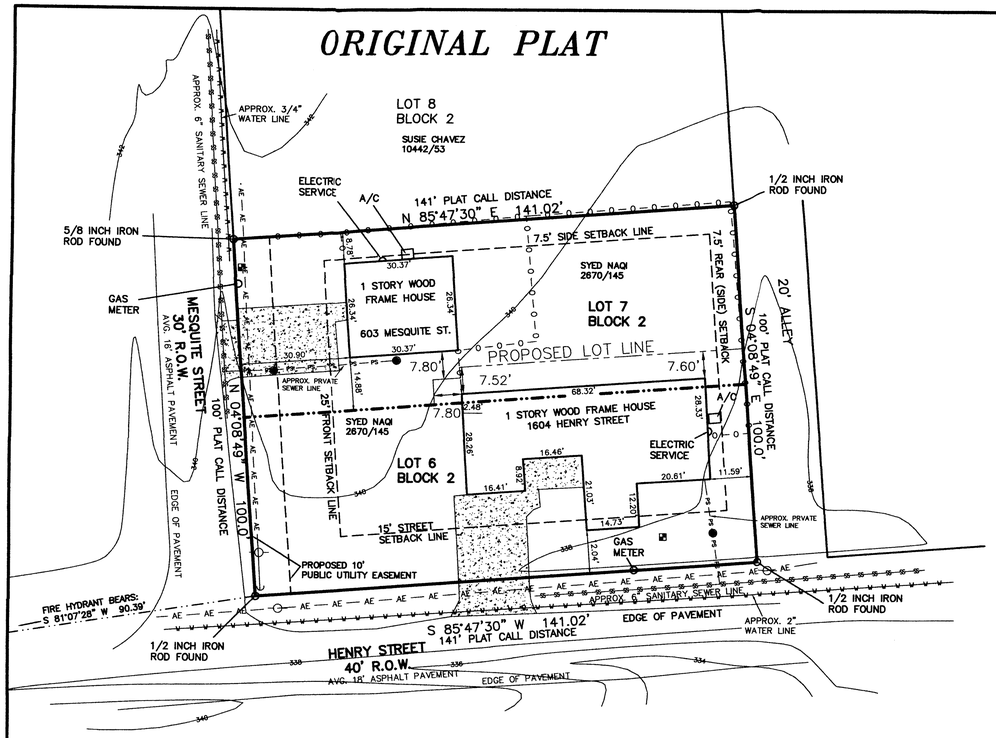
ORIGINAL PLAT

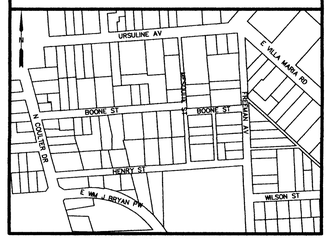


LEGEND:

- CLEAN OUT
- WATER METER
- UTILITY POLE
- AERIAL ELECTRIC LINES
- CHAIN LINK FENCE
- CONCRETE

SCALE: 1" = 20'

0 20 40 60



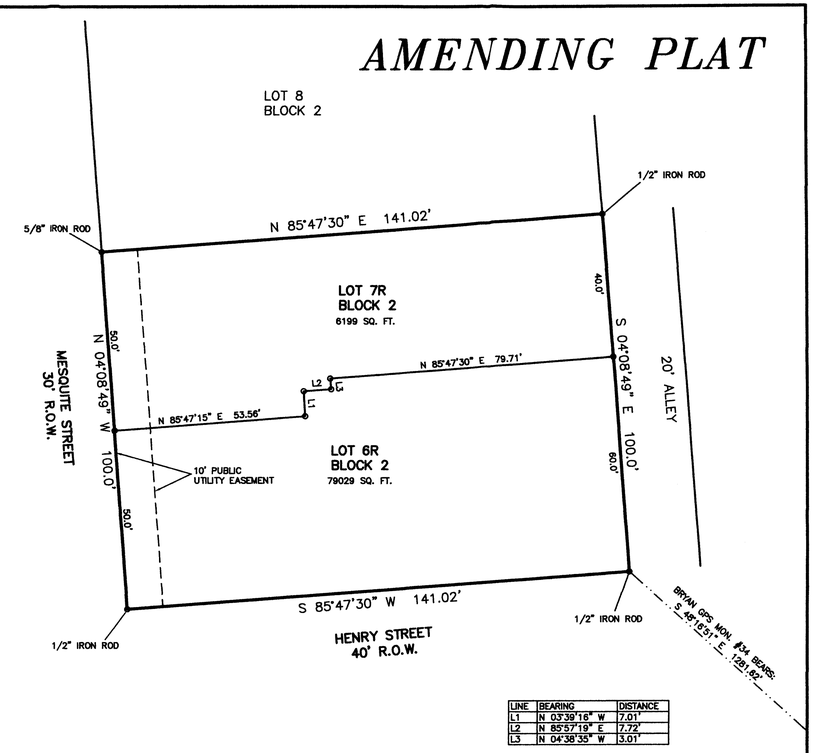
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 – RESIDENTIAL DISTRICT (5000).
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM CITY OF BRYAN MAPS.
6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
7. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOTE: THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LINE BETWEEN LOTS 6 AND 7 TO ALLEVIATE THE ENCROACHMENT OF THE EXISTING STRUCTURE ON LOT 6 INTO LOT 7.

AMENDING PLAT



LINE	BEARING	DISTANCE
L1	N 03°39'16" W	7.01'
L2	N 85°57'19" E	7.72'
L3	N 04°38'35" W	3.01'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SYED NAQI , owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 2670, Page 145, 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.

_____

_____
Owner(s)

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/they 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 SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 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.

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

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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, City of Bryan

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, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.324 ACRE TRACT LOTS 6 & 7, BLOCK 2 BOONE'S RE-SURVEY BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING STUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6 AND 7, BLOCK 2, BOONE'S RE-SURVEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 644 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF HENRY STREET (40' R.O.W.) AND THE EAST LINE OF MESQUITE STREET (30' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE: N 04° 08' 49" W ALONG THE EAST LINE OF MESQUITE STREET FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 2;

THENCE: N 85° 47' 30" E ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8 FOR A DISTANCE OF 141.02 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF A 20.00 FOOT WIDE ALLEY MARKING THE NORTHEAST CORNER OF SAID LOT 7;

THENCE: S 04° 08' 49" E ALONG THE WEST LINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF HENRY STREET MARKING THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE: S 85° 47' 30" W ALONG THE NORTH LINE OF HENRY STREET FOR A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.324 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTRED PROFESSIONAL
LAND SURVEYOR No. 4502

AMENDING PLAT

OF

LOTS 6 & 7, BLOCK 2
BOONE'S RE-SURVEY
VOLUME 38, PAGE 644
0.324 AC., JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JUNE 2015
PLAT DATE: 06-30-15
REVISED: 07-07-15
JOB NUMBER: 15-493
CAD NAME: 15-493
CR5 FILE: 15-493

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: SYED NAQI
9688 RIVER ROAD
COLLEGE STATION, TEXAS 77845
PHONE (979) 260-4686

MH