1370592 Page 1 of 1 08/22/2019 2:15PM Karen McQueen, Brazos County Clerk Vol: 15531 Pg: 133

FIELD NOTES

FIELD NOTE DESCRIPTION OF 11.0760 ACRES (482,460 SQUARE FEET) OF LAND OUT OF THE RESIDUE OF THAT CERTAIN CALLED 106.90 ACRE TRACT RECORDED IN VOLUME 258, PAGE 737 OF THE BRAZOS COUNTY DEED RECORDS AND LOCATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS. SAID 11.0760 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83):

BEGINNING at a 5/8 inch iron rod with cap found at the intersection of the South right-of-way line of Beck Street (100 feet wide) and the Northwesterly line of said called 106.90 acre tract for the East corner of that certain called 2.195 acre tract recorded in Volume 11012, Page 99 B.C.D.R. and the Northwesterly corner of the herein described tract;

THENCE, North 84°34'56" East, along the South right-of-way line of Beck Street, a distance of 496.01 feet to a 1/2 inch iron rod with cap found at the intersection of said South line of Beck Street and the West right-of-way line of Silkwood Drive (90 feet wide) for the Northeast corner of the herein described tract;

THENCE, South 08°17'24" East, along the West right-of-way line of Silkwood Drive, a distance of 91.25 feet to a point for the beginning of a non-tangent curve to the Left, from which a found 1/2 inch iron rod with cap bears, S 82°45' W, 0.88 feet;

THENCE, in a Southeasterly direction, along the West right-of-way line of Silkwood Drive with said curve to the Left, having a central angle of 31°46'43", a radius of 720.00 feet, an arc length of 398.34 feet and a chord bearing and distance of S 23°40'15" E, 394.24 feet to a point in the Northwesterly line of Lot 1, Block 1 of Estates of Vickie Drake Subd., as recorded in Vol. 6230, Pg. 263 B.C.W.R. for the Easterly corner of the herein described tract, from which a found 1/2 inch iron rod with cap bears, S 14°06' E, 0.56 feet;

THENCE, in a Southerly and Westerly direction, along the westerly line of said Lot 1, Block 1 of Estates of Vickie Drake Subd., the following Four (4) courses and distances:

1) South 43°33'21" West, 20.09 feet to a point for corner, from which a found 1/2 inch iron rod with cap bears, S 02°46' W, 0.95 feet.

2) North 64°13'29" West, 244.84 feet to a 1/2 inch iron rod found for corner.

3) South 41°58'21" West, 188.00 feet to a 1/2 inch iron rod set for an angle point;

4) South 21°16'21" West, 110.00 feet to a 1/2 inch iron rod set for the Westerly corner of said Lot 1 and the North corner of that certain called 18.835 acre tract recorded in Vol. 12450, Pg. 206 B.C.D.R. and an angle point for the herein described tract;

THENCE, South 43°43'54" West, a distance of 399.99 feet to a point for an interior corner of said called 18.835 acre tract and the Southerly corner of the herein described tract;

THENCE, North 49°43'36" West, a distance of 492.47 feet to a 1/2 inch iron rod found in the Southeasterly line of that certain called 13.986 acre tract recorded in Vol. 11935, Pg. 220 B.C.O.R. for the Northwest corner of said called 18.835 acre tract and the Southwesterly corner of the herein described tract;

THENCE, North 24°06'26" East, a distance of 111.32 feet to a 1/2 inch iron rod set for an angle point.

THENCE, North 21°45'21" East, a distance of 104.61 feet to a 1/2 inch iron rod found in the Southwesterly line of said called 2.195 acre tract for the East corner of that certain called 1.83 acre tract recorded in Vol. 14336, Pg. 45 B.C.D.R. and an exterior corner of the herein described tract,

THENCE, in a Southeast and Northeast direction, along the Southwesterly and Southeasterly boundary line of said called 2.195 acre tract (proposed Four Point D South Subd.) the following Six (6) courses and distances.

1) South 47°41'31" East, 4.94 feet to a 1/2 inch iron rod with cap found for an angle point;

2) South 71°51'40" East, 12.82 feet to a 1/2 inch iron rod found for corner.

3) North 44°56'50" East, 72.04 feet to a 1/2 inch iron rod found for an angle point.

4) North 41°08'58" East, 89.43 feet to a 1/2 inch iron rod found for an angle point;

5) North 41°41'49" East, 133.59 feet to a 1/2 inch iron rod found for an angle point;

6) North 38°07'26" East, 148.06 feet to the POINT OF BEGINNING and containing 11.0760 acre (482,459 square feet) of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY BRAZOS

I, BRETT L. GUNN, MANAGING PARTNER OF G2K DEVELOPMENT PARTNERS, ON BEHALF OF BRYAN-BECK G2K DEVELOPMENT, LLC, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 15411, PAGE 166, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

BRYAN-BECK G2K DEVELOPMENT, LLC

BY: G2K DEVELOPMENT PARTNERS, GENERAL PARTNER

BY: Brett Gunn 8-2-2019
BRETT L. GUNN, MANAGING PARTNER — DATE

STATE OF TEXAS

COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRETT L. GUNN, ITS MANAGING PARTNER, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF August 2019

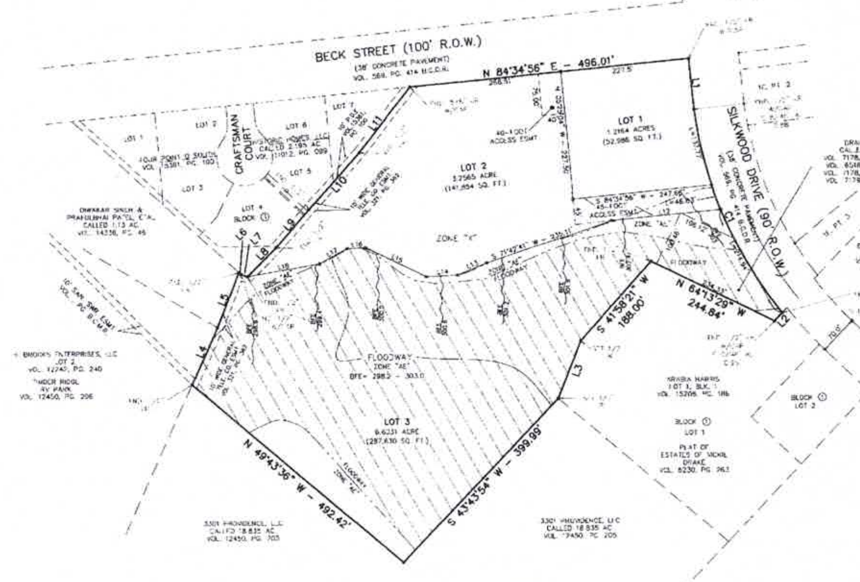
Syl Russ
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Sylvia Russ

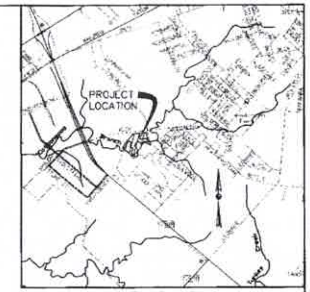
MY COMMISSION EXPIRES: 9-20-2021

LINE NO.	BEARING	DISTANCE
L1	S 08°17'24" E	91.25'
L2	S 43°33'21" W	20.09'
L3	S 21°16'21" W	110.00'
L4	N 24°06'26" E	111.12'
L5	N 21°45'21" E	104.61'
L6	S 47°41'31" E	4.94'
L7	S 71°51'40" E	12.82'
L8	N 44°56'50" E	72.04'
L9	N 41°08'58" E	89.43'
L10	N 41°41'49" E	133.59'
L11	N 38°07'26" E	148.06'
L12	S 84°34'56" W	194.53'
L13	S 67°27'30" W	55.60'
L14	S 87°31'55" W	56.25'
L15	N 64°07'38" W	119.61'
L16	S 87°38'51" W	32.63'
L17	S 61°55'59" W	56.17'
L18	N 44°56'50" E	72.04'

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°46'43"	720.00'	398.34'	204.95'	S 23°40'15" E	394.24'



GRAPHIC SCALE: 1" = 100'



VICINITY MAP N.T.S.

LEGEND

- I.R. – IRON ROD
- VOL. – VOLUME
- PG. – PAGE
- R.O.W. – RIGHT OF-WAY
- ESMT – EASEMENT
- FND. – FOUND
- SQ. FT. – SQUARE FEET
- N – NORTH
- S – SOUTH
- E – EAST
- W – WEST
- NO. – NUMBER
- P.D.E. – PUBLIC DRAINAGE EASEMENT
- P.U.E. – PUBLIC UTILITY EASEMENT
- S.S.E. – SANITARY SEWER EASEMENT
- BOUNDARY
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- 100 YR. FLOOD PLAIN
- SET 5/8" IRON ROD

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. THIS TRACT LIES IN ZONE "X", "AE" & FLOODWAY AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CITY OF BRYAN, COMMUNITY PANEL NO. 48041C0185E, DATED MAY 16, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
3. THE CURRENT ZONING IS AGRICULTURAL OPEN DISTRICT (A-O)
4. BUILDING SET BACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARDS.
5. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
6. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS AND DETENTION ON THEIR PROPERTY.

WE, FIRST NATIONAL BANK OF CENTRAL TEXAS, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BECK PLAZA SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE VOLUME 15411, PAGE 166, OF THE O.P.R.O.R.P. OF BRAZOS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST NATIONAL BANK OF CENTRAL TEXAS

BY: Joe Barrow
PRINT NAME: Joe Barrow
TITLE: Ex Vice Pres

STATE OF TEXAS

COUNTY OF McLennan

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joe Barrow KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF August 2019

Barbara J Engel
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: Barbara J Engel

MY COMMISSION EXPIRES: 09-21-22

BARBARA J ENGEL
Notary Public
STATE OF TEXAS
ID# 2538702
My Comm. Exp. Sept 21, 2022

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/22/2019 2:15:08 PM
In the PLAT Records

Doc Number: 2019 - 1370592
Volume - Page: 15531 - 133
Number of Pages: 1
Amount: 73.00
Order#: 20190822300088
By: SC

SAID COUNTY, DO HEREBY IFICATES OF AUTHENTICATION OF ______ 2019 IN ______ PAGE ______

KAREN McQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, CHAIRMAN 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 3rd DAY OF July 2019 AND SAME WAS DULY APPROVED ON THE 13 DAY OF August 2019 BY SAID COMMISSION.

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVAL OF CITY PLANNER

I, Matt Hilgemeier, 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 20 DAY OF August 2019

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF CITY ENGINEER

I, W. Paul Kaspar, 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 22nd DAY OF August 2019

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, BERNERD F. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314, 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.

BERNERD F. JOHNSON, R.P.L.S. NO. 4314

STATE OF TEXAS — REGISTERED — BERNERD F. JOHNSON — 4314 — PROFESSIONAL LAND SURVEYOR

BECK PLAZA SUBDIVISION

11.0760 ACRES OF LAND LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 9, SURVEY,
ABSTRACT-62, BRYAN, BRAZOS COUNTY, TEXAS.

LOT 1, 2 & 3 1 BLOCK

DATE: JULY, 2019 SCALE: 1" = 100'

OWNERS:
BRYAN-BECK G2K DEVELOPMENT, LLC
33300 EGYPT LANE, SUITE D-200, MAGNOLIA, TX 77354

SURVEYOR
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063
OFFICE (713) 780-8871 FAX (713) 780-7882