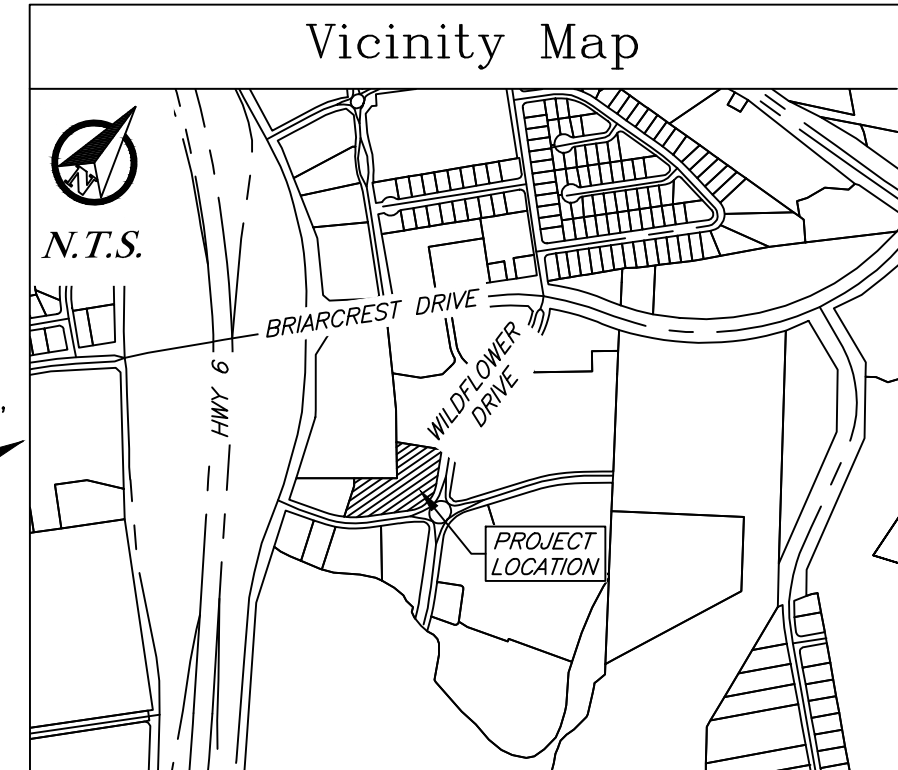
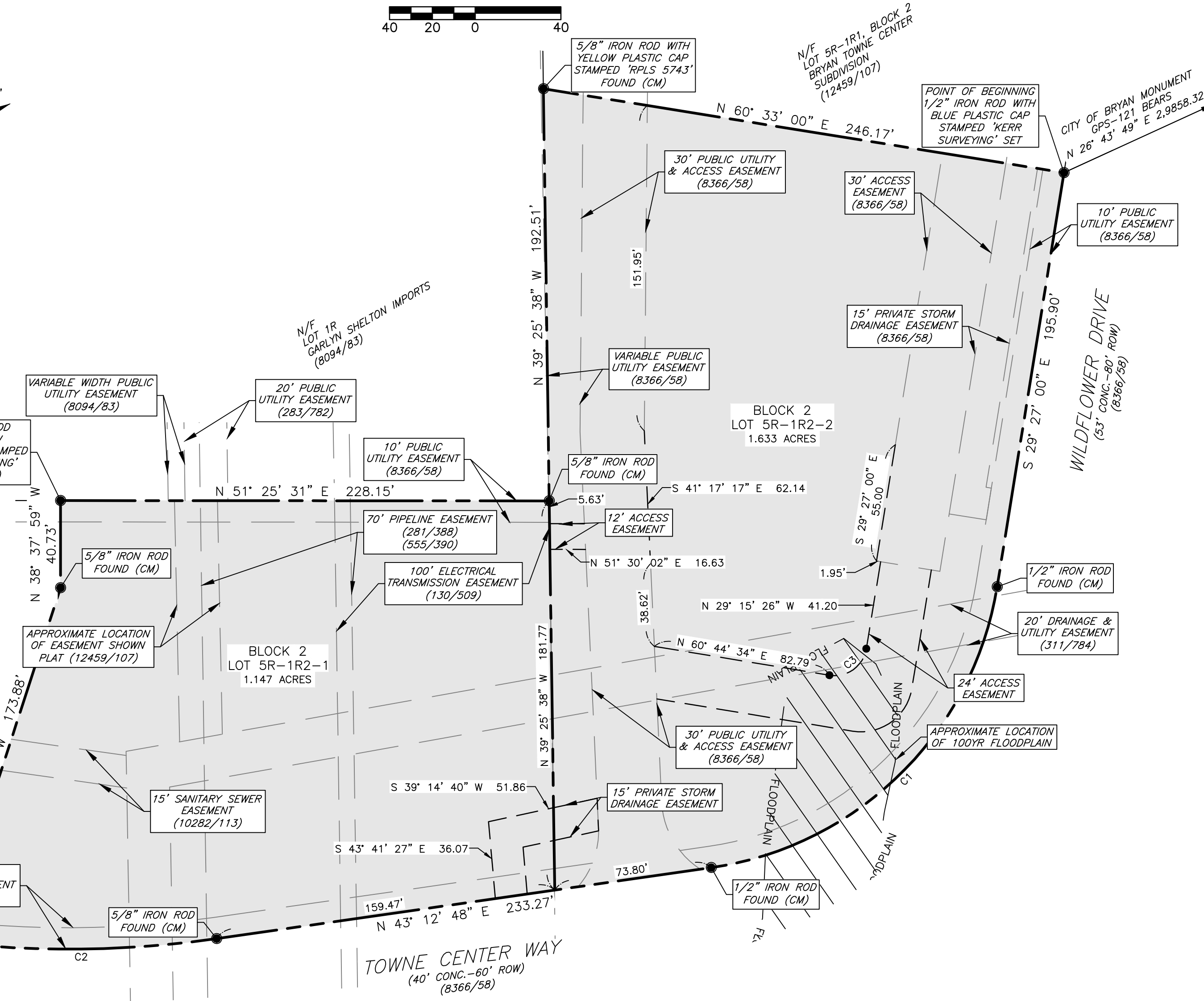
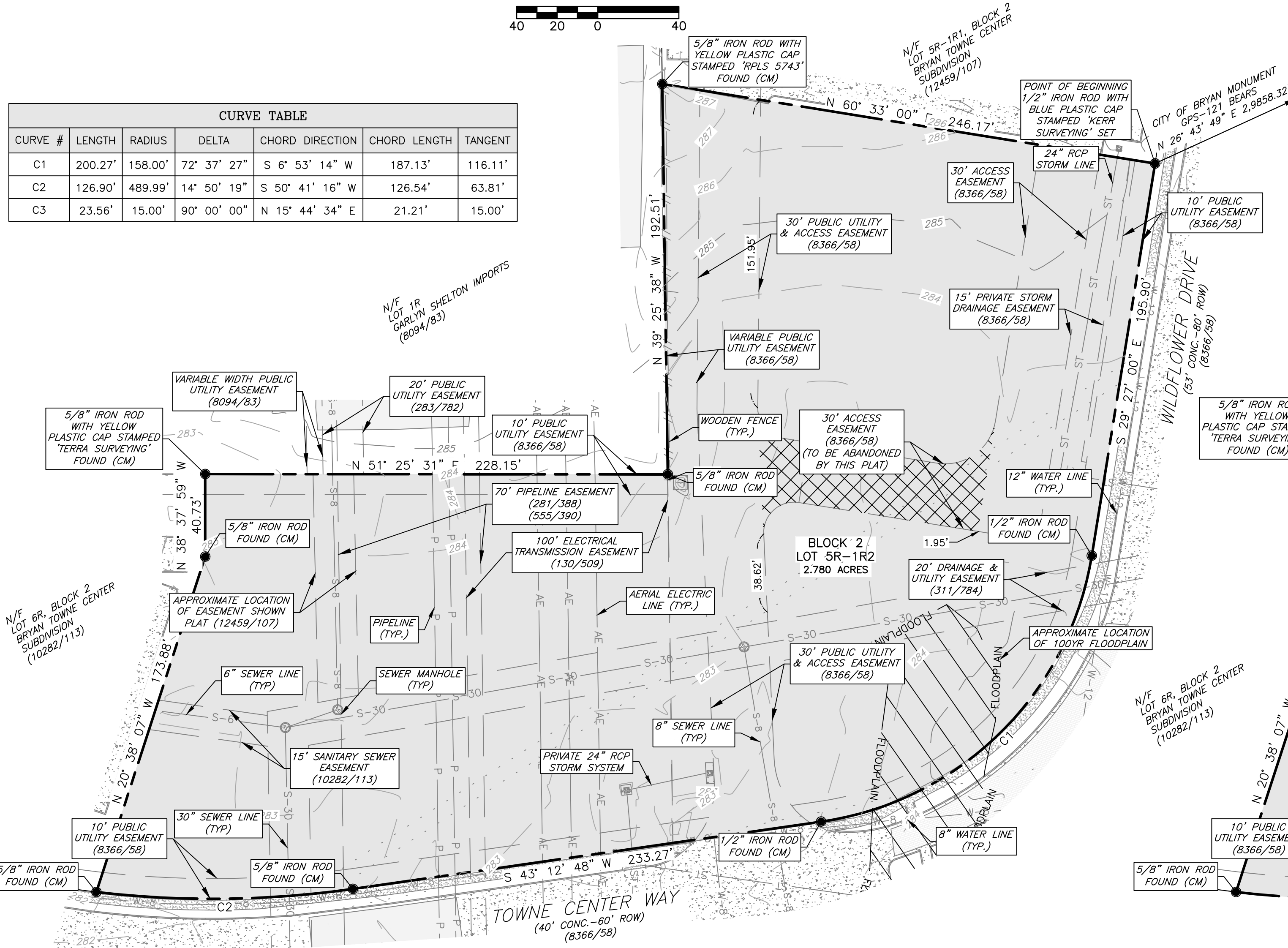


ORIGINAL

REPLAT

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	200.27'	158.00'	72° 37' 27"	S 6° 53' 14" W	187.13'	116.11'
C2	126.90'	489.99'	14° 50' 19"	S 50° 41' 16" W	126.54'	63.81'
C3	23.56'	15.00'	90° 00' 00"	N 15° 44' 34" E	21.21'	15.00'



**General Notes:**

- Bearing system shown hereon is based on the 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).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010939966591 (calculated using GEOID12B).
- This tract does lie within a designated 100-YR and 500-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development - (PD), Ordinance No. 1636, approved November 28, 2006.
- The topography is from survey data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, 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.
- This plat was prepared to reflect the title commitment issued by Chicago Title of Texas, GF No: CTH-CO-CTT247791B7KS, effective date: 07-05-2024. Items listed on Schedule B, Item #10 are addressed as follows.
  - \*Item 10: Operation and easement agreement (7991/81, 10403/98, 12413/235, 13360/198 & 14923/152 OPRBCT) do effect this tract and do not contain any plottable items.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Alan Avila, President of Silverdale Alliance LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 12459, Page 107, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Alan Avila  
President of Silverdale Alliance

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski, R.P.L.S. No. 6531

**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

**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

**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

**FIELD NOTES DESCRIPTION OF A 2.78 ACRE TRACT RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8 BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 2.78 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5R-1R2, BLOCK 2 OF BRYAN TOWNE CENTER SUBDIVISION FILED IN VOLUME 12459, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.78 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A TELECOMMUNICATIONS BOX ON THE SOUTHWEST SIDE OF WILDFLOWER DRIVE (60' WIDE RIGHT-OF-WAY, 8366/58 OPRBCT), AT THE NORTHEAST CORNER OF SAID LOT 5R-1R2 AND THE SOUTHWEST CORNER OF LOT 5R-1R1 OF SAID BLOCK 2, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-121 BEARS N 26° 43' 49" E, A DISTANCE OF 2,985.32 FEET;

THENCE, WITH THE SOUTHWEST LINE OF WILDFLOWER DRIVE, S 29° 27' 00" E, FOR A DISTANCE OF 195.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 158.00 FEET, AN ARC LENGTH OF 200.27 FEET, A DELTA ANGLE OF 72° 37' 27", AND A CHORD WHICH BEARS S 06° 53' 14" W, A DISTANCE OF 187.13 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST SIDE OF TOWNE CENTRE WAY (60' WIDE RIGHT-OF-WAY, 8366/58 OPRBCT) FOR THE END OF SAID CURVE;

THENCE, WITH THE NORTHWEST LINE OF TOWNE CENTRE WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 43° 12' 48" W, A DISTANCE OF 233.27 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE; AND

2) N 38° 37' 59" W, A DISTANCE OF 40.73 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRA SURVEYING" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5R-1R2 AND THE MOST WESTERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOT 5R-1R2 AND SAID LOT 6R, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 20° 38' 07" W, A DISTANCE OF 173.88 FEET TO A 5/8 INCH IRON ROD FOUND BENT FOR AN ANGLE POINT; AND

2) N 38° 37' 59" W, A DISTANCE OF 40.73 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRA SURVEYING" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5R-1R2 AND THE MOST WESTERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOT 5R-1R2 AND SAID LOT 1R, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 51° 25' 31" E, A DISTANCE OF 228.15 FEET TO A 5/8 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 1R; AND

2) N 39° 25' 38" W, A DISTANCE OF 192.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5743" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5R-1R1, THE NORTHWEST CORNER OF SAID LOT 5R-1R2 AND THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOT 5R-1R2 AND SAID LOT 5R-1R1, N 60° 33' 00" E, A DISTANCE OF 246.17 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 2.78 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND SEPTEMBER 2024 UNDER MY SUPERVISION. SEE PLAT PREPARED SEPTEMBER 2024 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010939966591 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 24-1008-TOPO.

**FINAL PLAT**

*Bryan Towne Center Subdivision, Block 2, Lots 5R-1R2-1 and 5R-1R2-2*  
2.78 Acres

Being a Replat of a Block 2, Lot 5R-1R2  
Bryan Towne Center Subdivision  
Volume 12459, Page 107  
Zeno Phillips League Survey, Abstract 45  
Bryan, Brazos County, Texas  
December 2024

Owner/Developer  
Silverdale Alliance, LLC  
19 N Star Ridge Circle  
The Woodlands, TX 77382

Engineer  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor  
Kerr Surveying, LLC  
409 N. Texas Ave  
Bryan, TX 77803  
Firm No. 10018500  
RPLS No. 4502  
Job No. 24-1008

J4 Engineering 12/14/2024 Target Center - Replat.dwg J4E Project # 24-008