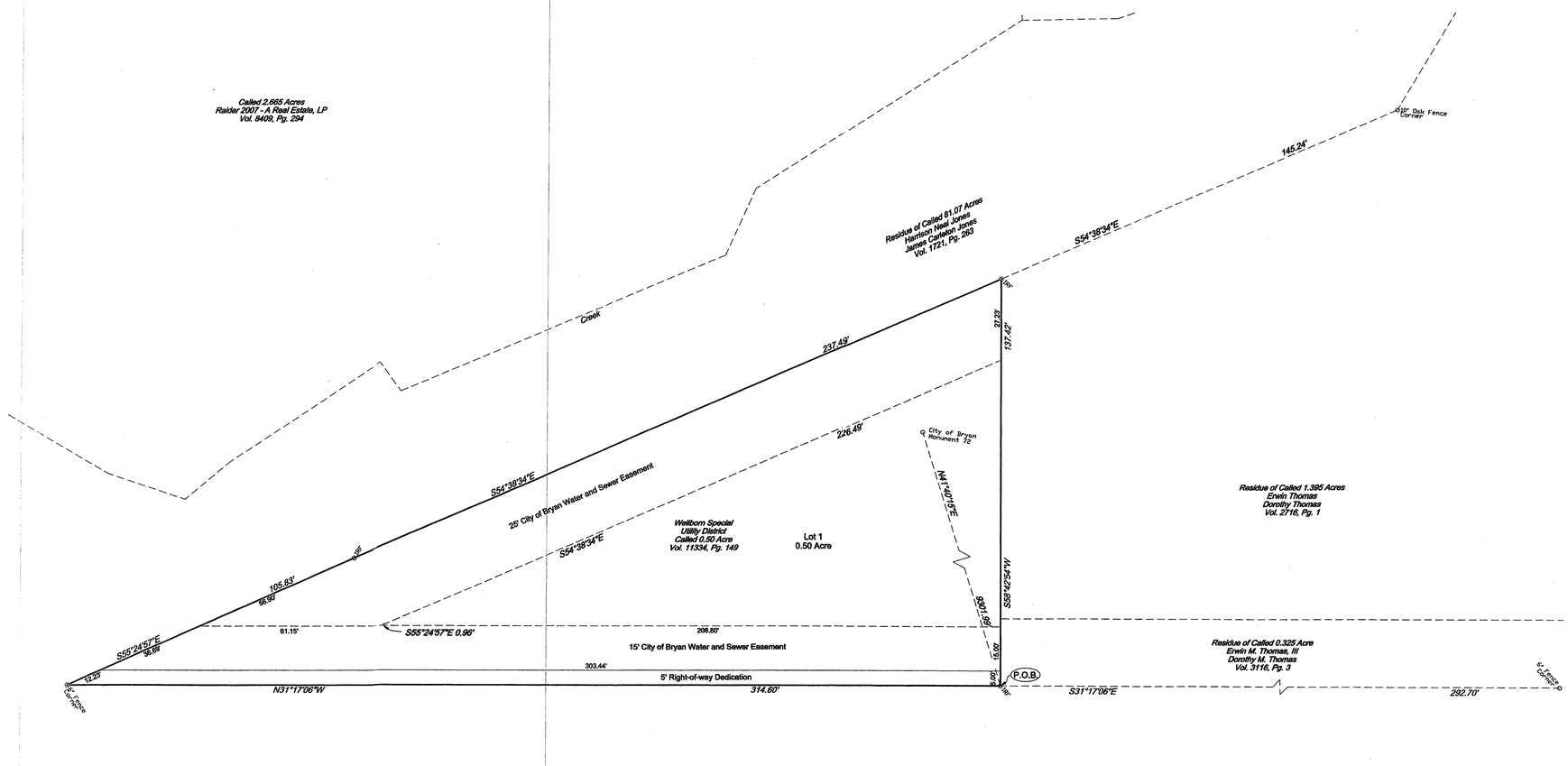
T. J. Wooten Survey, A-59
City of Bryan, Brazos County, Texas



Jones Road - (Variable Width Right-Of-Way)
Asphalt Road

Property Description
0.50 Acre
T. J. Wooten Survey, Abstract No. 59
City of Bryan, Brazos County, Texas

Field notes for that certain tract situated in the State of Texas, the County of Brazos and the City of Bryan, being part of the T. J. Wooten Survey, Abstract No. 59, being 0.50 acre, more or less, and being all of a called 0.50 acre tract conveyed in a deed dated May 10, 2013, from Erwin Thomas, III and Dorothy Thomas to Wellborn Special Utility District and recorded in Volume 11334, Page 149 of the Deed Records of Brazos County, Texas, and to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 1/2 inch iron rod capped "Goodwin Lasiter" found for corner in the east margin of Jones Road (variable width right-of-way) and being in the west line of a called 0.325 acre tract conveyed to Erwin M. Thomas III and Dorothy M. Thomas by deed recorded in Volume 3116, Page 3 of the Deed Records of Brazos County, Texas and marking the southwest corner of said 0.50 acre tract. From which a 6 inch fence corner post found marking the southwest corner of said 0.325 acre tract bears South 31°17'06" East, 292.70 feet;

Thence with the east margin of said road and the west line of said 0.50 acre tract, North 31°17'06" West, 314.60 feet to a 6 inch fence corner post found in a west line of the residue of a called 81.07 acre tract conveyed to Harrison Neal Jones and James Carleton Jones by deed recorded in Volume 1721, Page 263 of the Deed Records of Brazos County, Texas and marking the north corner of said 0.50 acre tract;

Thence with a southwest line of said residual tract and the northeast line of said 0.50 acre tract as follows:

South 55°24'57" East, 105.83 feet to a 1/2 inch iron rod found for a bend, and

South 54°38'34" East, 237.49 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" found for corner. From which a 10 inch oak found for reference at a fence intersection marking a bend in the northeast line of a called 1.395 acre tract conveyed to Erwin Thomas and Dorothy Thomas by deed recorded in Volume 2716, Page 1 of the Deed Records of Brazos County, Texas bears South 54°38'34" East, 145.24 feet;

Thence crossing said 1.395 acre tract and said 0.325 acre tract and with the south line of said 0.50 acre tract, South 58°42'54" West, 137.42 feet to the Point of Beginning and containing 0.50 acre of land, more or less. As shown on the accompanying survey plat of even date herewith.

CERTIFICATE OF THE 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 _____, 2013, in the Official Records of Brazos County in Volume _____ Page _____.

Witness my hand and official seal, at my office in Bryan, Texas.

_____
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 _____, 2013 and same was duly approved on the _____, day of _____, 2013 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 _____ _____, 2013.

_____
City Planner
Bryan, Texas

CERTIFICATE 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 _____ _____, 2013.

_____
City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Michael Cuzzo, Registered Professional Land Surveyor No. 5693 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.

_____
Michael Cuzzo, R.P.L.S.

PRELIMINARY (Not For Recording)

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Stephen Cast, General Manager of, Wellborn Special Utility District, owner of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 11334, Page 149, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Wellborn Special Utility District
General Manager

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Stephen Cast 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 _____ day of _____, 2013.

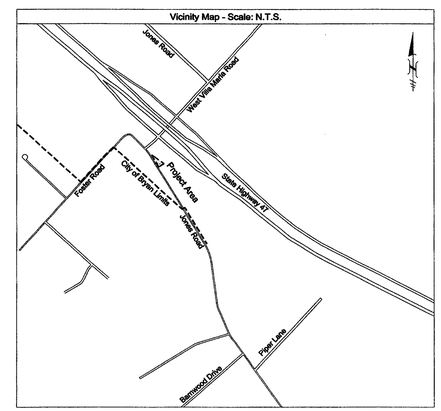
_____
Notary Public, Brazos County, Texas

Notes:

1. The current zoning per the City of Bryan is C-2 Retail with the following building setback requirements:
   Minimum front setback - 25 feet
   Minimum rear setback - 7.5 feet
   Minimum side setback - 7.5 feet
   Minimum street side setback (arterial) - 25 feet
   Minimum street side steback (non-arterial) - 15 feet
2. The blanket easements granted to the City of Bryan & recorded in Volume 98, Page 297 and Volume 356, Page 648 and to Brushy Water Supply Company in Volume 556, Page 188 of the Deed Records of Brazos County, Texas do affect the subject property and are not locateable.
3. Easements shown hereon are based on an Old Republic National Title Insurance Company title commitment, GF No. 30274, with an effective date of April 8, 2013, issued by Aggieland Title Company.
4. The subject property lies within Zone "X", areas determined to be outside the 500 year floodplain, according to the FEMA Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0285E, dated May 16, 2012.
5. Bearings are based on the Texas State Plane Coordinate System - Central Zone. Coordinates are surface measurements and have a grid factor of 1.00008958 applied.
6. All lots will need to be developed adhering to the development standards of the Highway 47 corridor overlay.

	Legend
IRS	Set 1/2" Iron Rod
IRF	Found Iron Rod
Conc. Mon.	Found Concrete Monument
	Wire Fence
	Pipeline
WV	Water Valve
R =	Record Measurement

Vicinity Map - Scale: N.T.S.



0 10 20 40
Scale: 1" = 20'

FINAL PLAT
JONES ROAD INTERCONNECT SITE
0.50 ACRE
LOT 1, BLOCK 1
T. J. WOOTEN SURVEY, ABSTRACT NO. 59
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2013

SURVEYOR:
GOODWIN LASITER, INC.
4077 CROSS PARK DRIVE
SUITE 100
BRYAN, TEXAS 77802

OWNER:
WELLBORN SPECIAL UTILITY DISTRICT
4118 GREENS PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

JOB NO: 644325