

Trafalgar Subdivision
52.693 Acres

Richard Carter Survey, Abstract No. 8
James W. Scott Survey, Abstract No. 49

STATE OF TEXAS §
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 52.693 acre tract situated in the Richard Carter Survey, Abstract No. 8 and the James W. Scott Survey, Abstract No. 49 in Brazos County, Texas, being two portions of the remainder of a called 1580.68 acre tract conveyed by Warranty Deed to M. D. Wheeler, LTD recorded in Volume 3008, Page 1 of the Official Public Records of Brazos County (OPRBC) and all of a called 32.725 acre tract conveyed by Special Warranty Deed to The Summit Crossing, LLC recorded in Volume 14246, Page 261 OPRBC; said 52.693 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a found 1/2-inch iron rod (with cap stamped "KERR") marking the west corner of the herein described subject tract, being common with the west corner of the first portion of said remainder tract, and being in the intersection of the north right-of-way line of Green Valley Drive (150-foot wide right-of-way, called 5.66 acre tract recorded in Volume 1165, Page 523 of the Official Records of Brazos County (ORBC) and the east right-of-way line of F.M. Highway 1179, commonly known as Briarcrest Drive (120-foot right-of-way, called 4.992 acre tract recorded in Volume 324, Page 681 of the Deed Records of Brazos County (DRBC)), beginning a non-tangent curve to the left;

THENCE along said east right-of-way line of F.M. 1179 and said non-tangent curve to the left, having a radius of 1492.51 feet, an arc length of 458.31 feet, a delta angle of 17°35'38", and a chord bearing of North 14°11'24" East, 456.51 feet to a found 1/2-inch iron rod (with cap stamped "KERR") marking a northerly west corner of the herein described subject tract, being common with the south corner of Lot 1R, Block 1R of the Replat of Hansen Subdivision recorded in Document No. 0698427 of the Plat Records of Brazos County (PRBC) conveyed by Assumption Warranty Deed recorded in Volume 8391, Page 103 OPRBC;

THENCE South 80°25'46" East, along the south line of said Lot 1R, 357.99 feet to a found 1/2-inch iron rod (with cap stamped "KERR") marking an interior corner of the herein described subject tract, being common with the southeast corner of Lot 2R, Block 1R of said Replat of Hansen Subdivision conveyed by Special Warranty Deed to Tiger Holdings, Inc. recorded in Volume 1819, Page 48 OPRBC;

THENCE North 12°56'44" East, along the east line of said Lot 2R, 156.61 feet to a found (bent) 5/8-inch iron rod marking a north corner of the herein described subject tract, being in the south right-of-way line of F.M. Highway 158 (variable width right-of-way, TxDOT CSJ NO. 0212-03-030);

THENCE along said south right-of-way line of F.M. Highway 158, the following sixteen (16) courses and distances:

1. South 66°40'18" East, 91.03 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
2. South 52°36'39" East, 230.99 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
3. South 37°49'05" East, 86.92 feet to a found 1/2-inch iron rod (with cap stamped "KERR") marking the northeast corner of aforementioned first portion of a remainder of a called 1580.68 acre tract, being common with the northwest corner of aforementioned 32.725 acre tract;
4. South 37°48'23" East, 140.22 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
5. South 37°08'13" East, 113.14 feet to a found 1/2-inch iron rod (with cap stamped "KERR") marking the northeast corner of said 32.725 acre tract, being common with the northwest corner of aforementioned second portion of the remainder of a called 1580.68 acre tract;
6. South 40°01'50" East, 100.14 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
7. South 37°06'21" East, 108.12 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
8. South 35°36'58" East, 185.87 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
9. South 37°23'28" East, 402.91 feet to a found 1/2-inch iron rod;
10. South 38°52'13" East, 335.97 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
11. South 28°15'36" East, 73.41 feet to a found TxDOT brass disc;
12. South 47°48'09" East, 70.88 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
13. South 53°25'38" East, 141.45 feet to a found TxDOT brass disc;
14. South 64°48'33" East, passing at 133.39 feet a point marking the most easterly corner of aforementioned second portion of the remainder of a called 1580.68 acre tract, continuing in all a total distance of 211.66 feet to a found TxDOT brass disc;
15. South 70°08'58" East, 236.81 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
16. North 83°37'35" East, 63.93 feet to a found 1/2-inch iron rod (with cap stamped "KERR"), marking the east corner of the herein described subject tract, being in the northwest line of Lot 5, Block 5 of the Wheeler Ridge, Phase One subdivision recorded in Volume 380, Page 337 DRBC;

THENCE along common lines of aforementioned 32.725 acre tract and said Wheeler Ridge, Phase One subdivision, the following three (3) courses and distances:

1. South 31°35'35" West, 515.32 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
2. South 12°50'46" West, passing at 15.28 feet a found 1/2-inch iron rod (with cap stamped "5743"), marking the southwest corner of Lot 12, Block 5 of said Wheeler Ridge, Phase One subdivision, continuing in all a total distance of 654.87 feet to a found 1/2-inch iron rod (with cap stamped "KERR") marking the south corner of the herein described subject tract;
3. North 48°30'03" West, passing at 143.82 feet a found 1/2-inch iron rod, passing at 212.70 feet a found 1/2-inch iron rod, passing at 280.73 feet, 0.33 feet to the right a found (bent) 1/2-inch iron rod, continuing in all a total distance of 349.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking a southerly west corner of the herein described subject tract, being common with a north corner of said Wheeler Ridge, Phase One subdivision, and being in a southeast line of Wheeler Ridge, Phase Two subdivision recorded in Volume 398, Page 857 DRBC;

THENCE along common lines of said 32.725 tract and said Wheeler Ridge, Phase Two subdivision, the following four (4) courses and distances:

1. North 41°29'57" East, 30.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 48°29'00" West, 1105.62 feet to a found 1/2-inch iron rod;
3. South 42°19'42" West, 30.26 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
4. South 31°21'44" West, 32.39 feet to a found 1/2-inch iron rod, marking a south corner of the herein described subject tract, being common with the southeast corner of aforementioned 5.66 acre tract, and being in the north right-of-way line of Green Valley Drive and the northwest line of the Wheeler Ridge, Phase Two subdivision;

THENCE along said north right-of-way line of Green Valley Drive, the following four (4) courses and distances:

1. North 36°44'53" West, 140.49 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
2. North 14°02'08" West, 769.15 feet to a found 1/2-inch iron rod (with cap stamped "KERR");
3. North 36°44'18" West, passing at 344.18 feet a found 1/2-inch iron rod (with cap stamped "KERR") marking the west corner of a said 32.725 acre tract, being common with the south corner of aforementioned first portion of the remainder of a called 1580.68 acre tract, continuing in all a total distance of 405.30 feet to a found (bent) 1/2-inch iron rod (with cap stamped "KERR");
4. North 68°24'54" West, 334.99 feet to the POINT OF BEGINNING, CONTAINING 52.693 acres of land in Brazos County, Texas filed in the offices of Quiddity in College Station, Texas.

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map Nos. 48041C0215F and 48041C00220F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas, dated April 2, 2014, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain; Shaded Zone "X", defined as areas of 0.2% annual chance (500-year) flood, areas of 1% annual chance (100-year) flood with average depths of less than 1-foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and floodway areas within zone "AE".
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
5. This survey was prepared with the benefit of the following title commitments: Commitment for Title Insurance issued by Fidelity National Title Insurance Company, countersigned by Charter Title Company, (F No. CH-7655-1076552100219-SA, having an effective date of August 15, 2021 and an issue date of August 26, 2021 (M.D. Wheeler, LTD Tract); Commitment for Title Insurance issued by Fidelity National Title Insurance Company, countersigned by Charter Title Company, (F No. CH-7655-1076552100220-SA, having an effective date of August 3, 2021 and an issue date of August 11, 2021 (The Summit Crossing, LLC Tract), and Commitment for Title Insurance issued by Old Republic National Title Insurance Company, (F No. 22007552, having an effective date of January 31, 2023 and an issue date of March 2, 2023 (Lot 6, Block 1 Tract). No further research for easements or encumbrances was performed by Quiddity.
6. This property is currently zoned PD-M, Planned Development - Mixed Use per Ordinance No. 2598.
7. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances and approved PD-M zoning.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I(We), F.W. Bert and Mae Dean Wheeler Foundation, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 3008, Page 1, 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.

Donald A. Adam, President

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 of office this _____ day of _____, 20____.

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 this 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 & Zoning Commission, 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 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.

Christopher E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@quiddity.com

Dated: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I(We), The Summit Crossing, LLC, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 14246, Page 261, 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.

Jim Easterly

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 of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, _____, County Clerk in and for Brazos 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 Public Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, 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

**FINAL PLAT
OF THE
TRAFALGAR SUBDIVISION
LOTS 1-6, BLOCK 1
BEING
52.693 ACRES
OUT OF THE
RICHARD CARTER SURVEY, A-8
AND
JAMES W. SCOTT SURVEY, A-49
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2023**

SURVEYED: DECEMBER 7, 2022

OWNER: The Summit Crossing, LLC.
729 S. Rosemary Dr
Bryan, TX 77802

M. D. Wheeler, LTD.
1919 Whitney St
Houston, TX 77006

SURVEYOR: Quiddity
150 Venture Drive, Suite 100
College Station, Texas 77845



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