

FIELD NOTES DESCRIPTION

OF A
2.938 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.938 ACRES IN THE ZENO PHILLIPS SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1 OF THE CASA MARIA SUBDIVISION FILED IN VOLUME 5901, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND BEING THE SAME TRACT OF LAND DESCRIBED AS 2.942 ACRES IN A DEED TO TOVM, LTD. RECORDED IN VOLUME 16286, PAGE 199 (OPRBCT); SAID 2.938 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II (DISK IN CONCRETE) RIGHT-OF-WAY MARKER FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF W. VILLA MARIA ROAD (A 100' WIDE RIGHT-OF-WAY AS SHOWN ON THE PLAT FILED IN VOLUME 346, PAGE 79 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS [DRBCT]), MARKING THE NORTHEAST CORNER OF SAID CASA MARIA SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF LOT 1 OF THE WESTERN NATIONAL BANK SUBDIVISION FILED IN VOLUME 517, PAGE 707 (DRBCT), FROM WHICH A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'SM KLING RPLS 2003' FOUND BEARS N 66° 12' 28" W, A DISTANCE OF 1.01 FEET AND THE CITY OF BRYAN MONUMENT GPS-107 BEARS N 31° 27' 24" E, A DISTANCE OF 6,201.66 FEET;

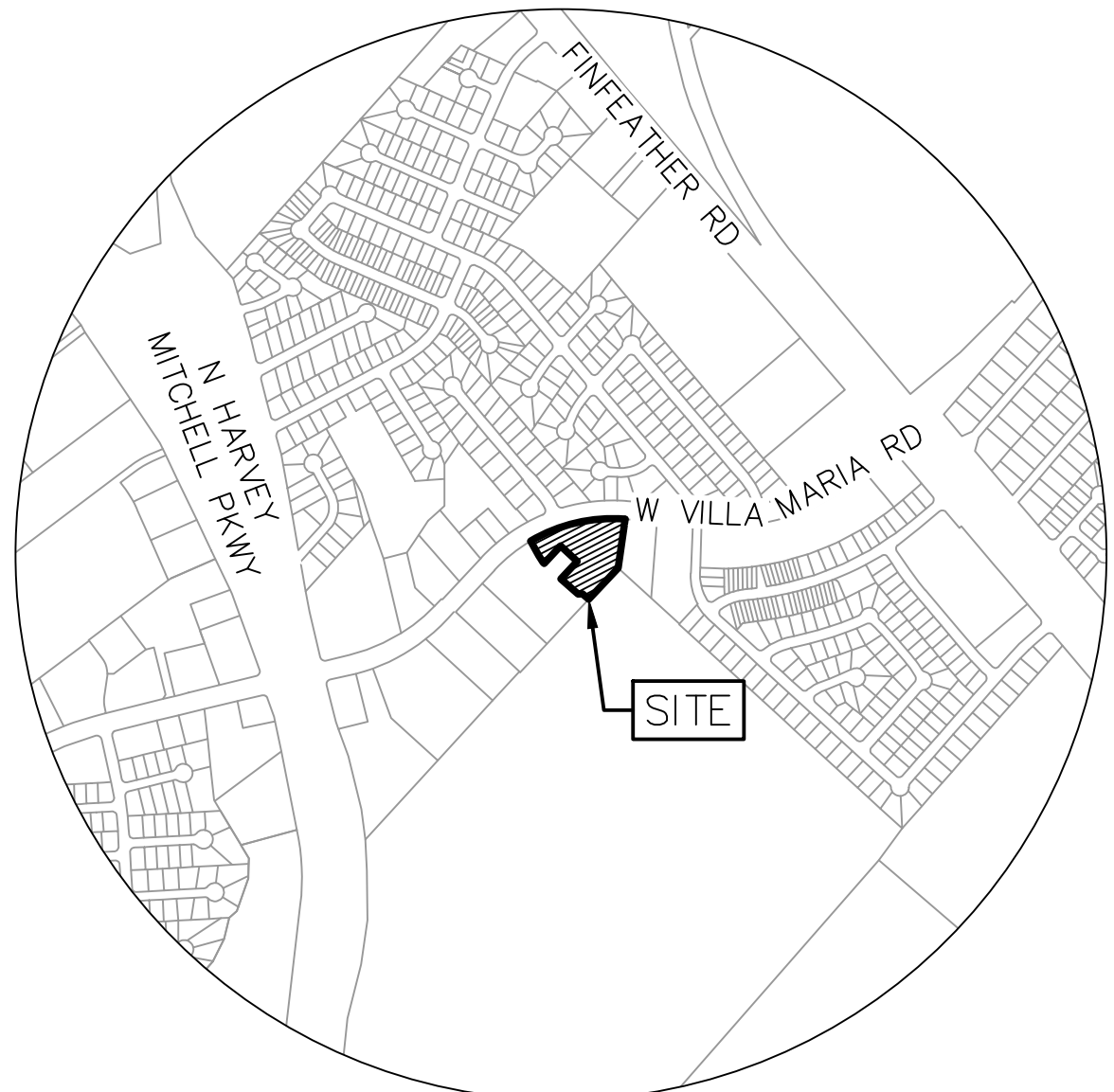
THENCE, WITH THE COMMON LINE OF SAID CASA MARIA SUBDIVISION AND SAID WESTERN NATIONAL BANK SUBDIVISION, S 08° 13' 47" W, FOR A DISTANCE OF 270.02 FEET TO A 5 INCH SQUARE CONCRETE MONUMENT FOUND MARKING THE NORTH CORNER OF A CALLED 101.68 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS (TEXAS A&M UNIVERSITY) RECORDED IN VOLUME 46, PAGE 254 (DRBCT), SAME BEING THE SOUTHWEST CORNER OF SAID WESTERN NATIONAL BANK SUBDIVISION, THE SOUTHEAST CORNER OF SAID CASA MARIA SUBDIVISION, AND THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID CASA MARIA SUBDIVISION AND SAID 101.68 ACRE TRACT, S 43° 07' 34" W, FOR A DISTANCE OF 236.25 FEET TO A 1/2 INCH IRON ROD SET (ALL ROAD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING') FOR THE SOUTH CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE NORTHWEST LINE OF SAID 101.68 ACRE TRACT BEARS S 43° 07' 34" W, A DISTANCE OF 764.06 FEET;

THENCE, THROUGH SAID CASA MARIA SUBDIVISION, WITH THE SOUTHWEST LINE OF SAID TOVM 2.942 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) N 50° 14' 58" W, FOR A DISTANCE OF 46.01 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
- 2) S 89° 06' 22" W, FOR A DISTANCE OF 21.77 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
- 3) N 49° 08' 34" W, FOR A DISTANCE OF 125.72 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 4) N 42° 56' 00" E, FOR A DISTANCE OF 132.01 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 5) N 47° 04' 00" W, FOR A DISTANCE OF 126.08 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 6) S 42° 56' 00" W, FOR A DISTANCE OF 132.53 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 7) N 41° 38' 15" W, FOR A DISTANCE OF 9.32 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
- 8) N 32° 35' 01" W, FOR A DISTANCE OF 43.73 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
- 9) N 29° 14' 40" W, FOR A DISTANCE OF 89.70 FEET TO A 1/2 INCH IRON ROD SET IN A CURVE ON THE SOUTH LINE OF W. VILLA MARIA ROAD FOR THE NORTHWEST CORNER OF SAID TOVM 2.942 ACRE TRACT AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE WEST END OF SAID CURVE BEARS S 51° 17' 03" W, A CHORD DISTANCE OF 253.34 FEET;

THENCE, WITH THE SOUTH LINE OF W. VILLA MARIA ROAD, SAME BEING THE NORTH LINE OF SAID CASA MARIA SUBDIVISION, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 889.41 FEET, AN ARC LENGTH OF 540.78 FEET, A DELTA ANGLE OF 34° 50' 14", AND A CHORD WHICH BEARS N 76° 53' 27" E, A DISTANCE OF 532.49 FEET, TO THE POINT OF BEGINNING HEREOF AND CONTAINING 2.938 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.

FINAL PLAT
OF
KING'S CREEK
LOT 1, BLOCK 1
2.938 ACRES
BEING A FINAL PLAT OF ALL OF A CALLED 2.942 ACRE TRACT
VOLUME 16286, PAGE 199 OPRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 12
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2026

OWNER/DEVELOPER	ENGINEER	SURVEYOR
KINGS GROUP FINANCIAL INC. 3833 S TEXAS AVE BRYAN, TX 77802 (979) 314-0070	CENTER POLE ENGINEERING, LLC BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601 INFO@CENTERPOLEENGINEERING.COM	KERR SURVEYING, LLC 1718 BRIARCREST DR BRYAN, TX 77802 (979) 268-3195 TBPELS F-10018500 SURVEYS@KERRSURVEYING.NET PROJECT 25-XXXX

PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, KINGS GROUP FINANCIAL INC., THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

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 EXECUTED THE SAME FOR THE PURPOSE 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 PUBLIC 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, RPLS NO. 6834

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

CERTIFICATE OF 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 _____.

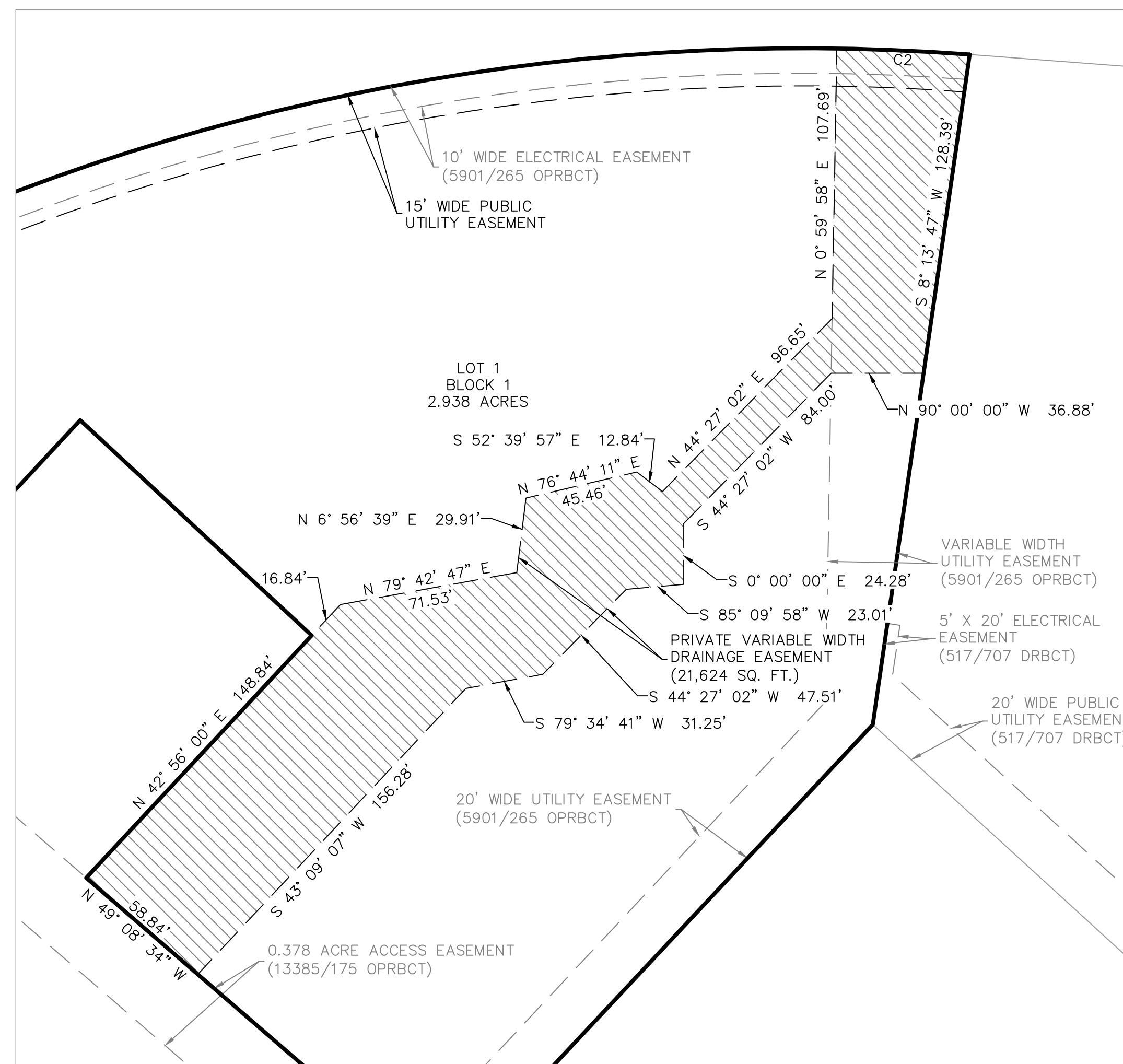
COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES

1. 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).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001086708 (CALCULATED USING GEOID12B).
3. 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 1988 (GEOID12B).
4. (CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.
5. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS CONTACTED BY TEXAS 811. TICKET NUMBER: 2657875850. VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. ADDITIONAL UTILITIES AND IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN ON HEREON.
6. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, EFFECTIVE DATE: 04/02/2014.
7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
8. THE SUBJECT PROPERTY IS CURRENTLY ZONED MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF).
9. INTENDED USE OF THE SUBJECT PROPERTY: MULTIPLE-FAMILY APARTMENT COMPLEX.
10. A PROPERTY OWNER'S ASSOCIATION (POA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR, AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THESE AREAS.

LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- — — — — NEIGHBORING PROPERTY LINE
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ EXISTING WATER VALVE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- OHE — EXISTING OVERHEAD ELECTRIC
- 6 W — EXISTING WATER LINE (SIZE NOTED)
- 6 SS — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- — — — — EXISTING CHAIN LINK FENCE
- 330--- EXISTING CONTOUR (MAJOR)
- 331--- EXISTING CONTOUR (MINOR)
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F NOW OR FORMERLY
- () RECORD INFORMATION
- PROPERTY CORNER (FOUND)
- PROPERTY CORNER (SET) — ALL CORNERS ARE 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED



PRIVATE DRAINAGE EASEMENT DETAILS

1" = 40'

LINE #	LENGTH	DIRECTION
L1	46.01'	N 50° 14' 58" W
L2	21.77'	S 89° 06' 22" W
L3	125.72'	N 49° 08' 34" W
L4	132.01'	N 42° 56' 00" E
L5	126.08'	N 47° 04' 00" W
L6	132.53'	S 42° 56' 00" W
L7	9.32'	N 41° 38' 15" W
L8	43.73'	N 32° 35' 01" W
L9	89.70'	N 29° 14' 40" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	540.78'	889.41'	34° 50' 14"	N 76° 53' 27" E	532.49'
C2	53.06'	889.41'	3° 25' 05"	S 87° 23' 59" E	53.05'

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