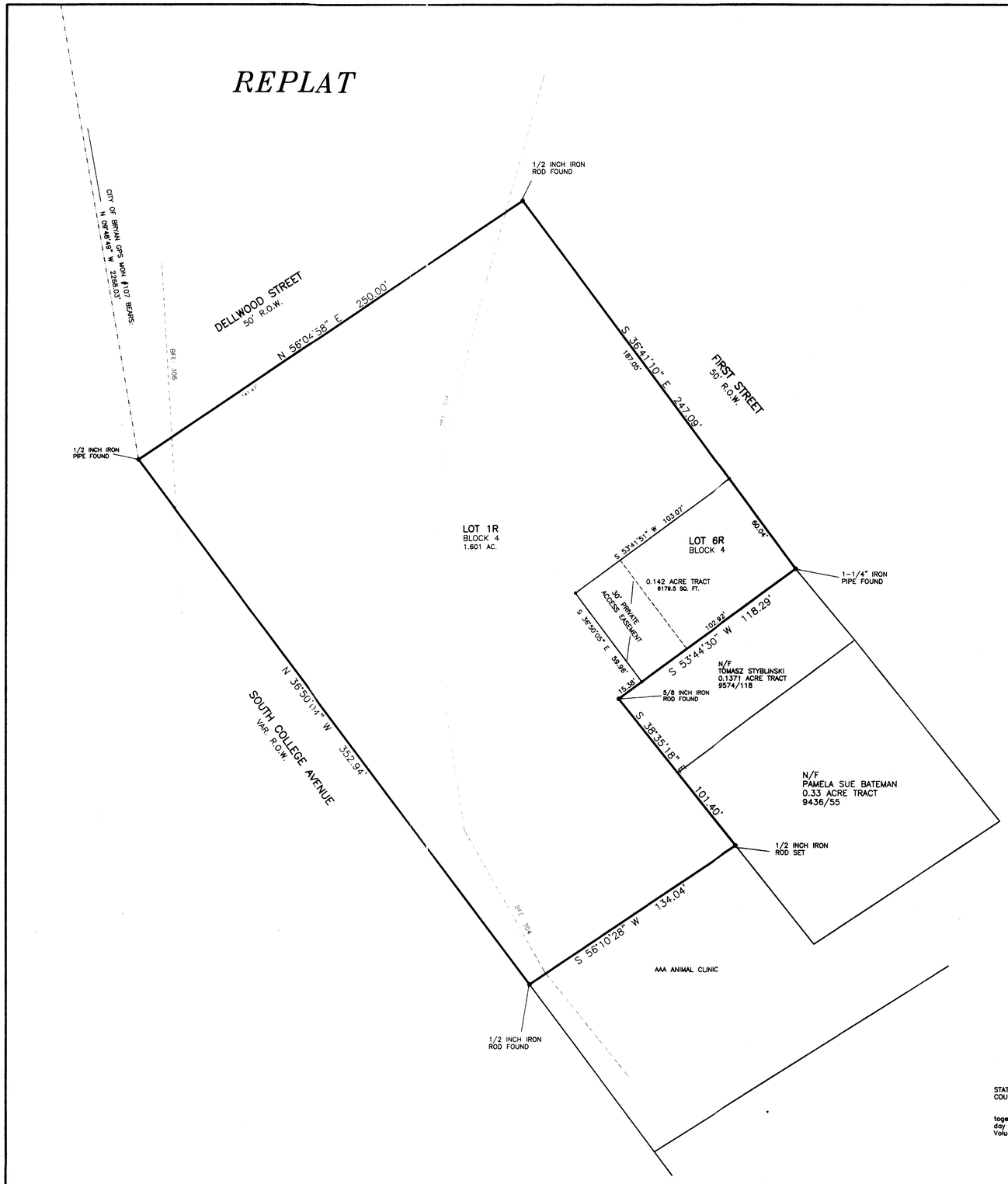
REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CODY JONES, 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 9931, 5342, 1574 & 11715, Page 255, 213, 182 & 216, 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

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 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

CERTIFICATE OF THE COUNTY CLERK

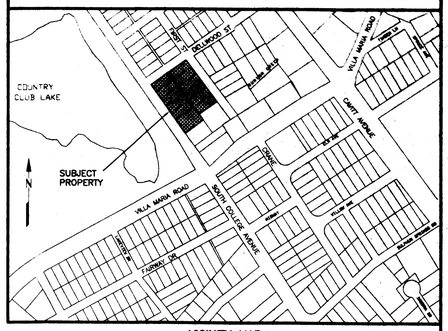
STATE OF TEXAS
COUNTY OF BRAZOS

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

SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. ENTIRE PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C 215 F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDNACE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED IN 2011.
5. THE 10' DRAINAGE EASEMENT RECORDED IN VOLUME 901, PAGE 509 (BRAZOS COUNTY RECORDS) DOES APPLY TO THIS TRACT BUT CANNOT BE LOCATED DUE TO INCOMPLETE DESCRIPTION IN RECORDED DOCUMENT.
6. SUBJECT PROPERTY IS CURRENTLY ZONED SC-B (SOUTH COLLEGE BUSINESS)

SHEET ONE OF TWO
SEE SHEET TWO FOR ORIGINAL PLAT

REPLAT
OF
BLOCK 4
DELLWOOD PARK
VOLUME 70, PAGE 247
AND
THE ADJOINING 0.310 ACRE TRACT
TO CREATE
LOT 1R, BLOCK 4
DELLWOOD PARK
1.743 AC., ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2014
PLAT DATE: 05-12-14

JOB NUMBER: 14-122
CAD NAME: 14-122
CR5 FILE: 11-306 & 14-122

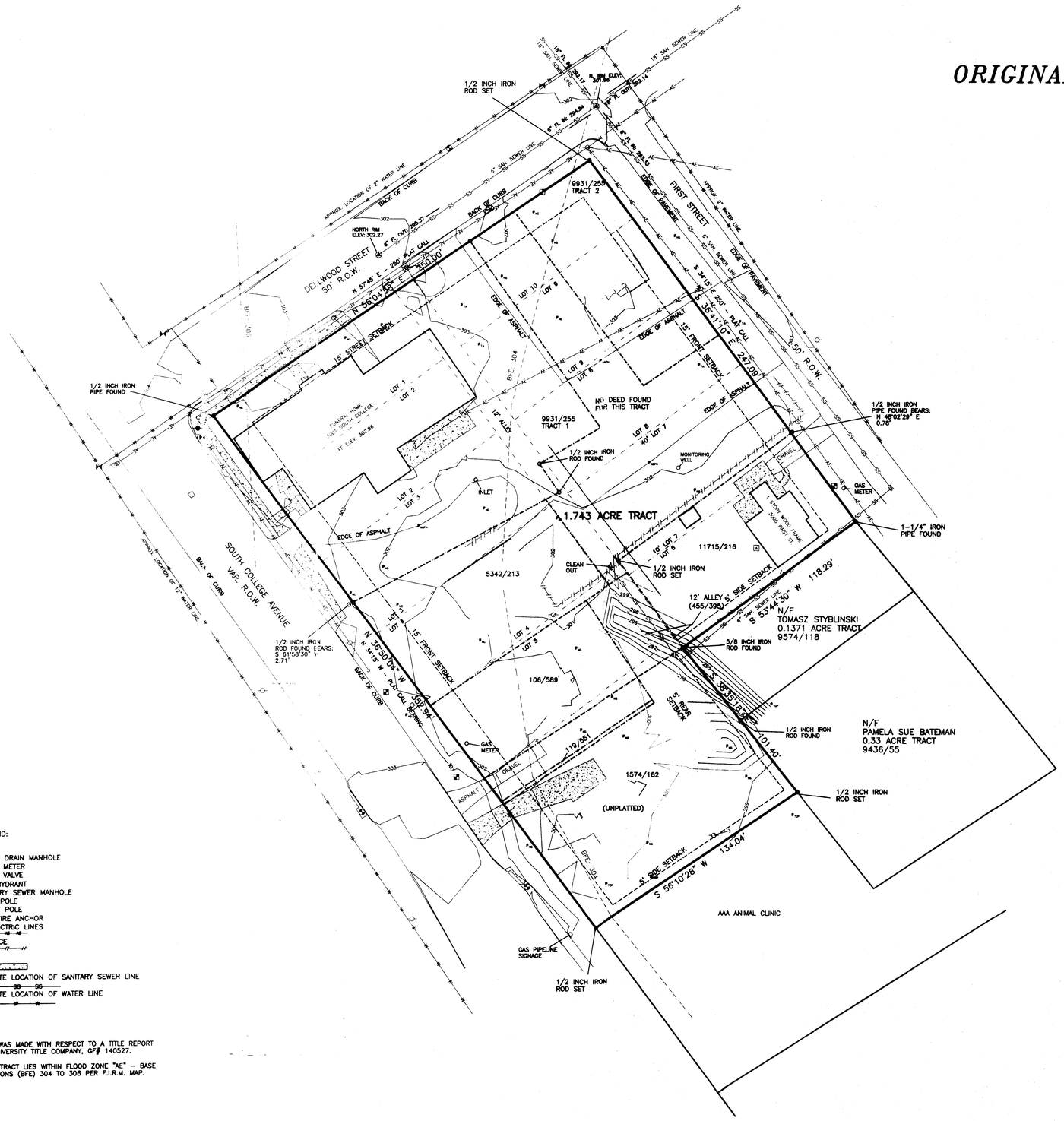
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: CODY JONES
3001 SOUTH COLLEGE AVE.
BRYAN, TEXAS 77801
PHONE (979) 822-3717

ORIGINAL PLAT

SCALE: 1" = 30'

30 0 30 60 90 Feet



LEGEND:

- A/C
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CONCRETE
- APPROXIMATE LOCATION OF SANITARY SEWER LINE
- APPROXIMATE LOCATION OF WATER LINE

THIS SURVEY WAS MADE WITH RESPECT TO A TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF# 140527.

NOTE: ENTIRE TRACT LIES WITHIN FLOOD ZONE "AE" – BASE FLOOD ELEVATIONS (BFE) 304 TO 308 PER F.I.R.M. MAP.

METES AND BOUNDS DESCRIPTION
OF A
1.743 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING ALL OF LOTS 1–10, BLOCK 4, AND THE ADJOINING 12' ALLEY, DELLWOOD PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 70, PAGE 247 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE LAND ADJOINING SAID LOT 9 AS DESCRIBED IN VOLUME 106 PAGE 589, AND VOLUME 119, PAGE 551 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND VOLUME 1574, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING CURRENTLY OWNED BY CODY JONES ACCORDING TO THE BRAZOS COUNTY APPRAISAL DISTRICT RECORDS.

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

BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHEAST LINE OF DELLWOOD STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 56° 04' 58" E ALONG THE SOUTHEAST LINE OF DELLWOOD STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FIRST STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10;

THENCE: S 36° 41' 10" E ALONG THE SOUTHWEST LINE OF FIRST STREET FOR A DISTANCE OF 247.09 FEET TO A 1-1/4 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF SAID LOT 6 AND THE NORTH CORNER OF A CALLED 0.1371 ACRE TRACT AS DESCRIBED BY A DEED TO TOMASZ STYBLINSKI RECORDED IN VOLUME 9574, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 53° 44' 30" W ALONG THE COMMON LINE OF SAID LOT 6 AND SAID 0.1371 ACRE TRACT FOR A DISTANCE OF 118.29 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.1371 ACRE TRACT;

THENCE: S 39° 35' 18" E ALONG THE COMMON LINE OF SAID 0.1371 ACRE TRACT, A CALLED 0.33 ACRE TRACT AS DESCRIBED BY A DEED TO PAMELA SUE BATEMAN RECORDED IN VOLUME 9436, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID ADJOINING JONES TRACT DESCRIBED IN VOLUME 1574, PAGE 162 FOR A DISTANCE OF 101.40 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID JONES TRACT (1574/162);

THENCE: S 56° 10' 28" W ALONG THE COMMON LINE OF SAID JONES TRACT (1574/162) AND A CALLED TRACT OF LAND CURRENTLY OWNED BY AAA ANIMAL CLINIC FOR A DISTANCE OF 134.04 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 36° 50' 04" W ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 352.94 FEET TO THE POINT OF BEGINNING CONTAINING 1.743 ACRES 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
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET TWO OF TWO
SEE SHEET ONE FOR REPLAT AND GENERAL NOTES

REPLAT

OF
BLOCK 4
DELLWOOD PARK
VOLUME 70, PAGE 247
AND
THE ADJOINING 0.310 ACRE TRACT
TO CREATE

LOT 1R, BLOCK 4
DELLWOOD PARK

1.743 AC., ZENO PHILLIPS LEAGUE, A-45
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