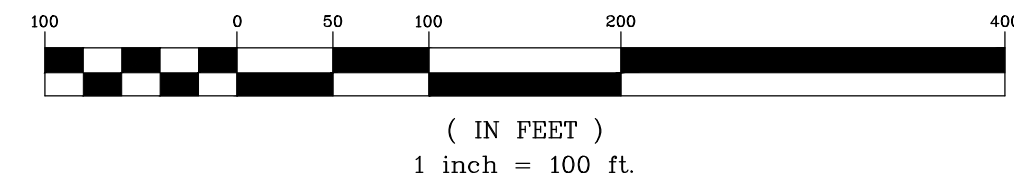
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

PROPERTY AREA

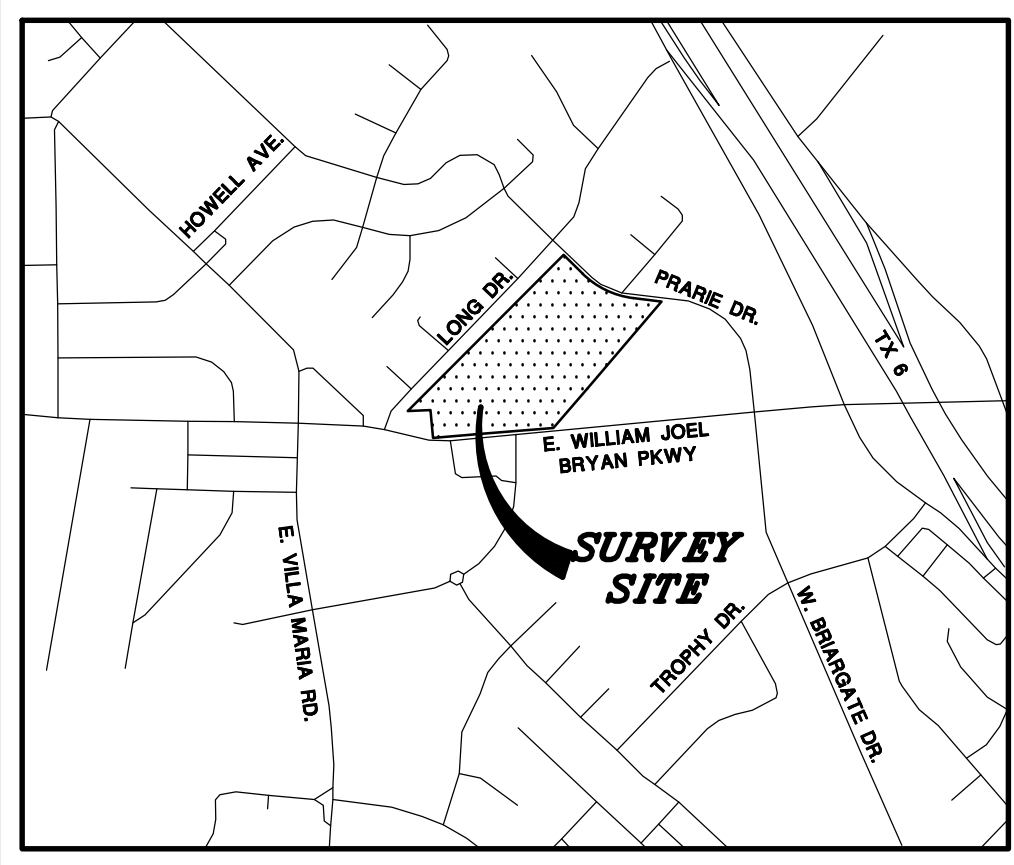
LOT 1 = 105,604 SQ. FT. (2.424 ACRES)
 LOT 2 = 365,052 SQ. FT. (8.380 ACRES)
 NASH ST. (PUBLIC R.O.W.) = 27,390 SQ. FT. (0.630 ACRE)
 TOTAL AREA = 498,046 SQ. FT. (11.434 ACRES)

GRAPHIC SCALE



LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊙ = FOUND TXDOT TYPE II MONUMENT
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = PROPERTY LINE
- - - = EASEMENT LINE
- - - = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE

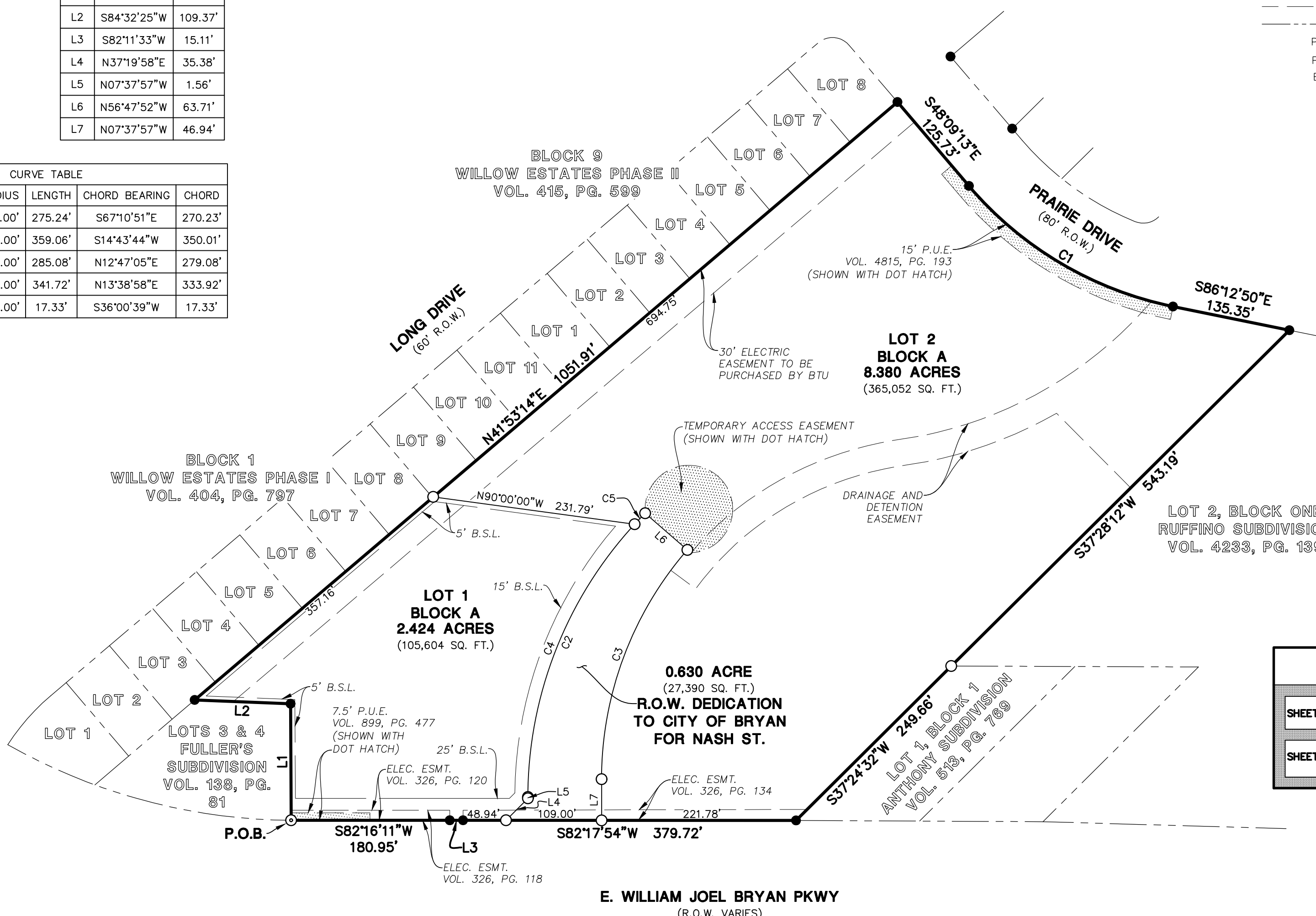


LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°01'37"W	132.93'
L2	S84°32'25"W	109.37'
L3	S82°11'33"W	15.11'
L4	N37°19'58"E	35.38'
L5	N07°37'57"W	1.56'
L6	N56°47'52"W	63.71'
L7	N07°37'57"W	46.94'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°00'02"	415.00'	275.24'	S67°10'51"E	270.23'
C2	44°43'22"	460.00'	359.06'	S14°43'44"W	350.01'
C3	40°50'05"	400.00'	285.08'	N12°47'05"E	279.08'
C4	42°33'49"	460.00'	341.72'	N13°38'58"E	333.92'
C5	2°09'33"	460.00'	17.33'	S36°00'39"W	17.33'



SHEET INDEX

SHEET 1 OF 2:	PLAT, NORTH ARROW, SCALE BAR AND VICINITY MAP
SHEET 2 OF 2:	SIGNATURE BLOCKS, METES & BOUNDS AND NOTES

11.434 ACRES - JOHN AUSTIN LEAGUE, A-2

2104 E. WILLIAM JOEL BRYAN PKWY, BRYAN, TX 77802

FINAL PLAT

REVISED: 4/18/23
 PROJ. MGR.: AD
 DRAWN BY: PWP
 SURVEY DATE: 01/28/22
 ISSUE DATE: 04/04/23
 SCALE: 1"=100'

SHEET
1 OF **2**

May 15, 2023 - 18:14 Dwg Name: P:\617\030\Brightworks\Real Estate\002_2104 E. William J. William Pkwy.dwg\Surv\Final Drawings\Final Plat.dwg Updated By: TSmith

Manhard CONSULTING
 6448 E Highway 290, Ste. B-105, Austin, TX 78723, ph: 512.244.3395, manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-217132 (Eng)
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AUSTIN, TX 78723
(512)244-3395

ENGINEER: COOL BREEZE CONSULTANTS LLC
1314 AVENUE A, SUITE A
KATY, TX, 77493
(832)349-4018

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS
COUNTY OF BRAZOS

BW TEXAS BRYAN NASH, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 18396 PAGE 165, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

BY:

BW TEXAS BRYAN NASH, LLC
3708 SWANN AVENUE, SUITE 200
TAMPA, FL 33609

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY ENGINEER:

I, W. PAUL KASPAR, P.E., 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 AND ZONING COMMISSION

I, KEVIN RUSSEL, 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 _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS.

PLAT NOTES:

1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE AND X SHADED AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48041C0310F, EFFECTIVE 04/02/2014. THE DRAINAGE STUDY PERFORMED BY MITCHELL & MORGAN ENGINEERS & CONSTRUCTORS, DATED DECEMBER 2020, PROVIDES PROPOSED GRADING THAT WILL ALTER THE 100-YEAR FLOODPLAIN AND REMOVE THE MAJORITY OF LOTS 1 AND 2 FROM THE 100-YEAR FLOODPLAIN. THE FEMA FLOODWAY WILL NOT BE AFFECTED.

2) BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS 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 GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001075 (CALCULATED USING GEOID12B).

3) ALL PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS, WITH PLASTIC CAPS (MANHARD CONSULTING), UNLESS OTHERWISE NOTED.

4) ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

5) BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 4-4-2023. THIS TRACT IS ZONED RETAIL (C-2) (ORDINANCE NO. 2203) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS AS FOLLOWS:

- FRONT SETBACK - 25'
- SIDE SETBACK - 5'
- SIDE SETBACK (STREET) - 15'
- SIDE SETBACK (ARTERIAL STREET) - 25'
- REAR SETBACK - 5'

6) ELEVATION CERTIFICATES, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OR SURVEYOR, WILL BE REQUIRED FOR ALL LOTS TO VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

7) NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

8) THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, GF NO. ATCH-01COM-ATCH21115538T, EFFECTIVE DATE: NOVEMBER 29,2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 120, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 899, PG. 477, ORBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 118, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 134, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- RIGHT-OF-WAY EASEMENT TO CITY OF BRYAN (VOL. 317, PG. 830, DRBCT) AFFECTS THIS TRACT BUT IS NOT PLOTTABLE BY DESCRIPTION
- EASEMENT TO CITY OF BRYAN (VOL. 4815, PG. 193, ORBCT) DOES NOT AFFECT THIS TRACT

-ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

9) 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 INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

10) NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENTS.

11) COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES

12) FOR THE PURPOSES OF THIS SUBDIVISION FOR REGULATION OF APPLICABLE DEVELOPMENT STANDARDS, THE FOLLOWING TRACTS ARE CONSIDERED A BUILDING PLOT.

APPROVAL OF THE CITY PLANNER:

I, MARTIN 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 _____ DAY OF _____, 20____.

CITY PLANNER
BRYAN, TEXAS

DESCRIPTION

11.434 ACRES OUT OF THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2 IN BRAZOS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.390 ACRE TRACT CONVEYED TO BW TEXAS BRYAN NASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN VOL. 18396, PG. 165 , OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 11.434 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A TXDOT TYPE II MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY (R.O.W. VARIES), BEING THE SOUTHEAST CORNER OF LOT 3, FULLER'S SUBDIVISION, RECORDED IN VOL. 138, PG. 81, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST AND NORTH LINES OF LOT 3 AND LOT 4 OF SAID FULLER'S SUBDIVISION, BEING THE SOUTH LINE OF SAID 11.390 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N08°01'37"W, A DISTANCE OF 132.93 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR AN ANGLE POINT;

2. S84°32'25"W, A DISTANCE OF 109.37 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EAST LINE OF BLOCK 1, WILLOW ESTATES PHASE I, A SUBDIVISION OF RECORD IN VOL. 404, PG. 797, OF SAID DEED RECORDS, BEING THE NORTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWESTERLY CORNER OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, N41°53'14"E, ALONG THE WEST LINE OF SAID 11.390 ACRE TRACT, BEING IN PART SAID EAST LINE OF BLOCK 1, AND IN PART BLOCK 9, WILLOW ESTATES PHASE II, A SUBDIVISION OF RECORD IN VOL. 415, PG. 599, OF SAID DEED RECORDS, A DISTANCE OF 1051.91 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE DRIVE (80' R.O.W.), BEING THE SOUTHEAST CORNER OF SAID BLOCK 9, FOR THE NORTHWESTERLY CORNER OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID 11.390 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S48°09'13"E, A DISTANCE OF 125.73 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

2. ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 38°00'02", AN ARC LENGTH OF 275.24 FEET, AND A CHORD WHICH BEARS S67°10'51"E, A DISTANCE OF 270.23 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF TANGENCY OF SAID CURVE;

3. S86°12'50"E, A DISTANCE OF 135.35 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2, BLOCK ONE, RUFFINO SUBDIVISION, RECORDED IN VOL. 4233, PG. 139, OF SAID DEED RECORDS, FOR THE NORTHEASTERLY CORNER OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, ALONG THE EAST LINE OF SAID 11.390 ACRE TRACT, BEING IN PART THE WEST LINE OF SAID LOT 2 AND IN PART THE WEST LINE OF LOT 1, BLOCK 1, ANTHONY SUBDIVISION, RECORDED IN VOL. 513, PG. 769, OF SAID DEED RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S37°28'12"W, A DISTANCE OF 543.19 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE SOUTHWEST CORNER OF SAID LOT 2, BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR AN ANGLE POINT;

2. S37°24'32"W, A DISTANCE OF 249.66 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY, BEING THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHEASTERLY CORNER OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, ALONG NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY, BEING THE SOUTH LINE OF SAID 11.390 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. S82°17'54"W, A DISTANCE OF 379.72 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;

2. S82°11'33"W, A DISTANCE OF 15.11 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;

3. S82°16'11"W, A DISTANCE OF 180.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.434 ACRES (498,046 SQUARE FEET) OF LAND, MORE OR LESS.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN 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 THE

____ DAY OF _____, 20____, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN

VOLUME _____, PAGE _____.

COUNTY CLERK
BRAZOS COUNTY, TEXAS



11.434 ACRES - JOHN AUSTIN LEAGUE, A-2

2104 E. WILLIAM JOEL BRYAN PKWY, BRYAN, TX 77802

FINAL PLAT

REVISED: 4/18/23
PROJ. MGR.: AD
DRAWN BY: PWP
SURVEY DATE: 01/28/22
ISSUE DATE: 04/04/23
SCALE: 1"=100'

SHEET

2 OF 2