





FIELD NOTES  
TRACT 1  
0.0047 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45 in Bryan, Brazos County, Texas and being part of Lot 11A-R, Block 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO according to the Amending Plat thereof recorded in Volume 3593, Page 87 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the most northerly west corner of said Lot 11A-R and the southwest corner of Lot 33, Block 4, ROCK HOLLOW SUBDIVISION according to the Final Plat recorded in Volume 3506, Page 347 (O.R.B.C.), said iron rod also being in the east line of Lot 34R, Block 4, CARRIAGE HILLS SUBDIVISION, from whence a found 5/8-inch iron rod marking the common corner of said Lot 33 and said Lot 34R bears N 19° 07' 21" W at a distance of 100.99 feet for reference;

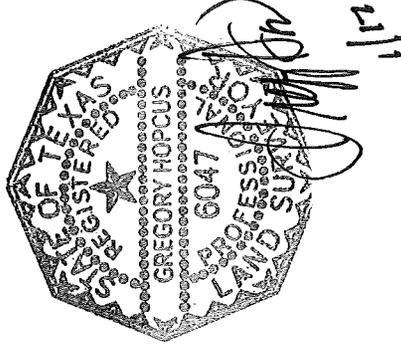
THENCE: S 86° 57' 20" E along the common line of said Lot 11A-R and said Lot 33 for a distance of 28.08 feet to a point for corner in the center of a 1-foot wide concrete footing;

THENCE: into the interior of said Lot 11A-R and along the center of said footing for the following three (3) calls:

- 1) S 59° 42' 08" W for a distance of 26.35 feet to a point for corner,
- 2) S 86° 10' 49" W for a distance of 0.16 feet to a point for corner, and
- 3) N 19° 07' 21" W at 12.96 feet, pass the southeast corner of said Lot 34R, continue for a total distance of 15.66 feet to the POINT OF BEGINNING and containing 0.0047 acres (204.5 sq. ft.) of land, more or less.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on January 17, 2018.

See survey plat on Page 1 of 3 for more Information regarding this description.



FIELD NOTES  
TRACT 2  
0.0352 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45 in Bryan, Brazos County, Texas and being part of Lot 33, Block 4, ROCK HOLLOW SUBDIVISION, according to the Final Plat thereof recorded in Volume 3506, Page 347 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 5/8-inch iron rod marking southwest corner of said Lot 33 and the most northerly west corner of Lot 11A-R, Block 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO according to the Amending Plat thereof recorded in Volume 3593, Page 87 (O.R.B.C.), said iron rod also being in the east line of Lot 34R, Block 4 of said CARRIAGE HILLS SUBDIVISION, from whence a found 5-8-inch iron rod marking the common corner of said Lot 33 and said Lot 34R bears N 19° 07' 21" W at a distance of 100.99 feet for reference;

THENCE: S 86° 57' 20" E along the common line of said Lot 33 and said Lot 11A-R for a distance of 28.08 feet to a point for corner in the center of a 1 foot wide concrete footing and the POINT OF BEGINNING:

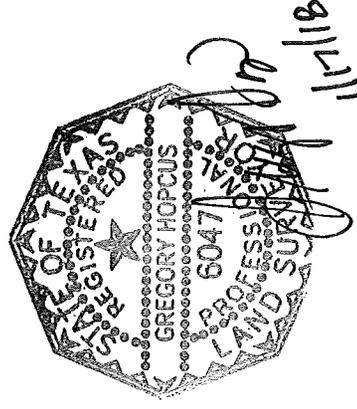
THENCE: into the interior of said Lot 33 and along the center of said footing for the following two (2) calls:

- 1) N 59° 42' 08" E for a distance of 59.98 feet to a point for corner, and
- 2) S 49° 29' 55" E for a distance of 54.21 feet to a point for corner in the common line of said Lot 33 and Lot said 11A-R, from whence a found 5-8-inch iron rod marking the common corner of said Lot 33 and said Lot 11A-R bears S 86° 57' 20" E at a distance of 0.58 feet for reference;

THENCE: N 86° 57' 20" W along the common line of said Lot 33 and said Lot 11A-R for a distance of 93.14 feet to the POINT OF BEGINNING and containing 0.0352 acres (1535.3 sq. ft.) of land, more or less.

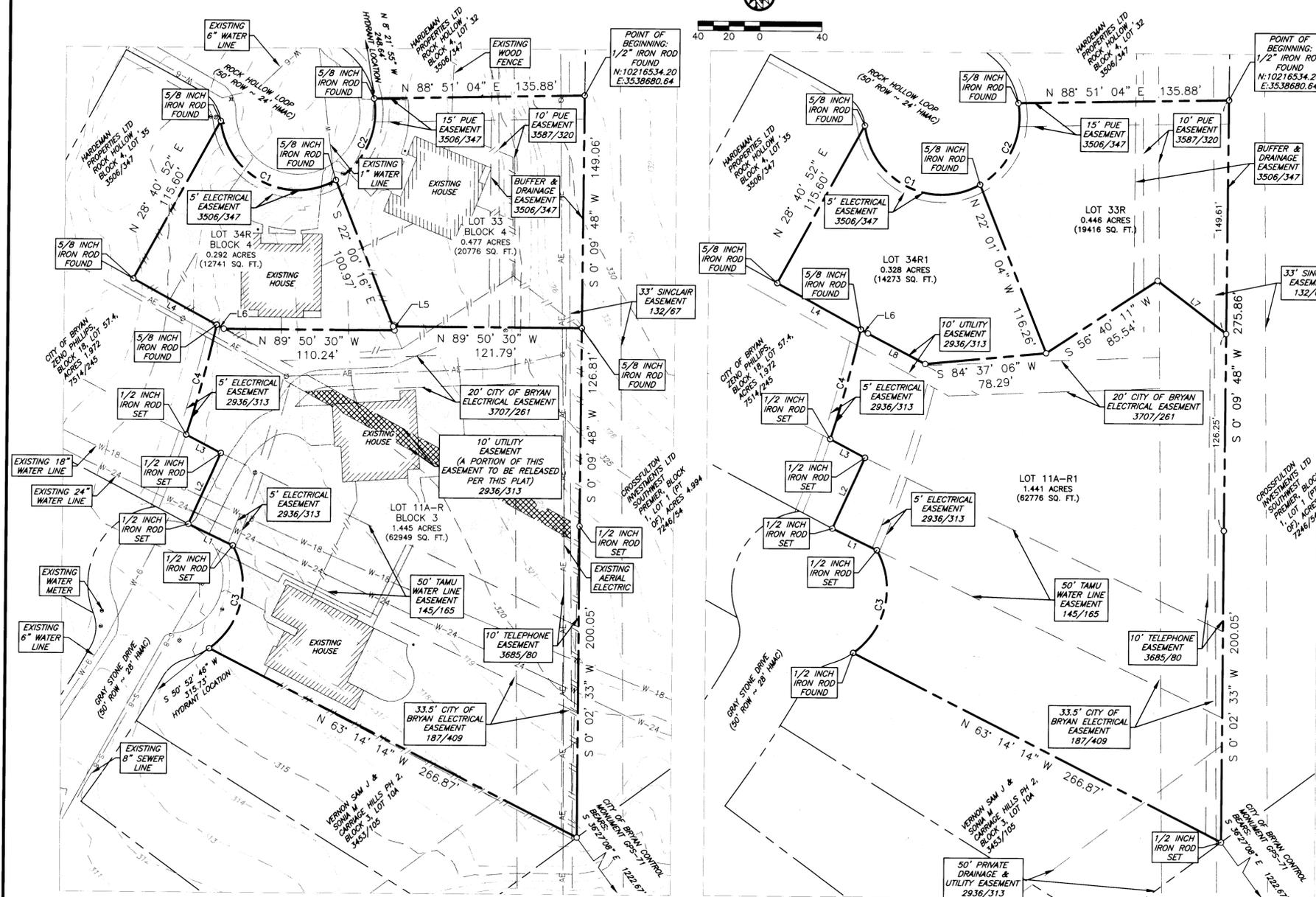
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on January 17, 2018.

See survey plat on Page 1 of 3 for more Information regarding this description.



ORIGINAL PLAT

FINAL PLAT



METES AND BOUNDS DESCRIPTION OF A 2.215 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS...

General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument... 2. Distances shown hereon are Grid Distances unless otherwise noted...

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Nancy Hardeman, owner of the 2.215 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3593, Page 87, and designated herein as Lot 11A-R1, 33R, 34R1, in the City of Bryan, Texas...

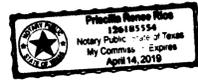
Nancy Hardeman, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nancy Hardeman 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 on this 10th day of May, 2018.

Notary Public, BRAZOS County, TEXAS



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Bennett Hardeman, owner of the 2.215 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3593, Page 87, and designated herein as Lot 11A-R1, 33R, 34R1, in the City of Bryan, Texas...

Bennett Hardeman, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Bennett Hardeman 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 on this 10th day of May, 2018.

Notary Public, BRAZOS County, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Nancy Hardeman, Managing Partner of Hardeman Properties LLC, owner of the 1.441 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3593, Page 87, and designated herein as Lot 11A-R1, in the City of Bryan, Texas...

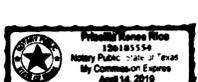
Nancy Hardeman, Managing Partner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nancy Hardeman 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 on this 10th day of May, 2018.

Notary Public, BRAZOS County, TEXAS



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 10th day of May, 2018.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kasper, 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 10th day of May, 2018.

City Engineer, Bryan, Texas

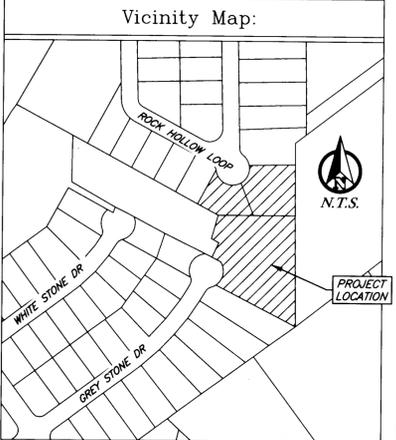
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS I, Patricia Renee Ross, County Clerk, in

certificates of authentication was filed for record Official Records of Brazos County in Volume

Filed for Record Official Public Records Of: Brazos County Clerk On: 6/6/2018 2:02:18 PM In the PLAT Records

Doc Number: 2018-1331359 Volume-Page: 14715-18 Number of Pages: 1 Amount: 73.00 Order#: 201806000096 By: PT



FINAL PLAT Rock Hollow Block 4 Lots 34R1 & 33R & Carriage Hills Ph. 2 Block 3 Lot 11A-R1 Being an Amending Plat of Rock Hollow Subdivision Block 4, Lot 33, 34R & Carriage Hills Ph. 2 Subdivision Block 3, Lot 11A-R ~2.215 Acres Bryan, Brazos County, Texas May 2018

CURVE TABLE table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT

LINE TABLE table with columns: LINE #, LENGTH, DIRECTION

5/6/2018 Rock Hollow - Replatting