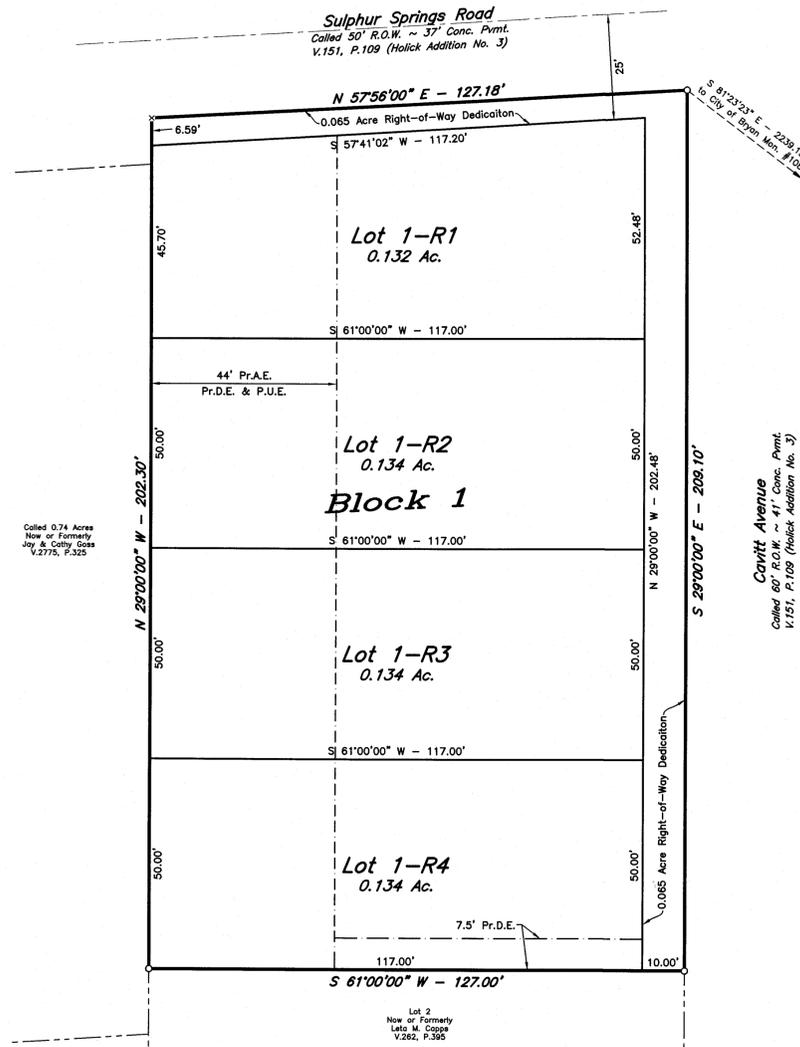
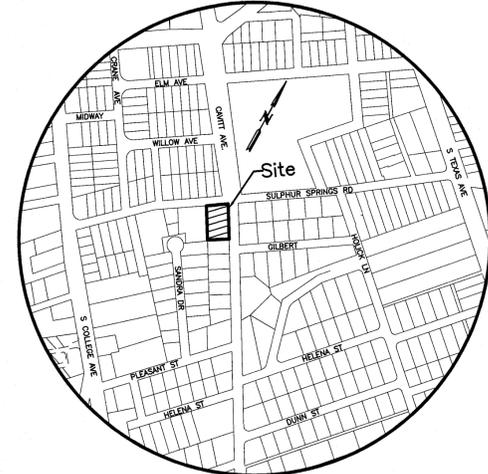


**ORIGINAL PLAT**

LOT ONE (1), BLOCK ONE (1)  
SEALE ADDITION, RECORDED IN  
VOLUME 152, PAGE 125



**REPLAT**



**Vicinity Map**

SCALE: N.T.S.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, \_\_\_\_\_ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me 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 \_\_\_\_\_

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 stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public, Brazos County, 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 \_\_\_\_\_ 20\_\_\_\_ in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_

County Clerk, Brazos County, 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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 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.

Chairman, Planning and Zoning Commission \_\_\_\_\_

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on December 28, 2015 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650 \_\_\_\_\_

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 152, Page 125, Deed Records of Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned RD-S. Building setback lines to be in accordance with the City of Bryan Code of Ordinance.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set

- 5. Abbreviations:**
- Pr.A.E. - Private Access Easement
  - Pr.D.E. - Private Drainage Easement
  - P.U.E. - Public Utility Easement

**FINAL PLAT**

LOTS 1-R1 THRU 1-R4, BLOCK 1  
**SEALE ADDITION**

BEING A REPLAT OF LOT 1, BLOCK 1  
OF THE SEALE ADDITION (V.152, P.125)

**0.600 ACRES**

J.E. SCOTT SURVEY, A-50  
BRAZOS COUNTY, TEXAS

JANUARY, 2016  
SCALE: 1" = 20'

**OWNER:**  
Paul Torres, c/o Patrick Farnsworth  
2801 Earl Rudder Fwy S,  
College Station, Texas 77845  
(979) 255-6465

**SURVEYOR:**  
Kevin R. McClure, Registered Professional Land Surveyor No. 5650  
McClure & Browns Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

