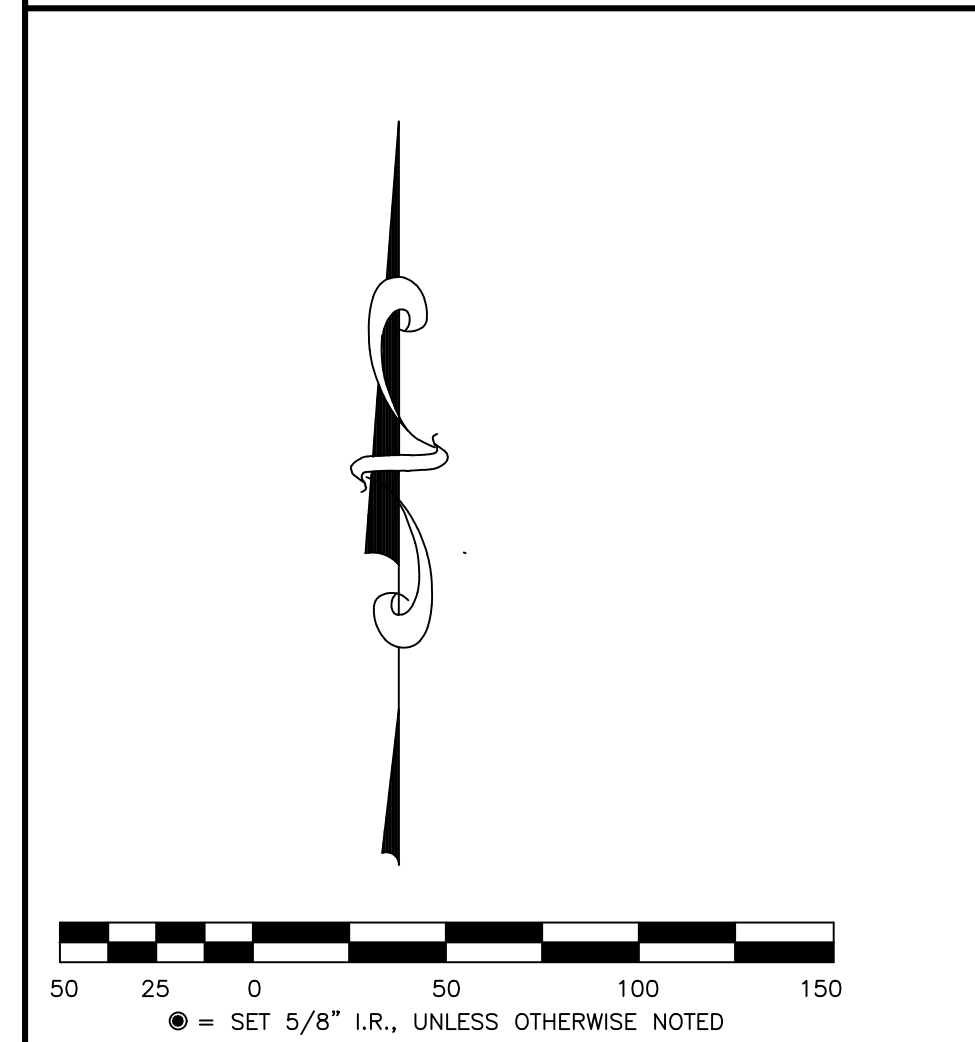




Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	400.00'	256.96'	36°48'22"	252.56'	N10°46'14" E

CENTERLINE OF
CARTERS CREEK TRIBUTARY
AS SCALED PER BRAZOS COUNTY
2024 GIS CERTIFIED DATA

CALLED 11.393 ACRES
 BW TEXAS BRYAN NASH, LLC
 VOL. 18396, PG. 165, B.C.D.R

PRIVATE DRAINAGE
& DETENTION ESMT.
B.C.C.F. No. 2024-1534529

LOT 2, BLOCK 1
RUFFINO SUBDIVISION
VOL. 4233, PG. 139, B.C.P.R

CITY OF BRYAN MONUMENT GPS-33
N: 10230645.05
E: 3550917.69

BW TEXAS BRYAN
NASH SUBIVISION II

BEING A FINAL PLAT OF
1.7062 ACRES (74,324 SQ. FT.)
LOCATED IN THE
JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS

SCALE: 1" = 50' AUGUST 2025

1 LOT 1 BLOCK

OWNER:
BW TEXAS BRYAN NASH, LLC
3708 SWANN AVENUE, STE. 200
TAMPA, FL 33609
Phone: (832) 349-4018

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
1244 N. POST OAK, STE. 200
Houston, Texas 77055

FIRM No. 10120100 713.333.1466 JOB. No. 45-2558

Certificate of Ownership and dedication:

STATE OF TEXAS
COUNTY OF BRAZOS

BW TEXAS BRYAN NASH, LLC, The OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING(PART OF) THE TRACT OF LAND A CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN FILE NUMBER 2022-1491661, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

BY:

BW TEXAS BRYAN NASH, LLC
3708 SQAN AVENUE, STE. 200
TAMPA, FL 33609

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____ 20__

NOTARY PUBLIC, HILLSBOROUGH COUNTY, FLORIDA

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

CERTIFICATE OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF TRAVIS

I, KENNETH A. GRULLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5476, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE MEETS AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

KENNETH A. GRULLER, R.P.L.S.
TEXAS REGISTRATION No. 5476
1244 N. POST OAK, STE. 200
HOUSTON, TX 77055



APPROVAL OF THE CITY PLANNER:

I, MARTIN ZIMMERMANN, 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

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

METES AND BOUNDS DESCRIPTION
1.6883 ACRES
LOCATED IN THE
JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS

Being a tract or parcel of land containing 1.6883 acres of land or 73,541 square feet, located in John Austin League, Abstract 2, Brazos County, Texas, Said 1.6883 acre tract being out of and a part of a called 11.393 acre tract of land of record in the name of BW Texas Bryan Nash, LLC in Volume 18396, Page 165 in the Deed Records of Brazos County (B.C.D.R.), Texas; Said 1.6883 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate system, Central Zone (NAD83)):

BEGINNING at a 5/8 inch iron rod with "Gruller" cap found for the southwest corner of the herein described tract and being the intersection of the east Right-of-Way line of Nash Street (width varies) and the north R.O.W. line of East William Joel Bryan Parkway (width varies)

THENCE, through and across aforesaid 11.393 acre tract, the following six (6) courses:

- 1.North 07 degrees 37 minutes 57 seconds West, a distance of 46.94 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the right;
- 2.Coincident aforesaid curve to the right, an arc length of 256.96 feet, having a radius of 400.00 feet, a central angle of 36 degrees 48 minutes 22 seconds and a chord bearing of North 10 degrees 46 minutes 14 seconds East, a distance of 252.56 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract;
- 3.South 65 degrees 59 minutes 29 seconds East, a distance of 32.67 feet to a 5/8 inch iron rod with "Gruller" cap set;
- 4.North 82 degrees 17 minutes 54 seconds East, a distance of 115.42 feet to a 5/8 inch iron rod with "Gruller" cap set;
- 5.South 52 degrees 35 minutes 28 seconds East, a distance of 189.73 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract and being on the west line in Block 1, Lot 1 in Anthony Subdivision, a subdivision duly of record in Volume 516, Page 769 in the Plat Records of Brazos County (B.C.P.R.), Texas;
- 6.South 37 degrees 24 minutes 32 seconds West, a distance of 191.14 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract, being the southwest corner of aforesaid Block 1, Lot 1 and being on the north R.O.W. line of aforesaid East William Joel Bryan Parkway;

THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid East William Joel Bryan Parkway, South 82 degrees 17 minutes 54 seconds West, a distance of 221.78 feet to the POINT OF BEGINNING and containing 1.6883 acres of land.

PLAT NOTES:

1) PER FEMA FIRM MAP 48041C0215F, EFFECTIVE DATE 4/2/2014, THE SITE IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD. ADDITIONAL, PER A STUDY PREPARED BY MITCHELL AND MORGAN SPECIFICALLY FOR THIS SITE, PONDING IN CHANNELS THROUGHOUT THE SITE DOES NOT EXCEED 12 INCHES IN DEPTH, THEREFOR A LOWR WILL NOT BE REQUIRED TO DEVELOP THE PROPERTY.

2) BASES OF BEARING; BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID (NAD83).

DISTANCE SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. COORDINATES SHOWN HEREON MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99899609539.

3) ALL PROPERTY CORNERS ARE MONUMENTED WITH 5/8" IRON RODS, WITH PLASTIC CAPS (GRULLER), UNLESS OTHERWISE NOTED.

4) ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

5) THIS TRACT IS ZONED RETAIL DISTRICT (C-2), MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF), AND PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M), IN ACCORDANCE WITH ORDINANCE No. 1277. ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

6) ELEVATION CERTIFICATES, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OF SURVEYOR, WILL BE REQUIRED FOR ALL LOST TO VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

7) THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY INTEGRITY TITLE, JOB No. 2545619A, EFFECTIVE DATE: JUNE 8, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

EASEMENT TO CITY OF BRYAN (B.C.C.F. No. 2024-1534529) AFFECTS THIS TRACT AND IS PLOTTED HEREON

EASEMENT TO CITY OF BRYAN (B.C.C.F. No. 2024-1533201) AFFECTS THIS TRACT

BUT IS NOT PLOTTABLE BY DESCRIPTION

EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 134, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON

EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 830, DRBCT) AFFECTS THIS TRACT BUT IS NOT PLOTTABLE BY DESCRIPTION

-ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

8) ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. WHERE ECLECTIC 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 INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

9) NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES, SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENTS.

10) COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATE (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

11) 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.

12) THE PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN THE EASEMENT AND PRIVATE STORMWATER FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

13) ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

BW TEXAS BRYAN
NASH SUBIVISION II

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1.7062 ACRES (74,324 SQ. FT.)
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1 LOT

1 BLOCK

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