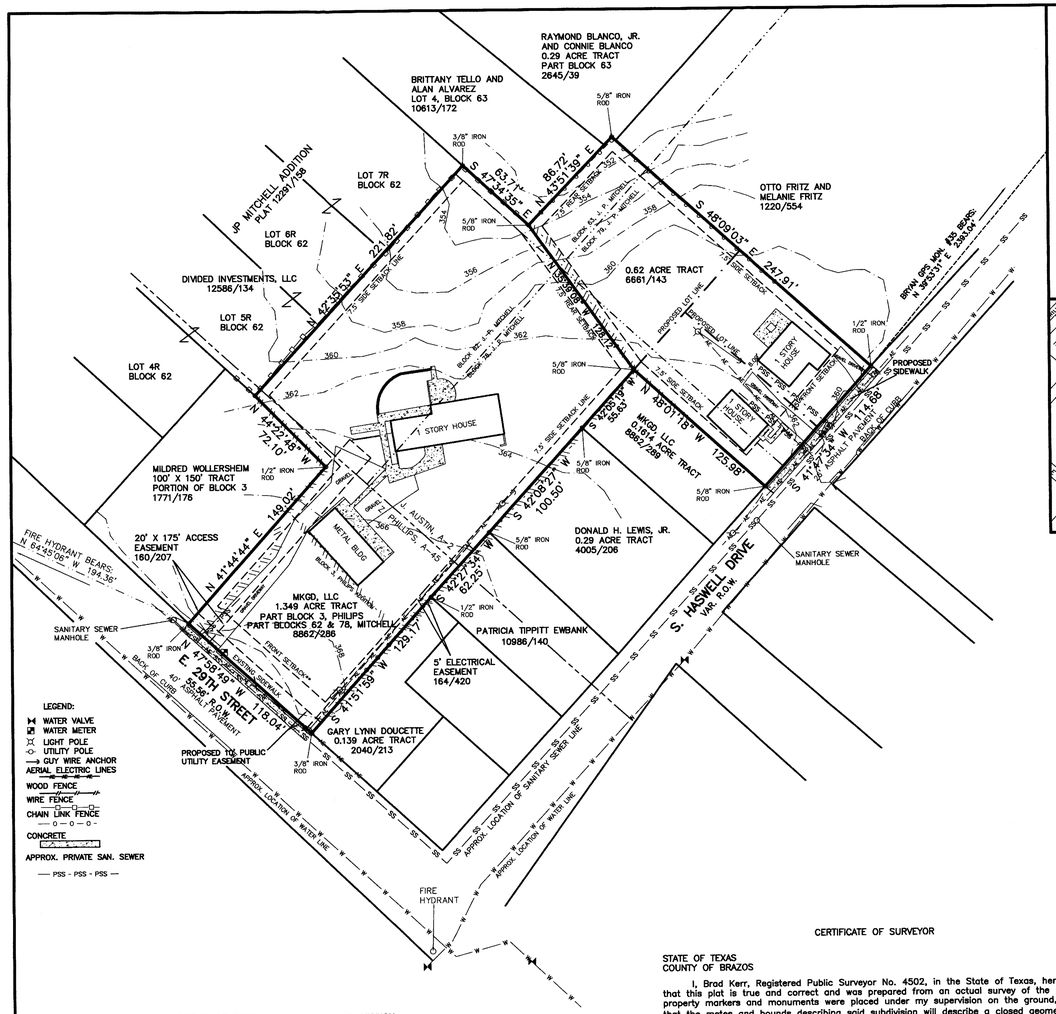
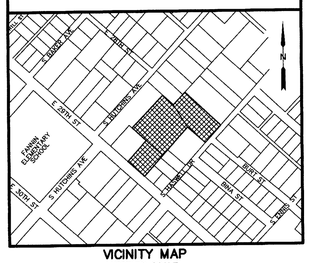


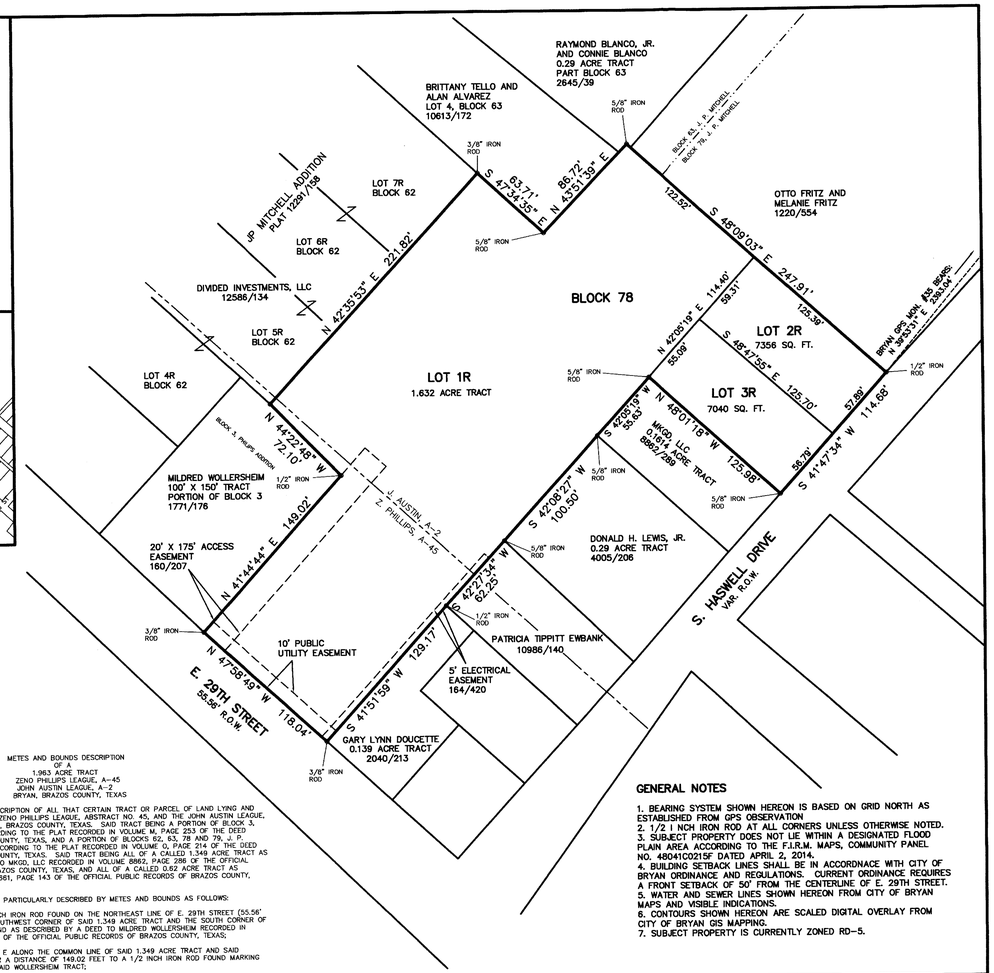
LEGEND:
- WATER VALVE
- WATER METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- APPROX. PRIVATE SAN. SEWER — PSS - PSS - PSS —

SCALE: 1" = 50'

0 50 100 150



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION
2. 1/2 I NCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215F DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDNACE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS. CURRENT ORDINANCE REQUIRES A FRONT SETBACK OF 50' FROM THE CENTERLINE OF E. 29TH STREET.
5. WATER AND SEWER LINES SHOWN HEREON FROM CITY OF BRYAN MAPS AND VISIBLE INDICATIONS.
6. CONTOURS SHOWN HEREON ARE SCALED DIGITAL OVERLAY FROM CITY OF BRYAN GIS MAPPING.
7. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.

METES AND BOUNDS DESCRIPTION
OF A
1.963 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, AND THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 3, PHILIPS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME M, PAGE 253 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF BLOCKS 62, 63, 78 AND 79, J. P. MITCHELL'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME O, PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.349 ACRE TRACT AS DESCRIBED BY A DEED TO MKGD, LLC RECORDED IN VOLUME 8862, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.62 ACRE TRACT AS DESCRIBED IN VOLUME 6661, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET (55.56' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID 1.349 ACRE TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MILDRED WOLLERSHEIM RECORDED IN VOLUME 1771, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 44' 44" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 149.02 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID WOLLERSHEIM TRACT;

THENCE: N 44° 22' 48" W CONTINUING ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 72.10 FEET TO THE SOUTH CORNER OF LOT 5R, BLOCK 62, JP MITCHELL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12291, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 35' 53" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID LOT 5R, LOT 6R AND LOT 7R, BLOCK 62 (PLAT 12291/158) FOR A DISTANCE OF 221.82 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BRITTANY TELLO AND ALAN ALVAREZ RECORDED IN VOLUME 10613, PAGE 172 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 7R AND THE NORTH CORNER OF SAID 0.349 ACRE TRACT;

THENCE: S 47° 34' 35" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID TELLO-ALVAREZ TRACT FOR A DISTANCE OF 63.71 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.62 ACRE TRACT;

THENCE: N 43° 51' 39" E ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT AND SAID TELLO-ALVAREZ TRACT FOR A DISTANCE OF 86.72 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.62 ACRE TRACT AND A SOUTHERLY INTERIOR CORNER OF A CALLED 0.29 ACRE TRACT AS DESCRIBED BY A DEED TO RAYMOND BLANCO, JR. AND CONNIE BLANCO RECORDED IN VOLUME 2645, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 09' 03" E ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT, SAID 0.29 ACRE TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO OTTO FRITZ AND MELANIE FRITZ RECORDED IN VOLUME 1220, PAGE 554 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 247.91 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF S. HASWELL DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 47' 34" W ALONG THE NORTHWEST LINE OF S. HASWELL DRIVE FOR A DISTANCE OF 114.68 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.62 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.1614 ACRE TRACT AS DESCRIBED BY A DEED TO MKGD, LLC RECORDED IN VOLUME 8862, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 01' 18" W ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT AND SAID 0.1614 ACRE TRACT FOR A DISTANCE OF 125.98 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.349 ACRE TRACT AND THE NORTH CORNER OF SAID 0.1614 ACRE TRACT;

THENCE: S 42° 05' 19" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.1614 ACRE TRACT FOR A DISTANCE OF 55.63 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.29 ACRE TRACT AS DESCRIBED BY A DEED TO DONALD H. LEWIS, JR. RECORDED IN VOLUME 4005, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 08' 27" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.29 ACRE TRACT FOR A DISTANCE OF 100.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO PATRICIA TIPPITT EWBANK RECORDED IN VOLUME 10986, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 27' 34" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID EWBANK TRACT FOR A DISTANCE OF 62.25 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.139 ACRE TRACT AS DESCRIBED BY A DEED TO GARY LYNN DOUCETTE RECORDED IN VOLUME 2040, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 51' 59" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.139 ACRE TRACT FOR A DISTANCE OF 129.17 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF SAID 1.349 ACRE TRACT;

THENCE: N 47° 58' 49" W ALONG THE NORTHEAST LINE OF E. 29TH STREET FOR A DISTANCE OF 118.04 FEET TO THE POINT OF BEGINNING CONTAINING 1.963 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, 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 Official 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(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

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

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 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

FINAL PLAT

OF

LOTS 1R, 2R & 3R, BLOCK 78

J. P. MITCHEL'S ADDITION

BEING A

REPLAT

PORTION OF BLOCK 3
PHILIPS ADDITION
VOLUME M, PAGE 253
AND
PORTION OF BLOCKS 62, 63, 78 & 79
J. P. MITCHELL'S ADDITION
VOLUME O, PAGE 214
1.963 ACRES
ZENO PHILLIPS LEAGUE, A-45
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 08-14-08
PLAT DATE: 08-17-08

JOB NUMBER: 15-433
CAD NAME: 15-433
CR5 FILE: bot-gtg (cont); 15-433 (job)

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

PREPARED FOR: DON LEWIS
1511 S. TEXAS AVE. #116
COLLEGE STATION, TEXAS 77840
PHONE (979) 229-1022