

LINE	BEARING	DISTANCE
L1	N 15°23'51" W	21.59'
L2	N 03°30'37" E	29.51'
L3	N 04°03'37" W	35.31'
L4	N 15°47'40" W	44.14'
L5	N 32°15'48" W	29.37'
L6	N 59°16'03" W	46.12'
L7	N 43°19'48" W	47.42'
L8	N 26°10'57" W	21.43'
L9	N 05°45'59" E	36.03'
L10	N 53°38'15" E	76.64'

CERTIFICATE OF CITY ENGINEER
 I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
 CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER
 I, MARTIN ZIMMERMANN, 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 _____, 2014.

CITY PLANNER
 BRYAN, TEXAS

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 _____, 20____, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____ PAGE ____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
 BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

WE, _____ OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

 COUNTY CLERK, BRAZOS COUNTY, TEXAS

NOTARY PUBLIC CERTIFICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

NOTARY PUBLIC CERTIFICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

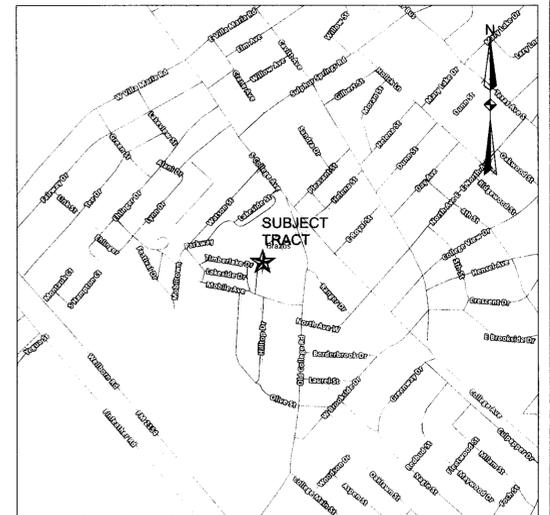
CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

GREGORY HOPCUS R.P.L.S. NO. 6047
 MARCH 4, 2014

NOTES:

- BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF THE 4.003 ACRE TRACT, ACCORDING TO THE DEED RECORDED IN VOLUME 8578, PAGE 27, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE PROPERTY IS CURRENTLY ZONED SOUTH COLLEGE-BUSINESS (SC-B) AND SOUTH COLLEGE-RESIDENTIAL (SC-R) AS SHOWN ON SURVEY.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48041C0215F, REVISED DATE OF APRIL 2, 2014.



VICINITY MAP
 NOT TO SCALE

MINOR PLAT
LOTS 1-3, BLOCK 1
6.33 ACRE TRACT
J.E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT



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JOB NO.	12-0649
DRAWN BY	JBT
CHECKED BY	GH

Development Services
 AUG 20 2014
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