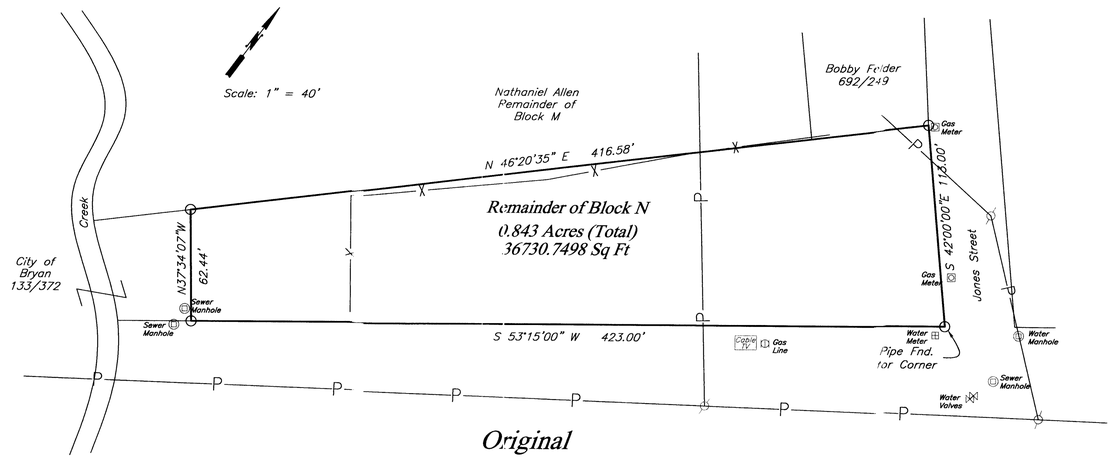
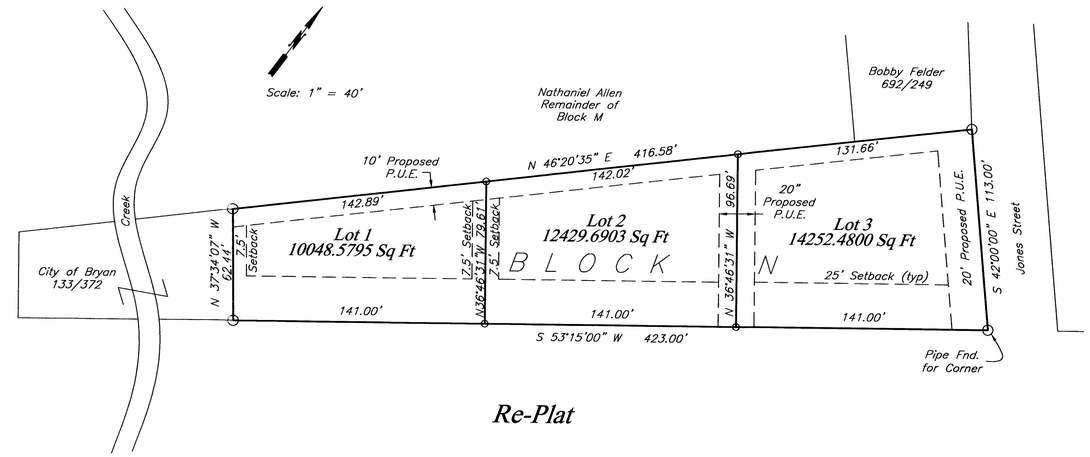
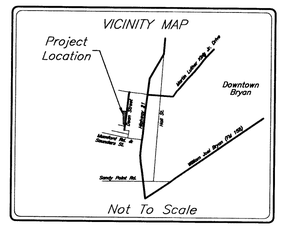


Original



Re-Plat



FIELD NOTES
OF A
0.843 ACRE TRACT
BEING A PROTION OF
BLOCK N
JONES ADDITION
OUT OF THE
S. F. AUSTIN LEAGUE No. 9, A- 62
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being all of that certain lot, tract, or parcel of land containing 0.843 acres, and being a portion of Block N, of Jones Addition, an addition to The City of Bryan, Brazos County, Texas as recorded in Volume 110 Page 43 of the Deed Records of Brazos County, Texas. Said 0.843 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found at the most easterly block corner of Block N, of Jones Addition. Point also being along the northwest right of way line of Dean Street and the southwest right of way line of an alley commonly known as Jones Street.

THENCE along the northwest right of way line of Dean Street, S 53 °15'00" W, a distance of 423.00 feet to a 1/2" iron rod set at the southwest corner of the herein described 0.843 acre tract. Point also being the northeast corner of a tract of land described in a deed to the City of Bryan recorded in Volume 133 Page 372.For reference, a pipe found at the south corner of Block N of the Jones Addition. bears S 53 °15'00" W, a distance of 120.00 feet.

THENCE along the common line between the said city tract and the herein described 0.843 acre tract, N 37 °34'07" W, a distance of 62.44 feet to a 1/2" iron rod set at a point along the southeast line of Block M of the Jones Addition.

THENCE along the common line between Block N and Block M, N 46 °20'35" E, passing on line at 360.59 feet a 3/8" iron rod found at the south corner of a tract of land described in a deed to Bobby Felder recorded in Volume 692 Page 249, then continue, in all, a total distance of 416.58 feet to a 1/2" iron rod set at a point along the south right of way line of Jones Street.

THENCE along the south right of way line of Jones Street, S 42°00'00" E, a distance of 113.00 feet to **THE POINT OF BEGINNING** and containing 0.843 acres of land according to a survey performed on January 28, 2013 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, 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

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 executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

APPROVAL OF TEH 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_____, 20_____ and same was duly approved on the _____ day of_____, 20_____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas:

_____
Commissioner, Bryan, Texas

APPROVAL OF THE 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, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul E Williams, Registered Public Surveyor No. 5743 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.

_____
Registered Public Land Surveyor

APPROVAL OF THE COUNTY

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of_____, 20_____.

_____
County Judge, Brazos County, Texas

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, Bryan, Texas

CERTIFICATION BY 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 _____, 20__, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

PAUL WILLIAMS
LAND SURVEYING CO.

307 South Main Street
Bryan, TX 77803
979-779-7670
Fax 979-779-7672
pwlandsurveying@earthlink.net

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on xxxxx, 2013, and is true and correct to the best of my knowledge.
I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown. This property is not within the study of a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 48041C0195E dated May 16, 2012.

Notes:
North orientation is based on rotating the south line to plat calls in 110/43.

All Property Corners are 1/2" Iron Rods, unless otherwise noted.

PRELIMINARY PLAN AND REPLAT
JONES ADDITION
Block N
0.843 ACRES
(CALLED 0.995 ACRES)
VOLUME 110 PAGE 43
S. F. AUSTIN LEAGUE#9, A-62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' xxxxx, 2013

APR 05 2013

Surveyor: Paul Williams
Paul Williams Land Surveying Co.
307 South Main St., Stеff 206
Bryan, Texas 77803

Owner: Richard Pena
xx
xx
Bryan, Texas 77803

40 0 40 80 120 Feet

c:\pwlsco\clients\2012\deanstreet.dwg