

**VICINITY MAP**

METES AND BOUNDS DESCRIPTION OF 9.336 ACRE TRACT OF MARIA KEGANS LEAGUE, A-28 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 2, BLOCK 1, PVD DEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 14886, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. A PORTION OF A CALLED 11.476 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 1983 LAND INVESTMENTS, LLC RECORDED IN VOLUME 15081, PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 60.470 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 1983 LAND INVESTMENTS, LLC RECORDED IN VOLUME 15082, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10224264.23, X:3574367.74) ON THE NORTHEAST LINE OF STATE HIGHWAY 30 (R.O.W. VARIES) MARKING THE SOUTH CORNER OF SAID LOT 2 AND A WEST CORNER OF SAID 60.470 ACRE TRACT, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2779.48 FEET, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE) CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (Y:10223171.88, X:3576417.68) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011 (CALCULATED USING GEOID12B);

THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY 30 FOR THE FOLLOWING CALLS:  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 33' 41" FOR AN ARC DISTANCE OF 124.25 FEET (CHORD BEARS: N 61° 32' 13" W - 124.24 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;  
 N 61° 25' 24" W FOR A DISTANCE OF 251.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, PVD DEVELOPMENT SUBDIVISION (14886/263);  
 THENCE: N 42° 18' 57" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 670.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF SAID 60.470 ACRE TRACT;  
 THENCE: S 48° 03' 14" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 60.470 ACRE TRACT FOR A DISTANCE OF 331.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;  
 THENCE: THROUGH SAID 11.476 ACRE TRACT AND SAID 60.470 ACRE TRACT FOR THE FOLLOWING CALLS:  
 N 41° 52' 56" E FOR A DISTANCE OF 142.09 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;  
 S 38° 20' 08" E, AT 310.19 FEET PASS THE COMMON LINE OF SAID 11.476 ACRE TRACT AND SAID 60.470 ACRE TRACT (A 1/2 INCH IRON ROD WITH CAP STAMPED 'SM KLING 2003' FOUND MARKING THE NORTHWEST CORNER OF SAID 11.476 ACRE TRACT BEARS: N 26° 39' 25" E FOR A DISTANCE OF 126.48 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 315.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 06° 39' 52" W - 35.35 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;  
 S 51° 39' 52" W FOR A DISTANCE OF 315.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 459.95 FEET;  
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 41' 20" FOR AN ARC DISTANCE OF 246.36 FEET (CHORD BEARS: S 36° 19' 12" W - 243.43 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;  
 S 20° 58' 32" W FOR A DISTANCE OF 5.08 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY 30 IN A CLOCKWISE CURVE HAVING A RADIUS OF 2778.24 FEET. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 69° 10' 02" E FOR A DISTANCE OF 90.48 FEET;  
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44" FOR AN ARC DISTANCE OF 286.68 FEET (CHORD: N 65° 16' 41" W - 286.55 FEET) TO THE POINT OF BEGINNING CONTAINING 9.336 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 4502  
 \Jobs\19-50703 Surveying\Field Notes (Metes and Bounds)\19-507REPLAT.dwg

**ORIGINAL PLAT**

**SHEET 1 OF 3**

- NOTES:**
- THERE IS NO 100-YR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL48041C0220F, EFFECTIVE ON 04/02/2014.
  - THE FOLLOWING BLANKET EASEMENT APPLIES TO THIS TRACT:  
BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC. 134/33
  - IT IS THE INTENT OF THIS DEVELOPMENT TO BE INTO THE CITY OF COLLEGE STATION FUTURE SANITARY SEWER LINE AT THE REAR OF THE PROPERTY ONCE CONSTRUCTED.
  - THIS PROPERTY IS SUBJECT TO THE FM158 CORRIDOR OVERLAY.
  - CURRENT ZONING OF THIS PROPERTY IS COMMERCIAL DISTRICT (C-3).
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATED OF THE CITY OF BRYAN CONTROL MONUMENT GPS-122 (N:10223171.88; E:3576417.68) AND AS ESTABLISHED FROM GPS OBSERVATION.
  - 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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 12840, Page 229 and Volume 15819, Page 36 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 hereon shown for the purposes identified.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, Brazos County, Texas

**APPROVAL OF CITY ENGINEER**

I, \_\_\_\_\_, The undersigned, City Engineer of the City of Bryan, Texas, 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 \_\_\_\_\_, 2022.

City Engineer  
 City of Bryan

**APPROVAL OF CITY PLANNER**

I, \_\_\_\_\_, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, 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 \_\_\_\_\_, 2022.

City Planner  
 City of Bryan

**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 \_\_\_\_\_, 2022, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
 Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502 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.

Brad Kerr, R.P.L.S. No. 4502

**FINAL PLAT**

**PVD DEVELOPMENT SUBDIVISION  
 BLOCK 1, LOT 2RA, & LOT 3**

BEING A REPLAT OF PVD DEVELOPMENT SUBDIVISION BLOCK 1, LOT 2R  
 (VOLUME 14886, PAGE 263)  
**9.336 Acres**

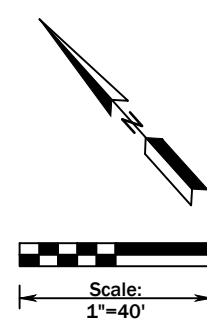
OWNER:  
 PVD DEVELOPMENT CO LLC  
 5222 ENCHANTED OAKS DR  
 COLLEGE STATION, TX 77845

SCALE 1"=60'  
 FINAL PLAT  
 PREPARED AND  
 SUBMITTED  
 FEBRUARY 2022

MARIA KEGANS LEAGUE, A-28  
**BRYAN**  
 Brazos County, Texas

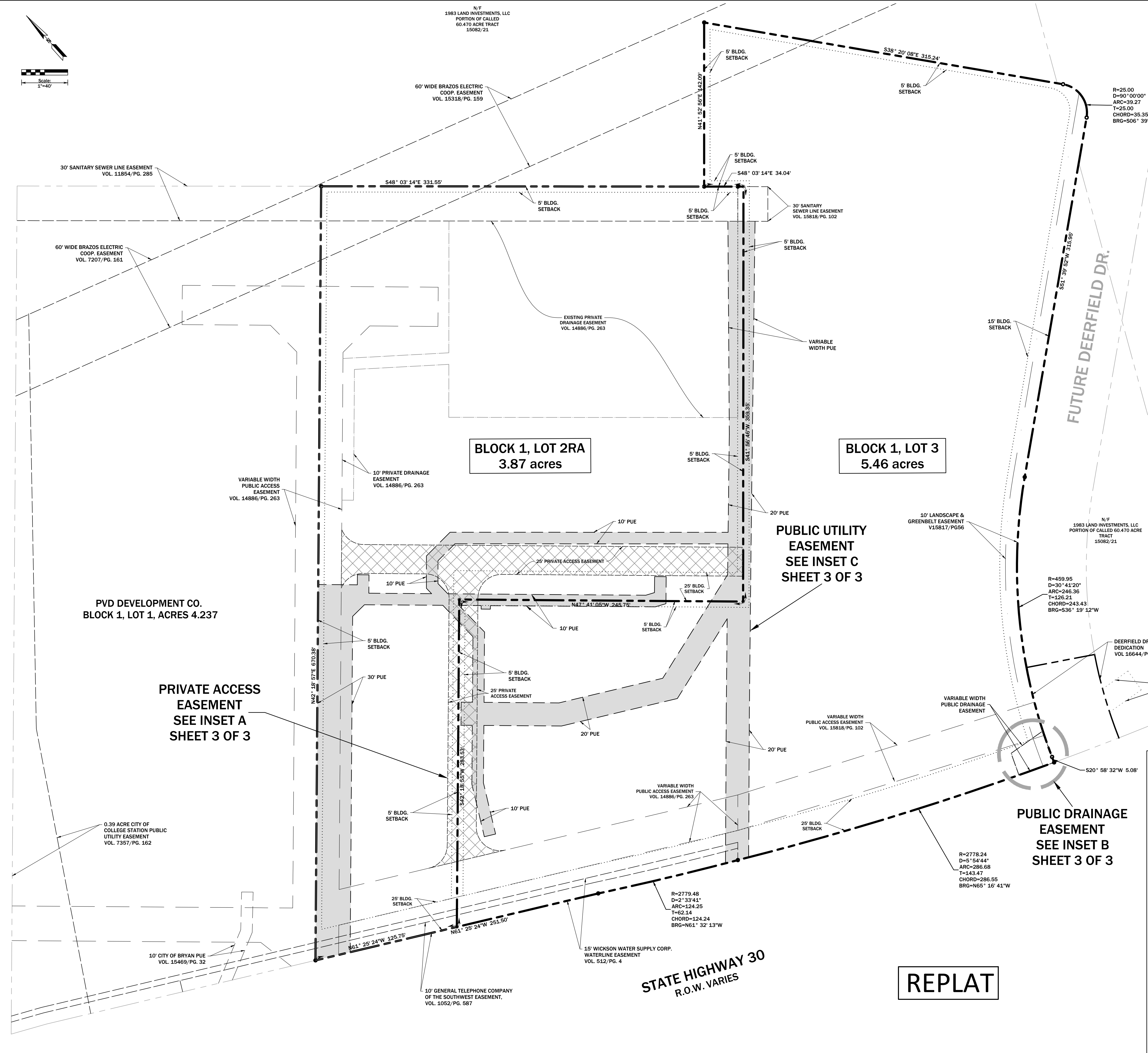
ENGINEER:  
 MITCHELL & MORGAN, L.L.P.  
 3204 EARL RUDDER FWY. SOUTH  
 COLLEGE STATION, TX 77845  
 PHONE (979) 260-6963

SURVEYOR:  
 BRAD KERR, RPLS  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TX 77803  
 (979) 268-3195



**LEGEND:**

	PROPERTY LINE
	LOT LINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	PRIVATE ACCESS EASEMENT
	PUBLIC DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING CITY OF BRYAN P.U.E.
	EXISTING EASEMENT
	EXISTING LANDSCAPE & GREENBELT EASEMENT
	FUTURE PUBLIC DRAINAGE EASEMENT
	PROPOSED PRIVATE ACCESS EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT



**BLOCK 1, LOT 2RA**  
3.87 acres

**BLOCK 1, LOT 3**  
5.46 acres

**PUBLIC UTILITY EASEMENT**  
SEE INSET C  
SHEET 3 OF 3

**PRIVATE ACCESS EASEMENT**  
SEE INSET A  
SHEET 3 OF 3

**PUBLIC DRAINAGE EASEMENT**  
SEE INSET B  
SHEET 3 OF 3

**SHEET 2 OF 3**

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Brazos County, Texas

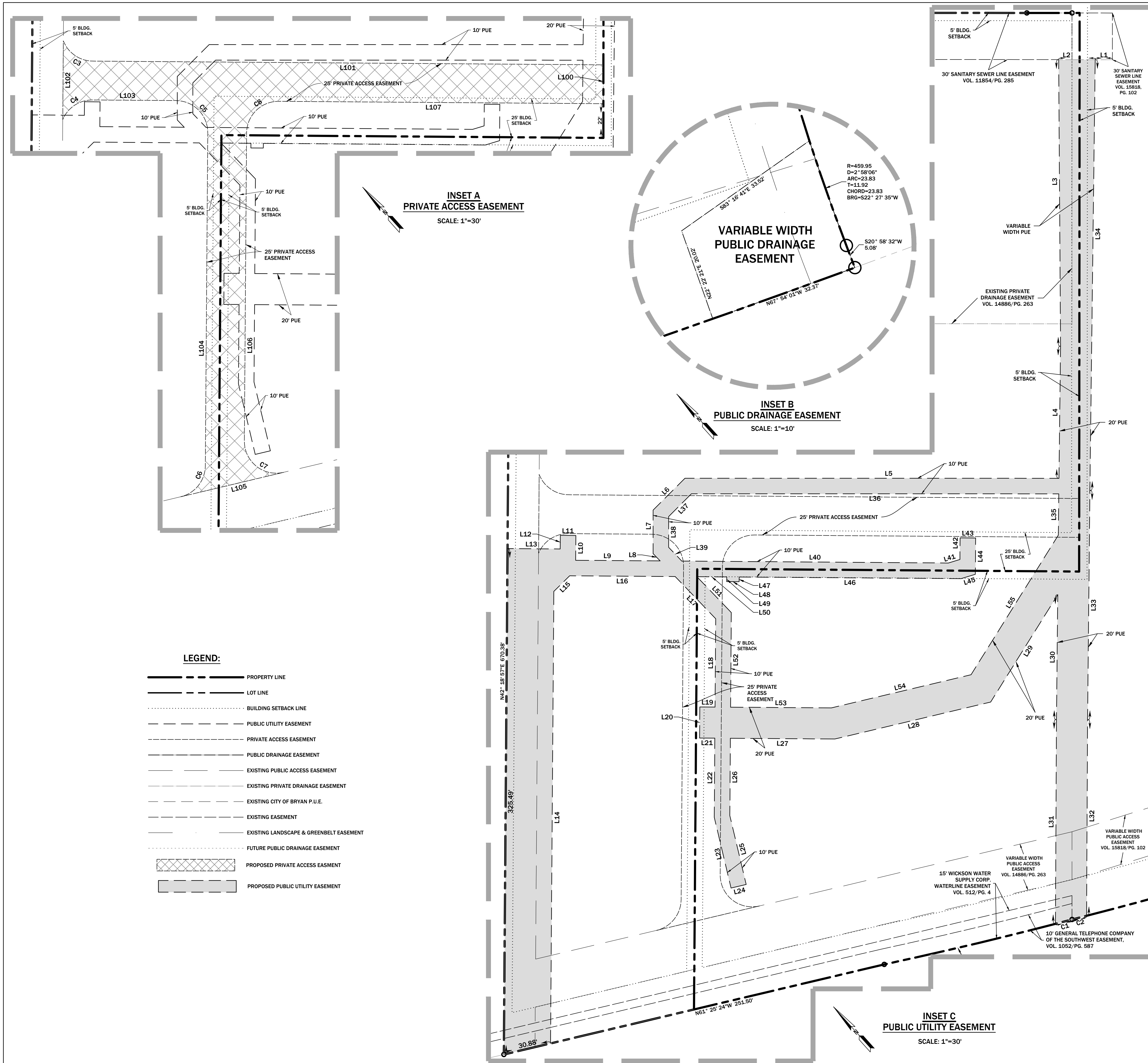
SCALE 1"=40'  
FINAL PLAT  
PREPARED AND  
SUBMITTED  
FEBRUARY 2022

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

SURVEYOR:  
BRAD KERR, RPLS  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
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**REPLAT**

**STATE HIGHWAY 30**  
R.O.W. VARIES



**LEGEND:**

- PROPERTY LINE
- LOT LINE
- - - BUILDING SETBACK LINE
- - - PUBLIC UTILITY EASEMENT
- - - PRIVATE ACCESS EASEMENT
- - - PUBLIC DRAINAGE EASEMENT
- - - EXISTING PUBLIC ACCESS EASEMENT
- - - EXISTING PRIVATE DRAINAGE EASEMENT
- - - EXISTING CITY OF BRYAN P.U.E.
- - - EXISTING EASEMENT
- - - EXISTING LANDSCAPE & GREENBELT EASEMENT
- - - FUTURE PUBLIC DRAINAGE EASEMENT
- ▨ PROPOSED PRIVATE ACCESS EASMENT
- ▨ PROPOSED PUBLIC UTILITY EASEMENT

**Parcel Line Table**

Line #	Length	Direction
L1	11.06	N48° 03' 14"W
L2	23.50	N48° 03' 14"W
L3	184.40	S41° 30' 56"W
L4	84.98	S42° 36' 12"W
L5	240.63	N48° 05' 41"W
L6	28.99	S86° 54' 19"W
L7	27.99	S41° 54' 19"W
L8	6.51	S1° 57' 50"E
L9	54.34	S47° 41' 05"E
L10	15.94	S42° 18' 55"W

**Parcel Line Table**

Line #	Length	Direction
L11	10.00	S47° 41' 05"E
L12	8.72	N42° 18' 55"E
L13	33.89	S47° 41' 07"E
L14	290.83	S42° 18' 57"W
L15	14.30	S87° 18' 57"W
L16	67.87	N47° 41' 05"W
L17	37.66	S1° 57' 50"E
L18	56.81	S42° 18' 55"W
L19	9.80	N47° 41' 03"W
L20	20.00	S42° 18' 57"W

**Parcel Line Table**

Line #	Length	Direction
L21	9.80	S47° 41' 03"E
L22	50.96	S42° 18' 55"W
L23	46.74	S28° 32' 36"W
L24	10.00	S61° 27' 24"E
L25	45.54	N28° 32' 36"E
L26	49.75	N42° 18' 55"E
L27	67.24	S47° 41' 03"E
L28	103.00	S61° 27' 24"E
L29	81.44	N73° 55' 32"E
L30	80.29	S42° 28' 32"W

**Parcel Line Table**

Line #	Length	Direction
L31	131.46	S42° 11' 16"W
L32	126.14	S42° 11' 16"W
L33	147.53	S42° 28' 32"W
L34	277.20	S42° 36' 12"W
L35	26.58	S42° 28' 32"W
L36	236.37	S48° 05' 41"E
L37	20.71	N86° 54' 19"E
L38	19.82	N41° 54' 19"E
L39	12.23	N1° 57' 50"W
L40	171.48	S47° 41' 05"E

**Parcel Line Table**

Line #	Length	Direction
L41	7.80	S64° 53' 20"E
L42	13.91	N42° 18' 55"E
L43	10.00	S47° 38' 23"E
L44	23.37	S42° 18' 55"W
L45	9.61	N64° 53' 20"W
L46	142.78	N47° 41' 05"W
L47	3.00	S42° 18' 55"W
L48	8.00	S47° 41' 05"E
L49	3.00	S42° 18' 55"W
L50	19.22	N47° 41' 05"W

**Parcel Line Table**

Line #	Length	Direction
L51	31.98	N1° 57' 50"W
L52	60.88	N42° 18' 55"E
L53	64.82	N47° 41' 03"W
L54	92.38	N61° 27' 24"W
L55	105.93	S73° 55' 32"W

**Parcel Line Table**

Line #	Length	Direction
L101	328.56	N47° 41' 03"W
L102	50.61	S42° 18' 57"W
L103	53.88	S47° 41' 03"E
L104	214.41	S42° 18' 57"W
L105	67.95	S61° 27' 24"E
L106	198.24	N42° 18' 57"E
L107	208.91	S47° 41' 03"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.00	2779.48	0.23	S62° 42' 15"E	11.00
C2	9.68	2778.24	0.20	S62° 25' 18"E	9.68
C3	24.40	20.50	68.19	N13° 35' 17"W	22.98
C4	24.23	20.50	67.71	S81° 32' 30"E	22.84
C5	32.20	20.50	90.00	S2° 41' 03"E	28.99
C6	27.27	20.50	76.23	S80° 25' 46"W	25.31
C7	37.13	20.50	103.77	N9° 34' 14"W	32.26
C8	32.20	20.50	90.00	N87° 18' 57"E	28.99

SHEET 3 OF 3

**FINAL PLAT**

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BLOCK 1, LOT 2RA, & LOT 3**

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SCALE VARIES  
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PREPARED AND  
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