

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- - - PUBLIC UTILITY EASEMENT (P.U.E)
- - - EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- - - EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- - - EXISTING PRIVATE DRAINAGE EASEMENT (P.V.D.E)
- - - EXISTING PUBLIC ACCESS EASEMENT (P.A.E)
- CITY LIMIT BOUNDARY
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" SET
- ⊗ RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
- ⊕ BLOCK LABEL
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- ( ) RECORDING INFORMATION
- ROW RIGHT-OF-WAY

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	144.80'	N70° 11' 17"W
L2	73.59'	N62° 59' 05"W
L3	30.26'	S14° 33' 30"E
L4	118.94'	S51° 43' 57"W
L5	37.77'	S39° 48' 16"W
L6	38.87'	N73° 42' 18"E
L7	118.94'	N51° 43' 57"E
L8	34.17'	N47° 21' 56"W
L9	14.80'	N1° 25' 07"W
L10	32.78'	S12° 15' 53"W
L11	95.53'	S74° 16' 15"E
L12	154.55'	N15° 43' 45"E
L13	137.79'	N0° 11' 34"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	1007.99'	737.50'	078°18'36"	600.53'	931.35'	N65°00'56"E
C2	467.61'	862.50'	031°03'47"	239.70'	461.90'	N88°38'21"E
C3	165.72'	230.00'	041°16'58"	86.64'	162.16'	S21°05'28"W
C4	54.27'	225.00'	013°49'12"	27.27'	54.14'	N44°49'21"E
C5	82.90'	475.00'	010°00'00"	41.56'	82.80'	N46°43'57"E
C6	123.39'	180.00'	039°16'33"	64.23'	120.99'	N22°05'41"E
C7	66.57'	200.00'	019°04'16"	33.60'	66.26'	N42°11'49"E
C8	87.27'	500.00'	010°00'00"	43.74'	87.16'	N46°43'57"E
C9	154.39'	205.00'	043°09'04"	81.06'	150.77'	N20°09'25"E
C10	262.94'	420.00'	035°52'09"	135.94'	258.66'	S56°20'10"E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, CamWest Traditions, LP, owner and developer of the land shown on this plat, and designated herein as the CamWest Crossing III, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructures, easements and public places thereon shown for the purpose and consideration therein expressed.

Kim Eubanks, President  
 CamWest Traditions, LP

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kim Eubanks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the 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.

R.P.L.S. No. 6834

**CERTIFICATE OF 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 \_\_\_\_\_.

County Clerk  
 Brazos County, Texas

**APPROVAL OF 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 \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair  
 Planning & Zoning Commission  
 Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, 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\_\_\_\_.

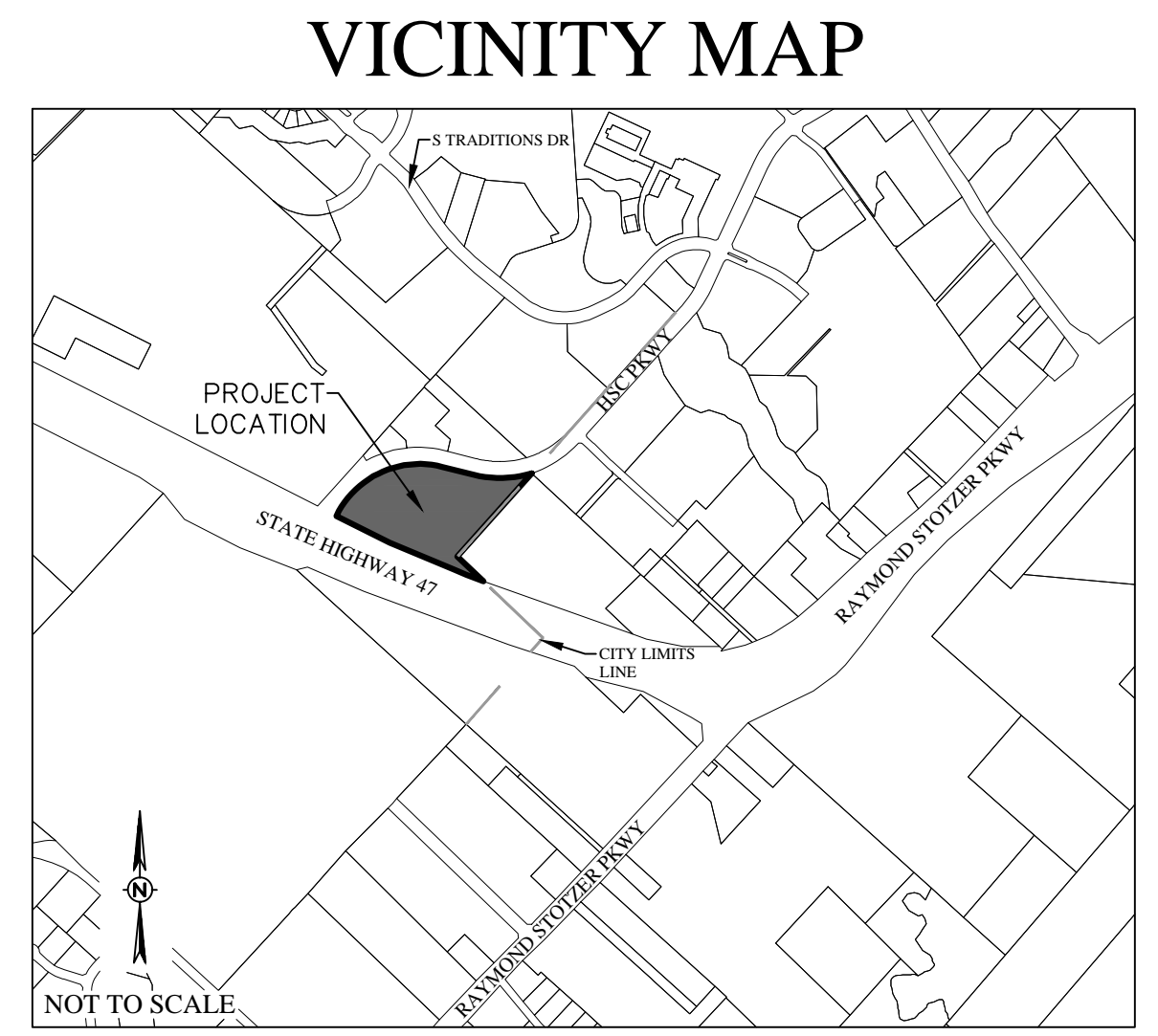
City Planner, Bryan, Texas

**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

- NOTES:**
- 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) DIVIDE BY A COMBINED SCALE FACTOR OF 0.99990463894660 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PD), ORDINANCE No. 2336.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIO-CORRIDOR DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE WATER AND SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES AND SEWERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
  - 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.



**FINAL PLAT**  
**CAMWEST CROSSING III**  
 16.883 ACRES  
 1 LOT  
 BLOCK 1, LOT 1  
 COMMON AREAS 1-3  
 JOHN H JONES LEAGUE, A-26  
 BRYAN, BRAZOS, TEXAS

SCALE 1" = 100'  
 FEBRUARY, 2025

**OWNER/DEVELOPER:** CamWest Traditions LP  
 351 Adriatic Pkwy  
 McKinney, TX 75002  
 (972) 542-8290

**SURVEYOR:** Kerr Surveying, LLC  
 1718 Briarcrest Dr.  
 Bryan, TX 77802  
 (979) 268-3195  
 TBPELS FIRM # 1001850  
 SURVEYS@KERRSURVEYING.NET

**ENGINEER:** SCHULTZ  
 TBPES FIRM NO. 12227  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77840  
 www  
 (979) 764-3900

SHEET 1 OF 2