

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

CERTIFICATION OF CITY PLANNER

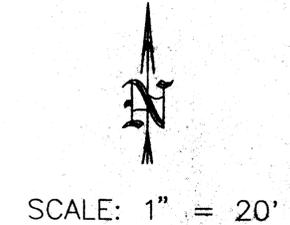
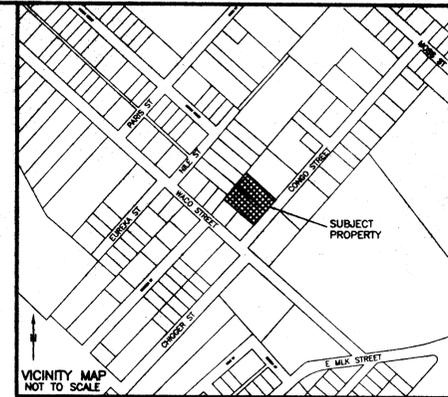
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

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



METES AND BOUNDS DESCRIPTION

OF A 0.603 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS, AND BEING DESCRIBED BY A DEED TO TUPLE COUNTY PROPERTY MANAGEMENT, LLC, RECORDED IN VOLUME 288, PAGE 218 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING DESCRIBED BY A DEED TO TUPLE COUNTY PROPERTY MANAGEMENT, LLC, RECORDED IN VOLUME 288, PAGE 218 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 ON THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO TIMOTHY GILBERT RECORDED IN VOLUME 265, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; THENCE S 40°28'30" W 190.00' TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID TRACT; THENCE S 40°28'30" W 190.00' TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID TRACT; THENCE S 40°28'30" W 190.00' TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID TRACT; THENCE S 40°28'30" W 190.00' TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID TRACT.

THENCE: N 47°29'30" E ALONG THE COMMON LINE OF SAID 0.603 ACRE TRACT AND SAID GILBERT TRACT, AT 18.06 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID TRACT; THENCE S 47°30'30" E 100.00' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT; THENCE S 47°30'30" E 100.00' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT; THENCE S 47°30'30" E 100.00' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT.

THENCE: S 47°30'30" E ALONG THE COMMON LINE OF SAID 0.603 ACRE TRACT AND SAID PEACEFUL REST BAPTIST CHURCH TRACT FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID TRACT; THENCE S 47°30'30" E 100.00' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT; THENCE S 47°30'30" E 100.00' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT.

THENCE: S 47°29'30" W ALONG THE NORTHWEST LINE OF CONGO STREET FOR A DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT; THENCE S 47°29'30" W 138.30' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT; THENCE S 47°29'30" W 138.30' TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT.

THENCE: S 47°29'30" W ALONG THE SOUTHWEST LINE OF SAID 0.603 ACRE TRACT FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S 47°29'30" W 100.00' TO THE POINT OF BEGINNING; THENCE S 47°29'30" W 100.00' TO THE POINT OF BEGINNING.

IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
DEC 06 2011
Development & Engineering Services

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. 48041C0131 C, DATED JULY 2, 1992.
- 3. SUBJECT PROPERTY IS CURRENTLY ZONED "MU-1".
- 4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- 5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATE OF SURVEYOR

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 are a closed geometric form.

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

CERTIFICATE OF THE COUNTY CLERK

I, KAREN McQUEEN, 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) _____ owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 10387, Page 111, 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/she/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

FINAL PLAT
OF
PROVIDENCE WAY
0.603 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 20 FEET
SURVEY DATE: 11-07-11
PLAT DATE: 12-05-11
JOB NUMBER: 11-588
CAD NAME: 11-588F
CR5 FILE: 11-588
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 288-3195
OWNER:
TUPLE COUNTY PROPERTY MANAGEMENT
P.O. BOX 3626
BRYAN, TEXAS 77805
PHONE (979) 446-3285