

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.V.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- CITY LIMIT BOUNDARY
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" SET
- ⊗ RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
- ⊕ BLOCK LABEL
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- (OPRBC) OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- () RECORDING INFORMATION
- ROW RIGHT-OF-WAY

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	144.80'	N70° 11' 17"W
L2	73.59'	N62° 59' 05"W
L3	30.26'	S14° 33' 30"E
L4	118.94'	S51° 43' 57"W
L5	37.77'	S39° 48' 16"W
L6	38.87'	N73° 42' 18"E
L7	118.94'	N51° 43' 57"E
L8	34.17'	N47° 21' 56"W
L9	14.80'	N1° 25' 07"W
L10	32.78'	S12° 15' 53"W
L11	95.53'	S74° 16' 15"E
L12	154.55'	N15° 43' 45"E
L13	137.79'	N0° 11' 34"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	1007.99'	737.50'	078°18'36"	600.53'	931.35'	N65°00'56"E
C2	467.61'	862.50'	031°03'47"	239.70'	461.90'	N88°38'21"E
C3	165.72'	230.00'	041°16'58"	86.64'	162.16'	S21°05'28"W
C4	54.27'	225.00'	013°49'12"	27.27'	54.14'	N44°49'21"E
C5	82.90'	475.00'	010°00'00"	41.56'	82.80'	N46°43'57"E
C6	123.39'	180.00'	039°18'33"	64.23'	120.99'	N22°05'41"E
C7	66.57'	200.00'	019°04'16"	33.60'	66.26'	N42°11'49"E
C8	87.27'	500.00'	010°00'00"	43.74'	87.16'	N46°43'57"E
C9	154.39'	205.00'	043°09'04"	81.06'	150.77'	N20°09'25"E
C10	262.94'	420.00'	035°52'09"	135.94'	258.66'	S56°20'10"E

FIELD NOTES DESCRIPTION
 OF A
 16.88 ACRE TRACT
 JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 16.88 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED "16.88 ACRE TRACT OF LAND CONVEYED TO CAMWEST TRADITIONS, LP IN VOLUME 14707, PAGE 205 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 16.88 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the northeast line of Highway 47 (right-of-way width varies per TXDOT plans, 1243/452, of the Official Records of Brazos County, Texas) and on the southeast line of HSC Parkway (right-of-way width varies, 9514/101 OPRBC) for the west corner of said 16.88 acres and the west corner hereof, from which a 1/2 inch iron rod found bears N 63° 02' 34" W, a distance of 158.34 feet;

THENCE, with the southeast line of HSC Parkway for the following three (3) courses and distances:

- 1) with a curve to the right having a radius of 737.50 feet, an arc distance of 1,007.99 feet, a delta angle of 78° 18' 36", and a chord which bears N 65° 00' 56" E a distance of 931.35 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) S 75° 49' 46" E, for a distance of 258.73 feet to a 1/2 inch iron rod found;
- 3) with a curve to the left having a radius of 862.50 feet, an arc distance of 467.61 feet, a delta angle of 31° 03' 47", and a chord which bears N 88° 38' 21" E a distance of 461.90 feet to a point being the west corner of Lot 1R, Block 2 of Traditions Subdivision recorded in Volume 16118, Page 69 (OPRBC), and the north corner of a called "20.5424 acre tract conveyed to CamWest Traditions, LP in Volume 8555, Page 167 (OPRBC), and being the northeast corner of said 16.88 acre tract and the northeast corner hereof, from which a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found bears N 18° 53' 24" E, a distance of 0.25 feet, also from which a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found bears S 20° 36' 17" E, a distance of 0.23 feet;

THENCE, with the common line of said 16.88 acres and said 20.5424 acres for the following two (2) courses and distances:

- 1) S 41° 43' 57" W, a distance of 889.53 feet to a 5/8 inch iron rod found;
- 2) S 46° 52' 43" E, a distance of 286.72 feet to a concrete right-of-way marker found on the northeast line of Highway 47, for a southwest corner of said 20.5424 acres and being the south corner of said 16.88 acres and the south corner hereof, from which a concrete right-of-way marker found for the south corner of said 20.5424 acres bears S 70° 29' 51" E, a distance of 1,257.98 feet;

THENCE, with the common line of Highway 47 and said 16.88 acres for the following five (5) courses and distances:

- 1) N 70° 11' 17" W, for a distance of 144.80 feet to a concrete right-of-way marker remains found;
- 2) N 67° 19' 04" W, for a distance of 352.71 feet to a concrete right-of-way marker found, from which a 6 inch treated fence post found bears N 34° 38' 29" W, a distance of 0.59 feet;
- 3) N 66° 57' 19" W, for a distance of 313.25 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set, from which a concrete right-of-way marker found seemingly misplaced bears N 67° 26' 12" W, a distance of 18.82 feet;
- 4) N 63° 38' 17" W, for a distance of 400.11 feet to a 1/2 inch iron rod found;
- 5) N 62° 59' 05" W, for a distance of 73.59 feet to the POINT OF BEGINNING hereof and containing 16.88 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

We, CamWest Traditions, LP, owners and developers 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 _____ Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

By: Kim Eubanks, Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kim Eubanks, Manager of CamWest Traditions GP, LLC, General Partner of CamWest Traditions, LP, 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 on this _____ day of _____, 20____

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the 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.

R.P.L.S. No. 6834

CERTIFICATE OF 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 this _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____

County Clerk
 Brazos County, Texas

APPROVAL OF 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 _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission

Chair
 Planning & Zoning Commission
 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____

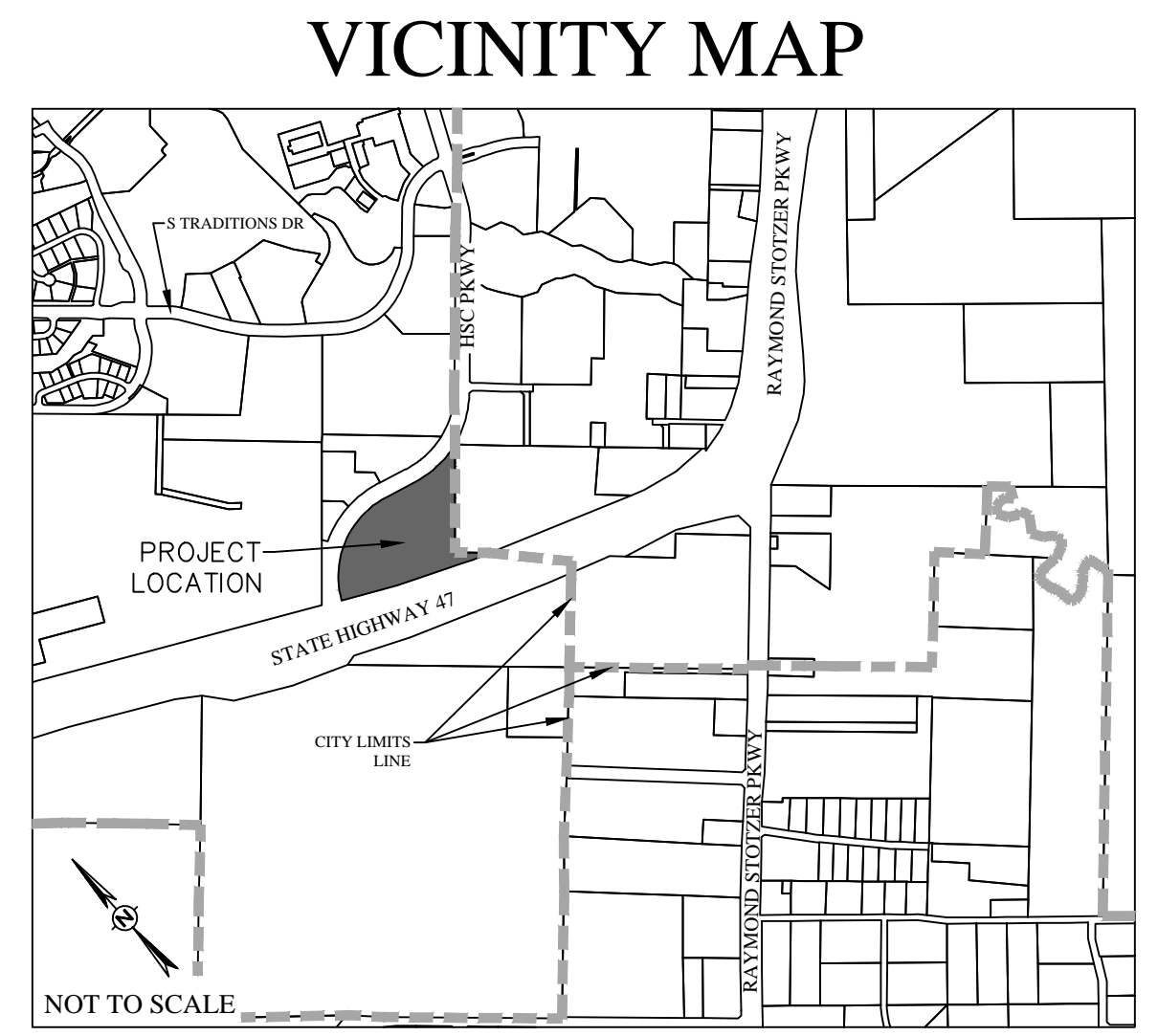
City Planner, Bryan, Texas

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

- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 0.99990463894660 (CALCULATED USING GEOID2B).
 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 4. 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. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PD), ORDINANCE No. 2336.
 6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIO-CORRIDOR DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY
 7. THE WATER AND SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES AND SEWERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 8. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 9. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
 10. 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.



FINAL PLAT
 OF
CAMWEST CROSSING III
 SUBDIVISION

BLOCK 1, LOT 1
 COMMON AREAS 1-3
 16.88 ACRES
 JOHN H JONES LEAGUE, A-26
 BRYAN, BRAZOS, TEXAS
 SCALE 1" = 100'
 MARCH, 2025

OWNER/DEVELOPER: CamWest Traditions LP
 351 Adriatic Pkwy
 McKinney, TX 75002
 (972) 542-8290

SURVEYOR: Kerr Surveying, LLC
 1718 Briarcrest Dr.
 Bryan, TX 77802
 (979) 268-3195
 TPELS FIRM # 1001850
 SURVEYS@KERRSURVEYING.NET

ENGINEER: Schultz
 TPELS FIRM NO. 12227
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 www
 (879) 764-3900