

ORIGINAL PLAT
VOL. 156, PG. 350

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, EVELIA GOMEZ, the 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 6771, Page 87, 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.

STATE OF TEXAS
COUNTY OF BRAZOS

EVELIA GOMEZ, Owner

Before me, the undersigned authority, on this day personally appeared EVELIA GOMEZ, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

APPROVAL OF THE 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2015 and same was duly approved on the _____ day of _____, 2015 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY 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 authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, 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 _____, 2016.

City Planner, City of Bryan, 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 _____, 2016.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

S. M. Kling, R.P.L.S. No. 2003

Lots 11R, 12R & 13R, Block 5
Thomas Heights Addition
1.31 Acres
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 1.31 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of the 1.3061 acre tract described in the deed from Enrique Gomez to Evelia Gomez, recorded in Volume 6771, Page 87, of the Official Records of Brazos County, Texas, and further being all of Lot 13 and part of Lots 11 and 12, Block 5, Thomas Heights Addition according to the plat recorded in Volume 156, Page 350, of the Deed Records of Brazos County, Texas, and said 1.31 acre tract being more particularly described as follows:

BEGINNING at the common corner between the beforementioned Lot 13, Block 5 and Lot 14, Block 5, same being the west corner of the beforementioned 1.3061 acre tract, and in the northeast right-of-way line of Alice Street - 50' wide right-of-way;

THENCE N 45° 00' 00" E along the common line between the beforementioned Lots 13 and 14, Block 5, for a distance of 225.00 feet to a 1/2" iron rod and cap set at the 4-way corner between Lot 13, Lot 14, Lot 6 and Lot 5, Block 5, same being the west corner of a tract described in the deed to Vera Arredondo, recorded in Volume 12934, Page 84, of the Official Records of Brazos County, Texas;

THENCE S 45° 00' 00" E along the common line between the beforementioned Lots 12 and 13, Block 5, and Lot 4 and 5, Block 5, for a distance of 162.00 feet to a 1/2" iron rod and cap set at the common corner between the beforementioned 1.3061 acre tract and a 10,626 square foot tract described in the deed to Lisa Arredondo, recorded in Volume 13057, Page 138, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 1.3061 acre tract, and the beforementioned Arredondo - 10,626 square foot tract, as follows:

S 45° 00' 00" W for a distance of 77.00 feet to a 1/2" iron rod and cap set, from which a 5/8" iron rod found bears S 82° 38' W - 3.3 feet,

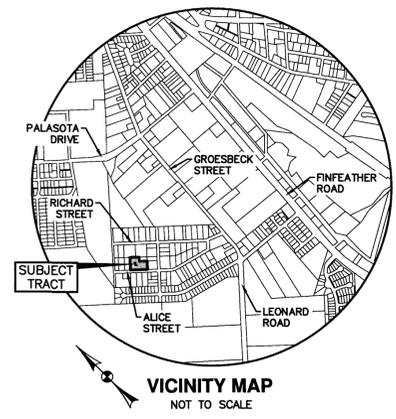
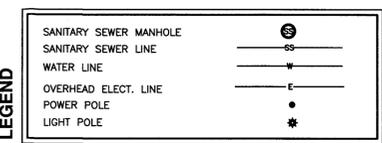
S 45° 00' 00" E for a distance of 138.00 feet to a 1/2" iron rod and cap set in the common line between Lots 10 and 11, Block 5, from which a 1/2" iron rod found at a chain link fence corner bears N 09° 13' E - 2.4 feet and a 1/2" iron rod and cap found marking the common corner between a 150' x 175' tract described in the deed to Jose Mario Arredondo, recorded in Volume 10347, Page 243, of the Official Records of Brazos County, Texas, and a 75' x 175' tract described in the deed to Jorge Del Rio, recorded in Volume 7620, Page 204, of the Official Records of Brazos County, Texas, bears N 45° 00' E - 2.1 feet;

THENCE S 45° 00' 00" W along the common line between the beforementioned 1.3061 acre tract and the beforementioned Arredondo - 150' x 175' tract, same being the common line between Lots 10 and 11, Block 5, for a distance of 148.00 feet an "X" found in concrete at the southern common corner between the said 1.3061 acre tract and the Arredondo - 150' x 175' tract, and in the northeast right-of-way line of the beforementioned Alice Street;

THENCE N 45° 00' 00" W along the northeast right-of-way line of Alice Street, for a distance of 300.00 feet to the PLACE OF BEGINNING, containing 1.31 acres of land, more or less.

FINAL PLAT
SCALE: 1"=30'

- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF ALICE STREET ACCORDING TO THE PLAT OF THOMAS ADDITION RECORDED IN VOL. 156, PG. 350 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45° W.
 2. CURRENT TITLE APPEARS VESTED IN EVELIA GOMEZ BY VIRTUE OF DEED RECORDED IN VOL. 6771, PG. 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 460082, PANEL NO. 0195E, MAP NO. 48D41C0195E. EFFECTIVE DATE: JULY 7, 2014.
 4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-5000)
FRONT SETBACK: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 7.5'
 6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.



FINAL PLAT
OF
LOTS 11R, 12R & 13R, BLOCK 5
THOMAS HEIGHTS ADDITION
BEING A
REPLAT
OF
PART OF LOTS 11 & 12 AND
ALL OF LOT 13, BLOCK 5
THOMAS HEIGHTS ADDITION

1.31 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
EVELIA GOMEZ
1007 ALICE STREET
BRYAN, TEXAS 77803

SCALE: 1"=30' OCTOBER, 2016
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77803
TELEPHONE: 817-846-5212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

