

R=299.55', ARC=470.33'
D=89° 57' 37", TANGENT=299.35'
CHORD=N 07° 50' 13" E 423.49'
(CALLED AND MEASURED RADIUS,
729/179 ORBCT)

10' WIDE AERIAL
ELECTRICAL
EASEMENT
(729/179 ORBCT)

1/2 INCH IRON ROD
WITH BLUE PLASTIC
CAP STAMPED 'KERR
SURVEYING' FOUND

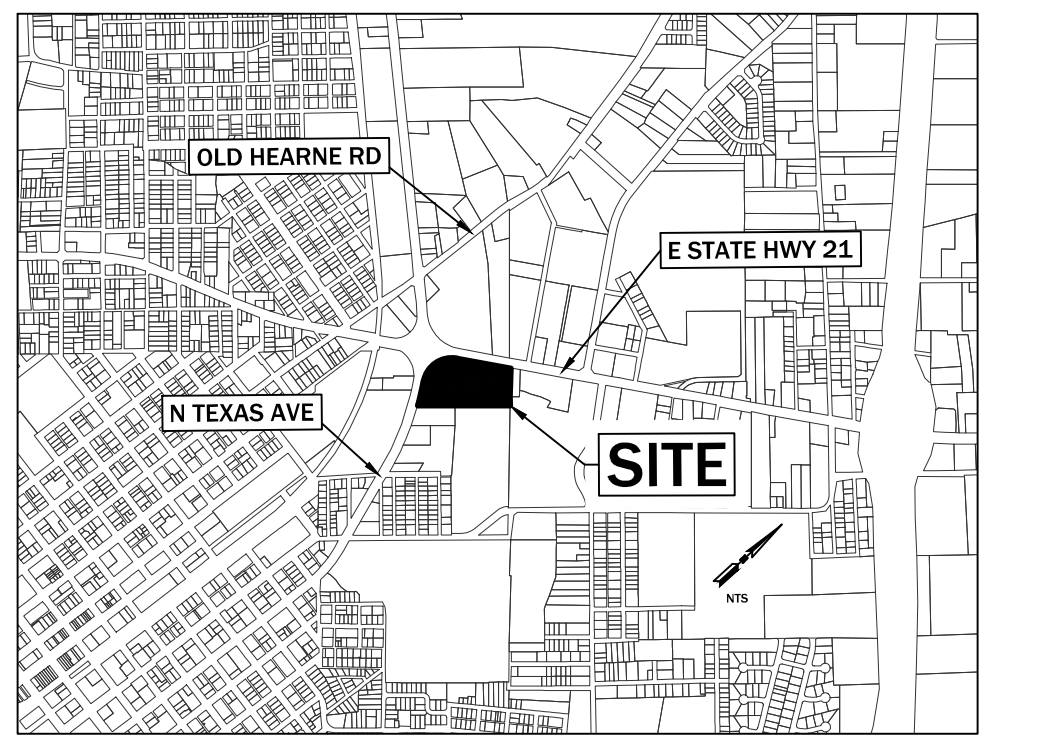
E STATE HIGHWAY 21
75' OF CONCRETE PAVEMENT
(140' WIDE RIGHT-OF-WAY)

(CALLED N 52° 45' 21" E
573.35', 729/179 ORBCT)
N 52° 43' 35" E 573.36'

10' WIDE
ELECTRICAL EASEMENT
(729/179 ORBCT)

EXISTING (2) 72"
STORM DRAINS

1/2 INCH IRON ROD
WITH BLUE PLASTIC
CAP STAMPED 'KERR
SURVEYING' FOUND



VICINITY MAP
(N.T.S.)

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- TXDOT R.O.W. RESERVE
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EASEMENT TIE-IN
- PROPERTY CORNERS
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES

FIELD NOTES DESCRIPTION

OF A
9.402 ACRE TRACT
LOT 1, BLOCK 1, BRYAN PLAZA SUBDIVISION
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT NO. 63
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.402 ACRES IN THE STEPHEN F. AUSTIN #10 LEAGUE SURVEY, ABSTRACT NO. 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, BRYAN PLAZA SUBDIVISION FILED IN VOLUME 729, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 9.402 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the east right-of-way of N. Texas Avenue State Highway Business 6 (100' right-of-way) marking the west corner of a called 2.021 acre tract described in a deed to A1&AAA LLC in Volume 18527, Page 161 (ORBCT) and the south corner of said Lot 1, Block 1, Bryan Plaza Subdivision; from which the City of Bryan monument GPS-117 bears S 67° 20' 45" W a distance of 3,656.51 feet;

THENCE, with said right-of-way with a curve to the left having a radius of 2,914.83 feet, an arc length of 259.60 feet, a delta angle of 05° 06' 10", and a chord which bears N 34° 37' 08" W a distance of 259.51 feet to a 1/2 inch iron rod found marking a point of reverse curve;

THENCE, with said right-of-way transitioning to State Highway 21, with a reverse curve to the right, having a radius of 299.55 feet, an arc length of 470.33 feet, a delta angle of 89° 57' 37", and a chord which bears N 07° 50' 13" E a distance of 423.49 feet to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING";

THENCE, with said right-of-way of State Highway 21 (100' right-of-way), N 52° 43' 35" E a distance of 573.36 feet to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" on said right-of-way marking the west corner of a called 0.666 acre tract described in a deed to CW (Buddy) Love (221/485 DRBCT) and the north corner of said Lot 1;

THENCE, with the southwest line of said 0.666 acre tract, S 45° 45' 06" E a distance of 300.07 feet to a 1/2 inch iron rod found marking the south corner of said 0.666 acre tract and a west corner of a tract conveyed to Earl Graham Post #159 of the American Legion (125/377 DRBCT) and an angle point in the northeast line of said Lot 1;

THENCE, with a southwest line of said American Legion tract, S 48° 19' 34" E a distance of 90.70 feet to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the north corner of a cemetery lot called Lot 1-R, Block A, American Subdivision (1532/291 ORBCT) and the east corner of said Lot 1;

THENCE, with the northwest lines of said Lot 1-R, Block A and said 2.021 acre tract, S 42° 24' 55" W passing at a distance of 410.95 a 1/2 inch iron rod found bent from which another 1/2 inch iron rod found bears N 62° 36' 19" E a distance of 0.35 foot, and continuing on for a total distance of 962.58 feet to the POINT OF BEGINNING hereof and containing 9.402 acres, more or less.

N TEXAS AVENUE
STATE HIGHWAY BUSINESS
6
70' OF ASPHALT PAVEMENT
(100' WIDE RIGHT-OF-WAY)

10' WIDE
ELECTRICAL
EASEMENT
(729/179 ORBCT)

EXISTING BUILDING

20' WIDE ENCLOSED
DRAINAGE EASEMENT
(729/179 ORBCT)

EXISTING 72"
STORM DRAIN

N/F
CULPEPPER NORTH, LLC
CALLED 5.543 ACRES
(19298/226 &
19298/230 OPRBCT)

1/2 INCH IRON ROD
FOUND BENT

**LOT 1, BLOCK 1
9.402 ACRES**

20' WIDE ENCLOSED
DRAINAGE EASEMENT
(729/179 ORBCT)

EXISTING 72"
STORM DRAIN

EXISTING 6"
WATERLINE

20' WIDE UTILITY
EASEMENT
(729/179 ORBCT)

N/F
C.W. (BUDDY) LOVE
CALLED 0.666 ACRE
TRACT
(221/485 DRBCT)

EXISTING 8"
SANITARY
SEWER

50' WIDE OPEN
CHANNEL DRAINAGE
EASEMENT
(729/179 ORBCT)

1/2 INCH IRON
ROD FOUND (CM)

N/F
EARL GRAHAM
POST #159 OF THE
AMERICAN LEGION
(125/377 DRBCT)

1/2 INCH IRON ROD
WITH BLUE PLASTIC
CAP STAMPED 'KERR
SURVEYING' FOUND

R=2,914.83', ARC=259.60'
D=5° 06' 10", TANGENT=129.89'
CHORD=N 34° 37' 08" W 259.51'
(CALLED RADIUS, 2914.79', 729/179
ORBCT)

CITY OF BRYAN MONUMENT
GPS-117 BEARS S 67° 20' 45" W
3,656.51'

1/2 INCH IRON
ROD FOUND (CM)

EXISTING BUILDING

20' WIDE UTILITY
EASEMENT
(729/179 ORBCT)

S 42° 24' 55" W 962.58'
(CALLED S 42° 25' 27" W 962.58', 729/179 ORBCT)

CEMETERY
LOT 1-R, BLOCK A
AMERICAN SUBDIVISION
(1532/291 ORBCT)

1/2 INCH IRON ROD
FOUND BENT (CM)
(ANOTHER 1/2 INCH IRON
ROD FOUND BEARS
N 62° 36' 19" E 0.35')

EXISTING AERIAL
ELECTRIC

20' WIDE PUBLIC
UTILITY EASEMENT
(936/237 ORBCT)

1/2 INCH IRON ROD
WITH BLUE PLASTIC
CAP STAMPED 'KERR
SURVEYING' FOUND

N/F
AT&AAA LLC
CALLED 2.021 ACRE TRACT
(18527/161 OPRBCT)

ORIGINAL PLAT
VOL. 729, PG. 179

- General Notes:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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 1.00011399346723 (CALCULATED USING GEOID12B).
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (12-14-2022) AND NOTHING FURTHER CERTIFICATE (07-31-2023) ISSUED BY CAPITAL TITLE, FILE NO. 0522039074, AND THE OWNER'S AND ENCUMBRANCE REPORT ISSUED BY CAPITAL TITLE (08-02-2023), FILE NO. 0E-10401. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- EASEMENTS SHOWN ON PLAT (729/179 ORBCT) DO AFFECT THIS TRACT AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
 - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
 - THIS TRACT LIES WITHIN FLOOD ZONE 'AE' PER LOMR 21-06-2790P, EFFECTIVE DATE: 08-10-2022 ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804100205F, REVISED DATE: 04-02-2014.
 - THE NET ACREAGE OF THE PROPOSED LOTS WITH THE AREA OF THE DRAINAGE EASEMENTS SUBTRACTED FROM THE OVERALL AREA IS 8.779 ACRES.
 - CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 83 (GEOID12B).
 - SETBACKS SHALL BE PER COB SITE DEVELOPMENT ORDINANCES BASED ON CURRENT ZONING OF SITE.
 - 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 TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

SHEET 1 OF 2

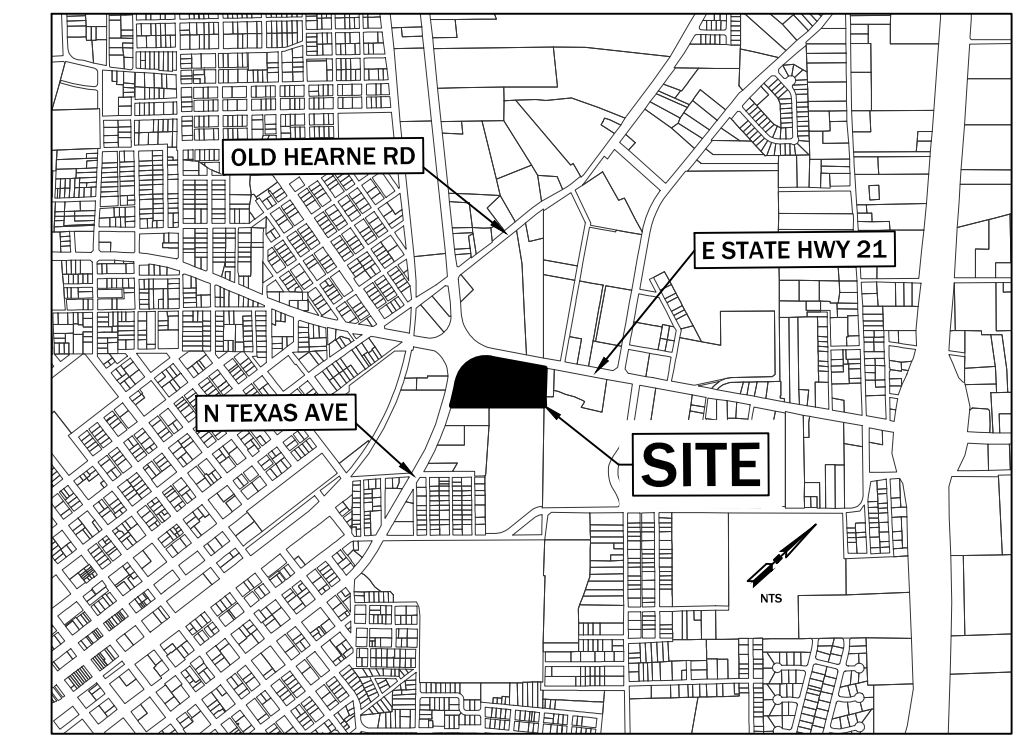
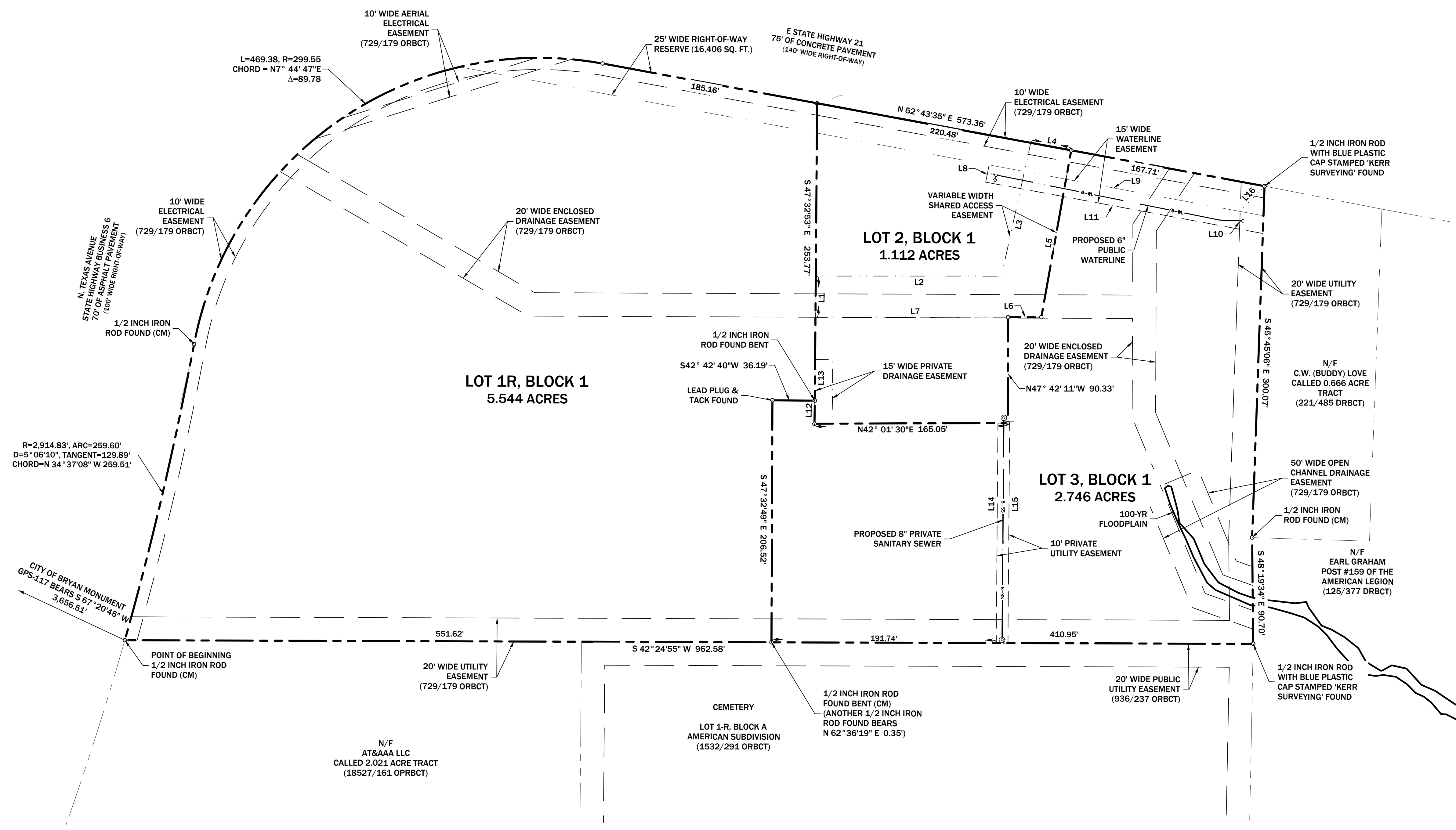
FINAL PLAT

SCALE 1"=50'

OF THE
BRYAN PLAZA SUBDIVISION
LOT 1R, LOT 2 AND LOT 3, BLOCK 1
BEING A REPLAT
OF THE
BRYAN PLAZA SUBDIVISION
LOT 1, BLOCK 1
VOL. 729, PAGE. 179 ORBCT
9.402 ACRES
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

PREPARED AND SUBMITTED MARCH 2025

OWNER: FRANK HEIFRIN CULPEPPER NORTH LLC 1700 GEORGE BUSH DR. E #240 COLLEGE STATION, TX 77840 PHONE (979) 696-1444	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: KERR SURVEYING, LLC TBPELS FIRM#10018500 1718 BRIARCREST DRIVE BRYAN, TEXAS 77802 (979) 268-3195
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VICINITY MAP
(N.T.S.)

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- TRDOT R.O.W. RESERVE
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EASEMENT TIE-IN
- PROPERTY CORNERS
- CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES

Scale: 1 inch = 50 feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	N47° 19' 49"W	35.11'
L2	N42° 14' 41"E	158.37'
L3	N35° 21' 28"W	116.47'
L4	N52° 43' 35"E	35.11'
L5	S37° 36' 34"E	144.62'
L6	S42° 14' 41"W	28.41'
L7	S42° 12' 19"W	164.27'
L8	N36° 22' 08"W	15.00'

LINE TABLE

LINE	BEARING	DISTANCE
L9	N52° 43' 35"E	217.81'
L10	S45° 45' 06"E	15.17'
L11	S52° 43' 35"W	220.28'
L12	N46° 48' 34"W	19.68'
L13	N47° 19' 49"W	35.13'
L14	N47° 19' 23"W	187.72'
L15	S47° 19' 23"E	187.79'
L16	N3° 51' 27"W	29.95'

REPLAT

SHEET 2 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Heifrin, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County, 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 thereon shown for the purposes identified.

Frank Heifrin
Owner

Notary Public, Brazos County, Texas

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 _____, 20____, and same was duly approved on the ____ day of _____, 20____, by said Commission.

Chair, Planning and 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 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

CERTIFICATE OF THE COUNTY CLERK

I, _____, County Clerk in and for the County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, of 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk,
Brazos County, Texas

CERTIFICATE OF SURVEYOR

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 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

FINAL PLAT

SCALE 1"=50'

PREPARED AND SUBMITTED MARCH 2025

OF THE

BRYAN PLAZA SUBDIVISION

LOT 1R, LOT 2 AND LOT 3, BLOCK 1

BEING A REPLAT

OF THE

BRYAN PLAZA SUBDIVISION

LOT 1, BLOCK 1

VOL. 729, PAGE. 179 ORBCT

9.402 ACRES

STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63

BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
FRANK HEIFRIN
CULPEPPER NORTH LLC
1700 GEORGE BUSH DR. E #240
COLLEGE STATION, TX 77840
PHONE (979) 696-1444

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE
BRYAN, TEXAS 77802
(979) 268-3195