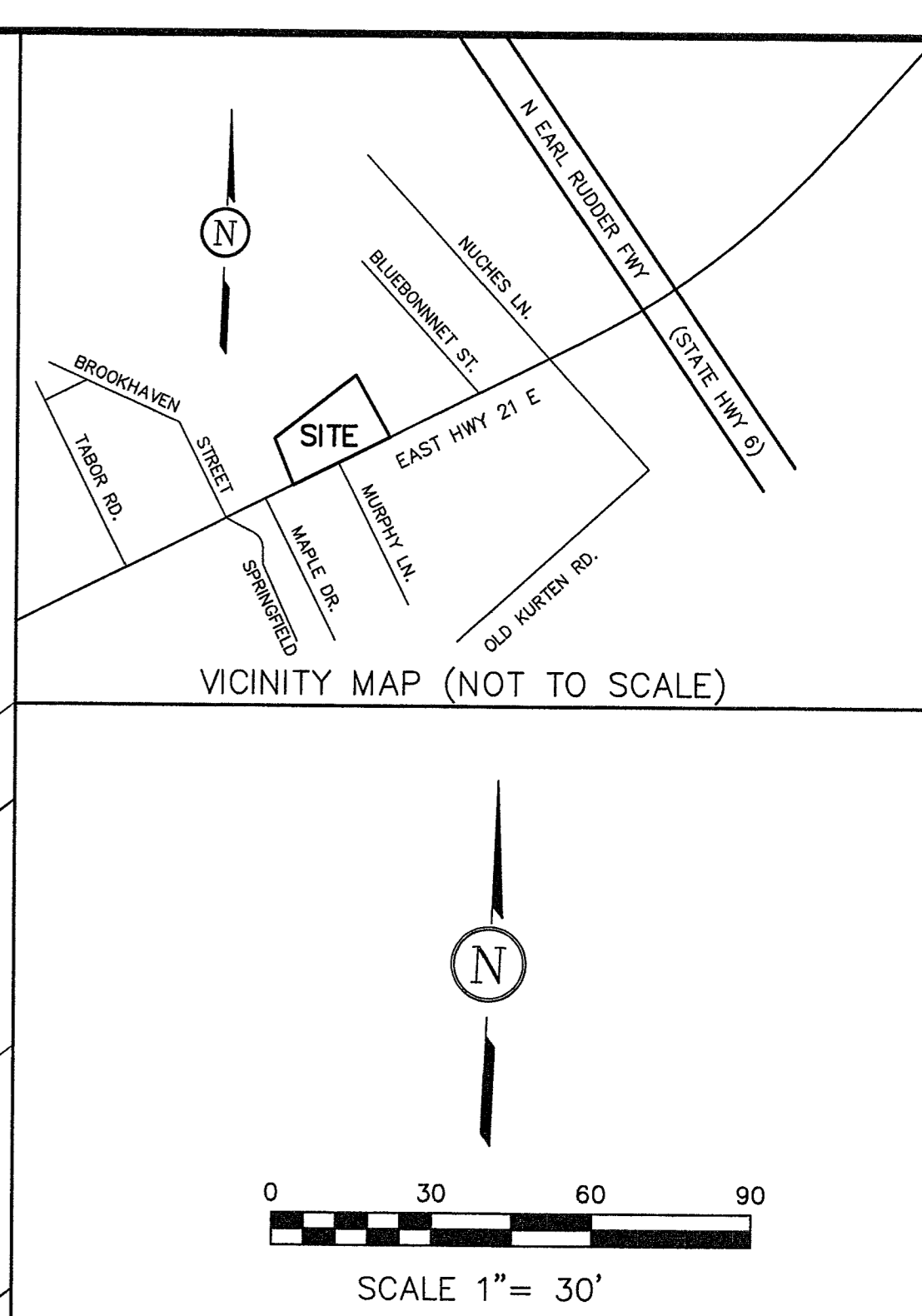
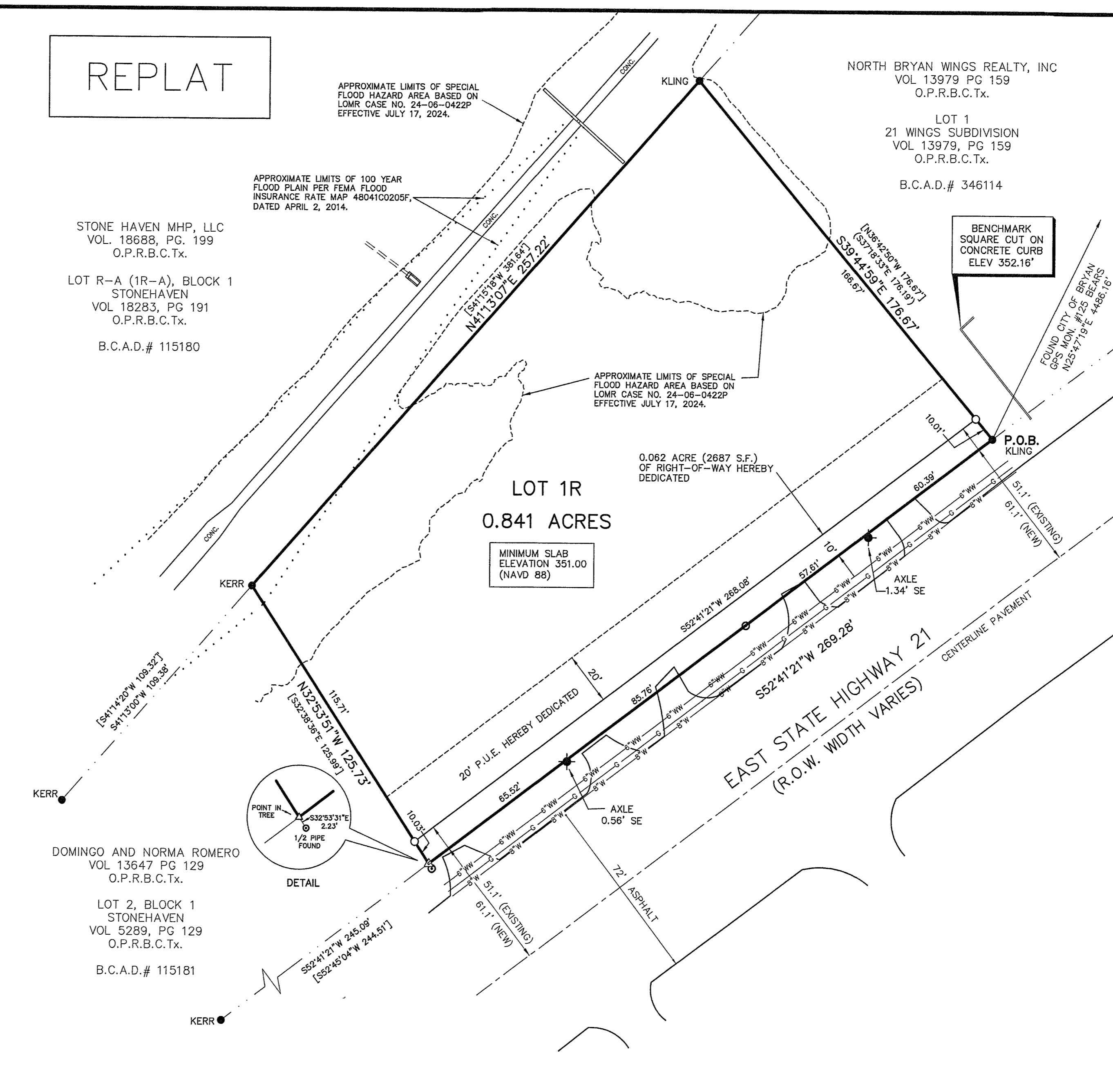
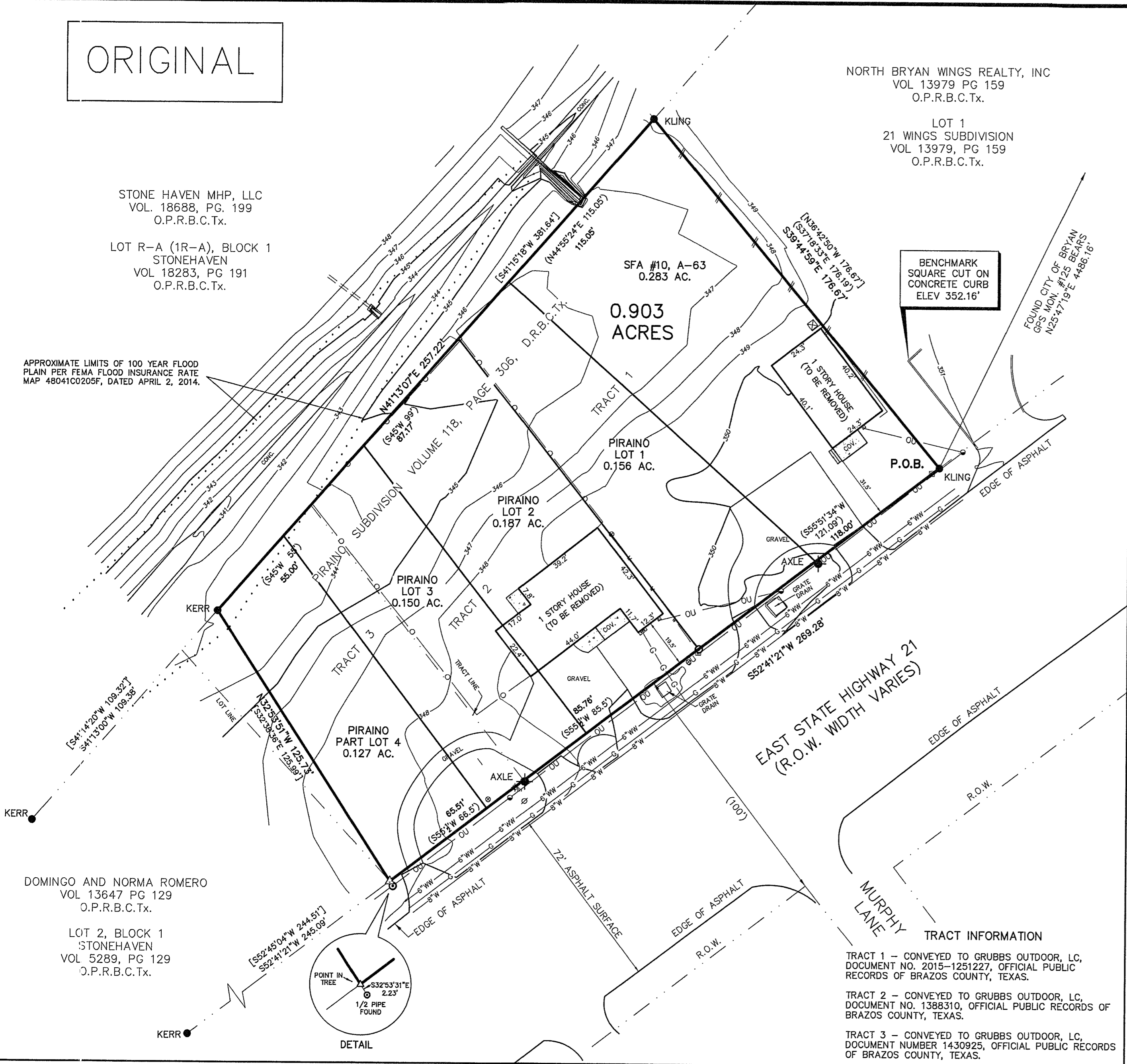


ORIGINAL

REPLAT



METES & BOUNDS DESCRIPTION
METES & BOUNDS DESCRIPTION OF 0.903 ACRES OF LAND IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, 3 AND A PORTION OF LOT 4, PIRANO SUBDIVISION, A SUBDIVISION OF VOLUME 118, PAGE 306 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALONG WITH A 0.28 ACRE PORTION OF THE STEVEN F. AUSTIN SURVEY NO. 10, ABSTRACT NO. 53, BRAZOS COUNTY, TEXAS, THE SAID 0.903 ACRES BEING COMPRISED OF ALL OF THE FOLLOWING 3 TRACTS:

TRACT 1: ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO GRUBBS OUTDOOR, LC, RECORDED IN DOCUMENT NUMBER 2015-1251227, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT 2: ALL OF THAT CERTAIN FIRST TRACT AND SECOND TRACT DESCRIBED IN A DEED TO GRUBBS OUTDOOR, LC, RECORDED IN DOCUMENT NUMBER 1430925 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT 3: ALL OF THAT CERTAIN FIRST TRACT AND SECOND TRACT DESCRIBED IN A DEED TO GRUBBS OUTDOOR, LC, RECORDED IN DOCUMENT NUMBER 1430925 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THE SAID 0.903 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a 1/2 inch diameter steel pin found with cap marked KLING on the northwest right-of-way line of East State Highway 21 at the easterly most corner of the said Grubbs Outdoor, LC Tract 1, the same being the southerly most corner of Lot 1, 21 Wings Subdivision, subdivision of record in Volume 13979, Page 159 of the Official Public Records of Brazos County, Texas for the easterly most corner of the herein described 0.903 acres;

THENCE, S 52°41'21" W, along the northwest right-of-way line of East State Highway 21, the same being the southeast line of the said Grubbs Outdoor, LC Tracts 1, 2 and 3, at 118.09 feet passing an iron pipe found at the southerly most corner of the said Grubbs Outdoor, LC Tract 1, the same being the easterly most corner of the said Grubbs Outdoor, LC Tract 2, and continuing for a total distance of 269.28 feet to a computed point in tree for the southerly most corner of the said Grubbs Outdoor, LC Tract 3, the same being the easterly most corner of Lot 2, Block 1, Stonehaven, a subdivision of record in Volume 5289, page 129 of the Official Public Records of Brazos County, Texas, from which a 1/2 inch diameter steel pin found with cap marked KERR at the southerly most corner of the said Lot 2 bears S 52°41'21" W, 245.09 feet and a 1/2 inch iron pipe found bears S 41°13'07" W, 109.38 feet;

THENCE, N 32°53'51" W, a distance of 125.73 feet to a 1/2 inch diameter steel pin found with cap marked KERR on the southeast line of Lot R-A (1R-A), Block 1, Stonehaven, a subdivision of record in Volume 18283, Page 191 of the Official Public Records of Brazos County, Texas for the westerly most corner of the said Grubbs Outdoor, LC Tract 3, from which a 1/2 inch diameter steel pin found with cap marked KERR bears S 41°13'07" W, 109.38 feet;

THENCE, N 41°13'07" E, a distance of 257.22 feet along the northwest line of the said Grubbs Outdoor, LC Tracts 1, 2 and 3, the same being the southeast line of the said Lot R-A (1R-A) to a 1/2 inch diameter steel pin found marked KLING at the northerly most corner of the said Grubbs Outdoor, LC Tract 3, the same being the westerly most corner of the said Lot 1, 21 Wings Subdivision;

THENCE, S 39°44'59" E, a distance of 176.67 feet along the common line between the said Grubbs Outdoor, LC Tract 1 and Lot 1, 21 Wings Subdivision to the PLACE OF BEGINNING, containing 0.903 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

GRUBBS OUTDOOR, LC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACTS CONVEYED TO GRUBBS OUTDOOR, LC BY DEEDS RECORDED IN DOCUMENT NUMBERS 2015-1251227, 1388310 AND 1430925 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

AUSTIN GRUBBS
GRUBBS OUTDOOR, LC

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, AUSTIN GRUBBS, KNOWN TO ME TO BE THE PERSON WHOSE NAME 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 THE ____ DAY OF _____, 20__

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____ 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 THIS THE ____ DAY OF _____, 20__

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

I, TIMOTHY A. LENZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393, 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 THE SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MAY 7, 2024 - PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

TIMOTHY A. LENZ, RPLS NO. 4393

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 _____

COUNTY CLERK BRAZOS COUNTY, TEXAS

NOTES:

1) THIS PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3).

2) ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

3) 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 P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

4) THE LOCATION OF UNDERGROUND WATER, WASTEWATER AND GAS LINES WITHIN THE EAST STATE HIGHWAY 21 RIGHT-OF-WAY ARE BASED ON CITY OF BRYAN GIS INFORMATION.

FINAL PLAT
LOT 1R OF PIRANO SUBDIVISION
0.841 ACRES
BEING A REPLAT OF LOTS 1 THRU 3 AND A PART OF LOT 4 OF THE PIRANO SUBDIVISION (AS RECORDED IN VOL. 118, PAGE 306) AND A PORTION OF SFA #10, A-63 BRYAN BRAZOS COUNTY, TEXAS

SCALE 1" = 30' APRIL 2024

OWNER/DEVELOPER GRUBBS OUTDOOR, LC 17600 WINDSONG DRIVE COLLEGE STATION, TEXAS 77845 830-377-2775	SURVEYOR SINCLAIR LAND SURVEYING, INC. 4150 FREDRICH LANE, SUITE A1 AUSTIN, TEXAS 78704 TBPELS FIRM NO. 10089000 512-443-1174	ENGINEER HACOGD ENGINEERING ASSOCIATES 900 E. MAIN STREET ROUND ROCK, TEXAS 78664 512-244-1946
--	---	---