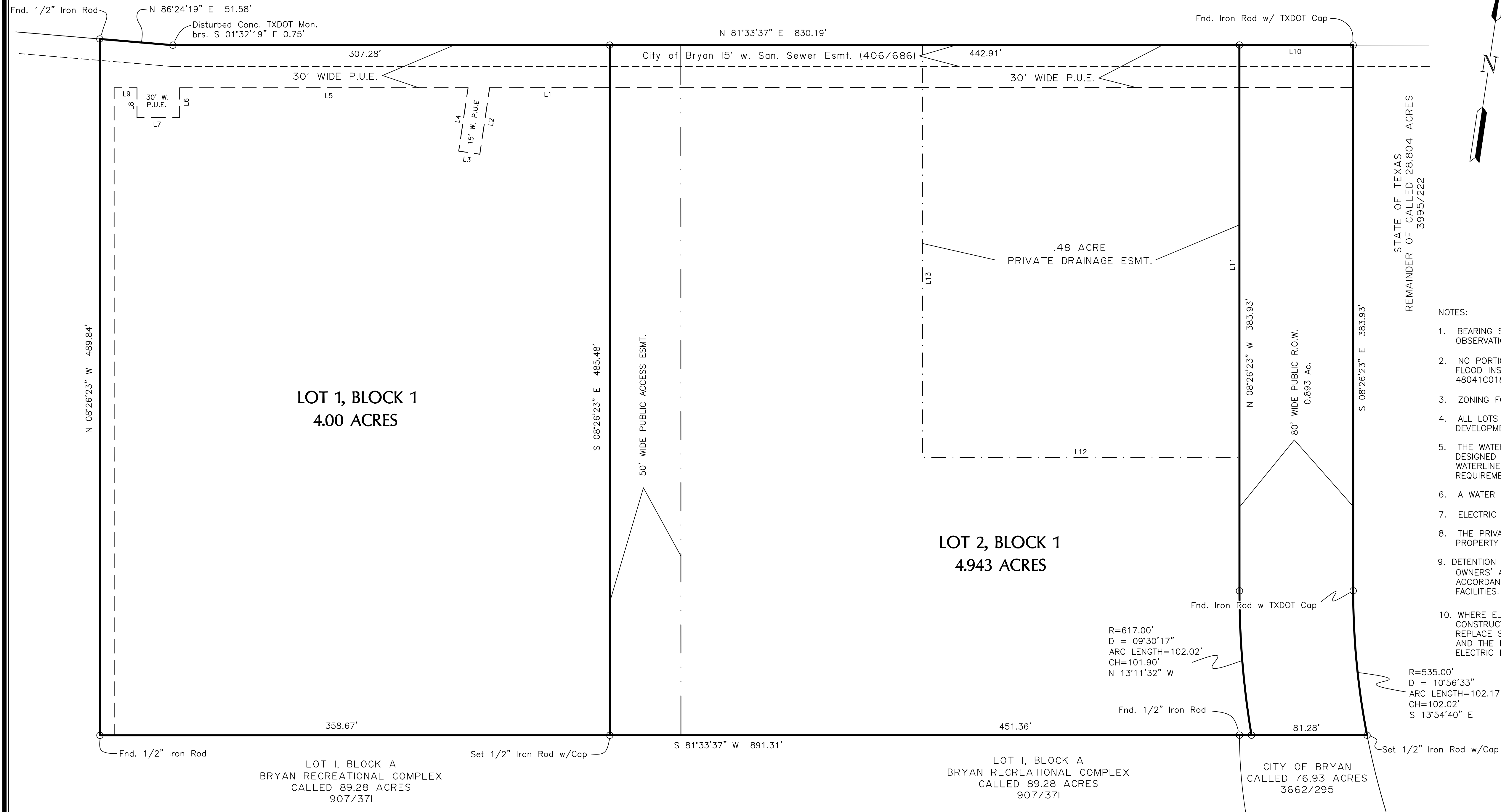


STATE HIGHWAY 6 BY-PASS
ROW WIDTH VARIES - PAVEMENT WIDTH VARIES
269/607 - 276/561



STATE OF TEXAS
REMAINDER OF CALLED 28.804 ACRES
3995/222

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION NAD83 (CORS2011) epoch 2010.00. State Plane Central Zone.
- 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. 48041C0185F, EFFECTIVE DATE: MAY 16, 2012.
- ZONING FOR THIS TRACT IS COMMERCIAL (C-3).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
- 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.

LINE	BEARING	DISTANCE
L1	S 81°33'37" W	84.50'
L2	S 00°01'54" E	47.24'
L3	S 89°58'26" W	15.00'
L4	N 00°01'54" W	45.03'
L5	S 81°33'37" W	202.87'
L6	S 08°26'23" E	21.01'
L7	S 81°33'37" W	30.00'
L8	N 08°26'23" W	21.01'
L9	S 81°33'37" W	16.14'
L10	S 81°33'37" W	80.00'
L11	S 08°26'23" E	290.07'
L12	S 81°33'37" W	223.00'
L13	N 08°26'23" W	290.07'

FINAL PLAT

FIELD NOTES

9.836 ACRES
OUT OF THE
CITY OF BRYAN
CALLED 76.93 ACRES
VOLUME 3262, PAGE 295
MOSES BAINE SURVEY, A - 3
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 9.836 acres situated in the MOSES BAINE SURVEY, Abstract No. 3, Brazos County, Texas and being a part of a Called 76.93 acre tract as described in deed from Ernest O. Sodich, Trustee to the City of Bryan of record in Volume 3262, Page 295, Official Records of Brazos County, Texas, said 9.84 acre tract being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod found in the south right-of-way line of State Highway 6 as described in Volume 276, Page 190, Deed Records of Brazos County, Texas, said point being the northwest corner of said Called 76.93 acre tract, said point being an east corner of Lot 1, Block A, Bryan Recreational Complex as described in Volume 907, Page 371, Official Records of Brazos County, Texas;

THENCE N 86° 24' 19" E along the north line of said Called 76.93 acre tract and the south right-of-way line of said State Highway 6 a distance of 51.58 feet to a point for angle point, a Disturbed TXDOT Concrete Monument found for reference bears S 9° 58' 19" E a distance of 0.75 feet;

THENCE N 81° 33' 37" E continuing along the north line of said Called 76.93 acre tract and the south right-of-way line of said State Highway 6 a distance of 830.19 feet to an Iron Rod with a TXDOT Cap found for the northeast corner, said point being the northwest corner of the State Of Texas Called 28.804 acre tract as described in Volume 3995, Page 222, Official Records of Brazos County, Texas;

THENCE S 8° 26' 23" E along the west line of said Called 28.804 acre tract a distance of 383.93 feet to an Iron Rod with a TXDOT Cap found for the beginning of a curve;

THENCE around a curve to the left, same having a radius of 535.00 feet, a Delta angle of 10° 56' 33", an arc length of 102.17 feet and a chord distance of 102.02 feet that bears S 13° 54' 40" E to a 1/2" Iron Rod with Cap set for the southeast corner, an Iron Rod with TXDOT Cap found for reference bears S 34° 07' 29" E a distance of 272.29 feet;

THENCE S 81° 33' 37" W at a distance of 89.73 feet passing a 1/2" Iron Rod found for an interior corner of said Called 76.93 acre tract and the most easterly corner of said Lot 1, Block A, and continuing along the south line of said Called 76.93 acre tract and the north line of said Lot 1, Block A, a total distance of 891.31 feet to a 1/2" Iron Rod found for the southwest corner, said point being the southwest corner of said Called 76.93 acre tract and also being an angle point of said Lot 1, Block A;

THENCE N 8° 26' 23" W along the west line of said Called 76.93 acre tract and an east line of said Lot 1, Block A, a distance of 489.84 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 9.836 ACRES OF LAND MORE OR LESS, according to a survey performed during the month of December 2021, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961, North Orientation is based on rotating the north line of said 76.93 acre tract to Grid North based on State Plane Central Zone, NAD83 CORS 2011, epoch 2010.00.

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 Official Records of Brazos County in Volume _____, Page _____ and Volume _____, Page _____, 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.

owner _____

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 or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

NOTARY SEAL

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 by 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 _____.

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 _____, 2022 and same was duly approved on the _____ day of _____, 2022 by said Commission.

City Planner, Bryan, Texas

Certification of the surveyor

STATE OF TEXAS
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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 or found under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

H. Curtis Strong RPLS No. 4961

FINAL PLAT
OF
BTU SUBDIVISION
LOT 1 AND 2, BLOCK 1
9.836 ACRES
BEING A PART OF THE
CITY OF BRYAN
CALLED 76.93 ACRE TRACT
VOLUME 3262, PAGE 295
MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=40' SEPTEMBER 12, 2022

OWNER: BRYAN TEXAS UTILITIES
P.O. BOX 1000
BRYAN, TX, 77805
Contact Person:
Phone No. 979-821-5700

ENGINEER: SCHULTZ ENGINEERING
TBPE No. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TX, 77840
Phone No. 979-764-3900

STRONG SURVEYING, LLC
FIRM No. 10093500

1722 Broodmoor Drive, Ste. 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: curtis@strongsurveying.com