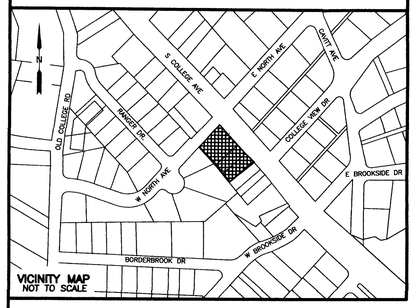
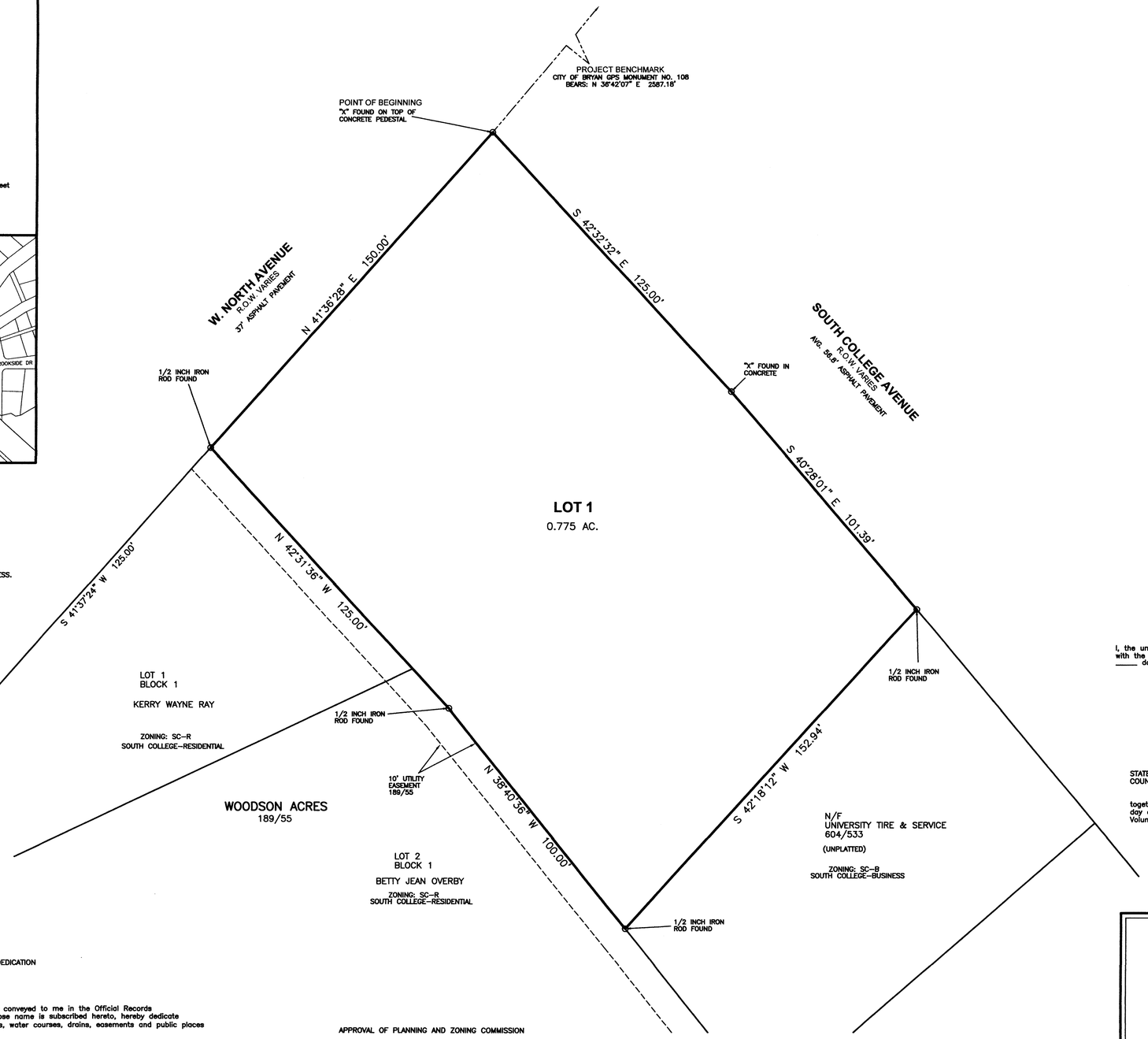
SCALE: 1" = 20'

20 0 20 40 60 Feet



VICINITY MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION
OF A
0.775 TRACT
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.775 ACRE TRACT AS DESCRIBED BY A DEED TO S. DHUKA, LLC RECORDED IN VOLUME 10330, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT AN "X" FOUND ON TOP OF A CONCRETE PEDESTAL AT THE INTERSECTION OF THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHEAST LINE OF W. NORTH AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 0.775 ACRE TRACT;

THENCE: S 42° 32' 32" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 125.00 FEET TO AN "X" FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 40° 28' 01" E CONTINUING ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 101.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.775 ACRE TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO UNIVERSITY TIRE AND SERVICE RECORDED IN VOLUME 604, PAGE 533 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 18' 12" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID UNIVERSITY TIRE TRACT FOR A DISTANCE OF 152.94 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 2, BLOCK 1, WOODSON ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 189, PAGE 55 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 38° 40' 36" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 42° 31' 36" W CONTINUING ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. NORTH AVENUE MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, WOODSON ACRES (PLAT 189/55) AND THE WEST CORNER OF SAID 0.775 ACRE TRACT;

THENCE: N 41° 36' 28" E ALONG THE SOUTHEAST LINE OF W. NORTH AVENUE FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.775 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 F, DATED APRIL 2, 2014.
3. PROPERTY IS CURRENTLY ZONED SC-B, SOUTH COLLEGE BUSINESS.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THIS ZONING DISTRICT.

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

MAY 06 2015

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 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I , SADIQ HDUKA, 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 10330, Page 183, 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

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

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

FINAL PLAT
OF
MINI PLAZA
0.775 ACRES
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JUNE 2014
PLAT DATE: 05-05-15

JOB NUMBER: 15-253
CAD NAME: 15-253
CR5 FILE: 14-360

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

PREPARED FOR: SADIQ DHUKA
3800 S. COLLEGE
BRYAN, TEXAS 77801
PHONE (979) 422-6661