

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN KEITH COLE AND STACY CATHERINE COLE, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, IN VOLUME 14501, PAGE 200, 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.

Bryan Keith Cole
BRYAN KEITH COLE (OWNER)
Stacy Catherine Cole
STACY CATHERINE COLE (OWNER)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYAN KEITH COLE AND STACY CATHERINE COLE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 5th DAY OF March, 2018.

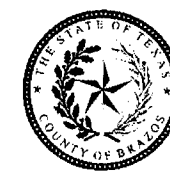
Juliana A. Olen
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
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By: MG



COUNTY CLERK *Karen McQueen* by *Mary Garcia*

APPROVAL OF THE CITY PLANNER

I, *Marti Zimmerman*, 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 20th DAY OF March, 2018

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, *W. Parkes*, 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

20th DAY OF March, 2018

ENGINEER

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BILLY A. PATTERSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6030, 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.

Billy A. Patterson
BILLY A. PATTERSON, RPLS NO. 6030

Land Surveying Company: Payne Industries, LLC
From Registration No. 0018700
Phone: (979) 567-4500
Website: www.payne-llc.com

FIELD NOTE DESCRIPTION OF 0.238 ACRES, MORE OR LESS, SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 2750 SQUARE FEET IN A 1995, PAGE 27, ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN VOLUME 14501, PAGE 200, ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THAT TRACT CALLED 0.043 ACRES IN A DEED TO JAMES M. STUART ET UX RECORDED IN VOLUME 14501, PAGE 200, ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THAT TRACT CALLED 0.043 ACRES IN A DEED TO JAMES M. STUART AND MARLA A. STUART RECORDED IN VOLUME 14494, PAGE 115, ORBCT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 127 feet out at the intersection of the existing east line of Washington Avenue and the existing north line of East 22nd Street, for the southeast corner of said 2750 square foot tract and for the southeast corner of this description;

THENCE with the existing north line of East 22nd Street, being also the north line of said 2750 square foot tract, S 85°13'39" E a distance of 49.96 feet to the southeast corner of said Lot 6, Block 29, City of Bryan, for the southeast corner of said 2750 square foot tract and for a southeasterly corner of this description;

THENCE with the east line of said 2750 square foot tract, S 04°56'02" W a distance of 115.06 feet to a "C" set in concrete in the original south line of East 22nd Street, for the southeast corner of said 2750 square foot tract, for the southeast corner of said Lot 6, Block 29, City of Bryan, for the southeast corner of said 0.043 acre tract and for its southeasterly corner of this description;

THENCE along said original south line of East 22nd Street, being also the north line of said 0.043 acre tract, S 85°13'39" E a distance of 18.00 feet to the southeast corner of said 0.043 acre tract, for the southeast corner of the remaining portion of that tract described in a deed to Ruffino Family L.P., Partnership recorded in Volume 6667, Page 70, ORBCT and for a southeasterly corner of this description;

THENCE leaving the original south line of East 22nd Street, with the east line of said 0.043 acre tract, S 04°56'02" W a distance of 115.06 feet to a 127 foot alley, for the southeast corner of said 0.043 acre tract, for the southeast corner of the remaining portion of said Ruffino tract and for the southeast corner of this description;

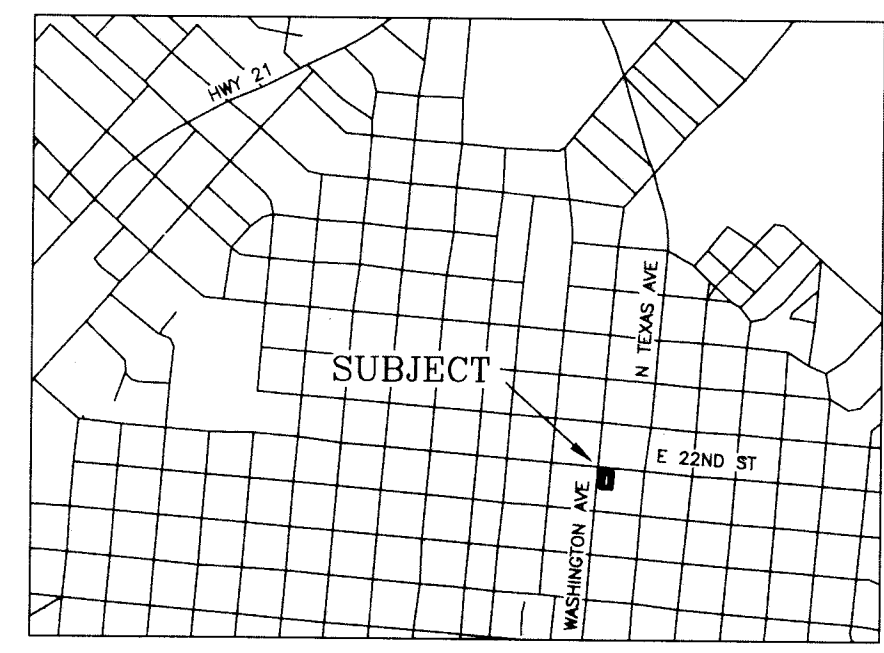
THENCE leaving said Ruffino tract, with the common line of said 20 foot alley and Lot 6, N 85°04'03" W a distance of 49.96 feet to the southeast corner of said 0.043 acre tract, for the southeast corner of said 0.043 acre tract, for the southeast corner of said 2750 square foot tract and for a point in the south line of this description;

THENCE leaving Lot 6, and with the common line of said 20 foot alley and said 2750 square foot tract, N 08°03'58" E a distance of 679.77 feet to the southeast corner of said 0.043 acre tract, for the southeast corner of this description;

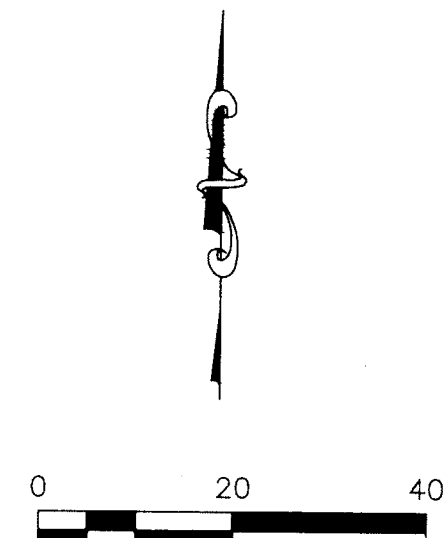
THENCE with the existing east line of Washington Avenue, being also the east line of said 2750 square foot tract, S 85°13'39" E a distance of 18.00 feet to the southeast corner of said 0.043 acre tract, for the southeast corner of this description. There are 0.238 acres, more or less, described in these field notes.

All metal rods set are capped with a plastic cap stamped "Payne 6064". The bearing base for this survey was determined from GPS observations and refers to field books. This description was prepared by Payne Industries, LLC, based on the ground survey performed on January 30th, 2018 and corresponds to a survey plat indicated in the job number (6030).

Billy A. Patterson RPLS #6030
2018, 144,400
February 12, 2018



VICINITY MAP (NOT TO SCALE)



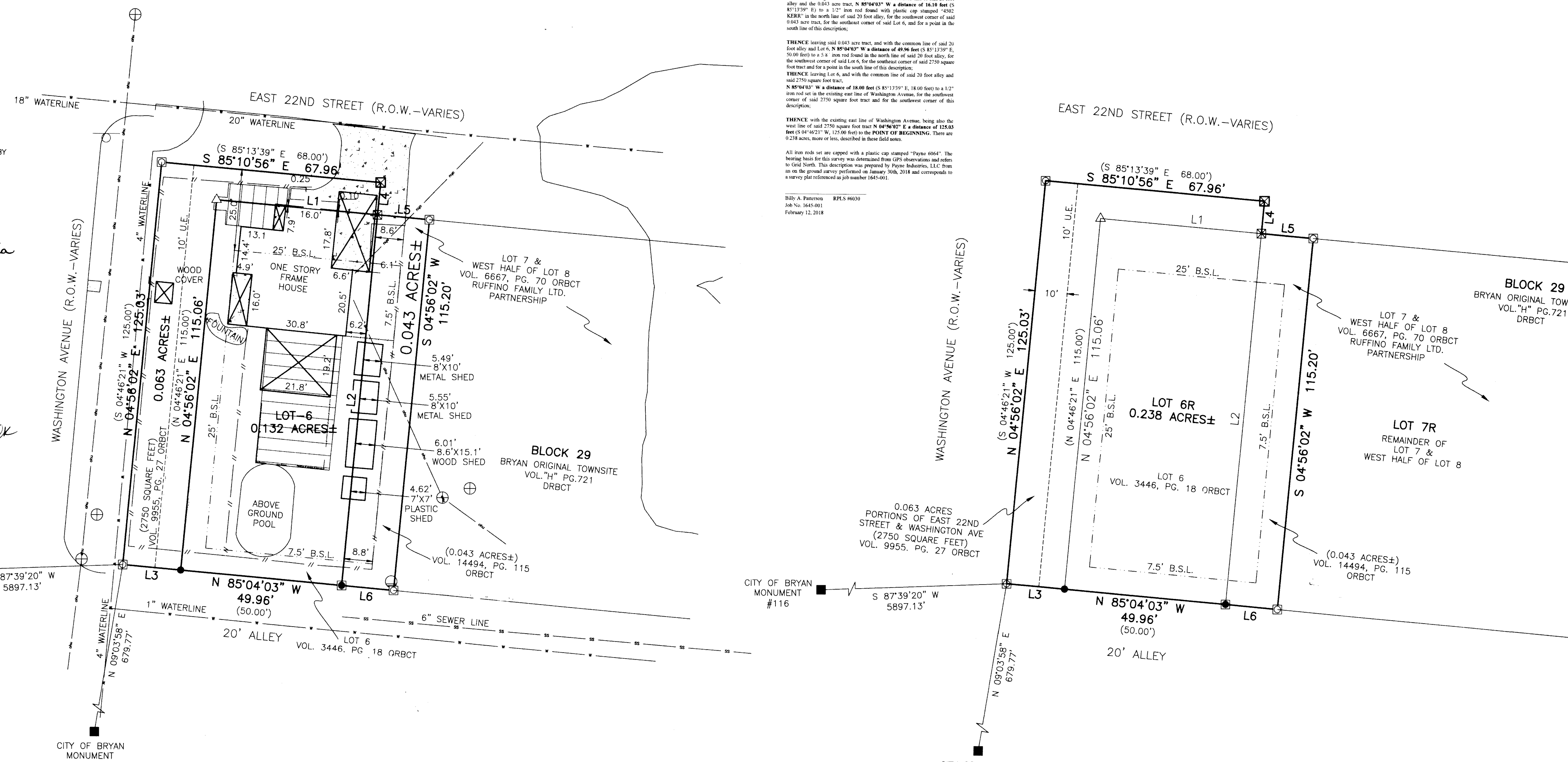
- LEGEND**
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "4502 KERN" OR OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
 - 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
 - CALCULATED POINT
 - FOUND "X" IN CONCRETE
 - SET "X" IN CONCRETE
 - CITY OF BRYAN MONUMENT
 - UTILITY POLE, OVERHEAD UTILITY LINE, GUY
 - WATER METER
 - GAS METER
 - WOOD FENCE
 - SEWER LINE
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - CONCRETE
 - WOOD DECK
 - COVERED

- NOTES**
- FENCES MEASURER.
 - BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
 - ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4504020156, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
 - THIS SURVEY WAS DONE IN CONJUNCTION WITH THE COMMUNITY MAP NO. 188037F, DATED JANUARY 04, 2018, PROVIDED BY NATIONAL INSURANCE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONVEYANCES IN TITLE OR EASEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
 - THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

- NOTES CORRESPONDING TO SCHEDULE B**
- 10(A) PUBLIC UTILITY EASEMENT PER VOL. 9955, PG. 27, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 10(A) OIL AND GAS LEASE PER VOL. 66, PG. 13, DEED RECORDS OF BRAZOS COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

- ZONING SETBACKS**
- ACCORDING TO THE CITY OF BRYAN, THIS TRACT IS ZONED C2 AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
- FRONT SETBACK -25'
SIDE SETBACK (W/DRIVE) -7.5'
SIDE SETBACK (STREET)-15'
REAR SETBACK -7.5'

LINE	BEARING	DISTANCE
L1	S 85°10'56" E	49.96'
(L1)	S 85°13'39" E	50.00'
L2	S 04°56'02" W	115.16'
L3	N 85°04'03" W	18.00'
(L3)	S 85°13'39" E	18.00'
L4	S 04°56'02" W	10.00'
(L4)	N 04°46'21" E	10.00'
L5	S 85°10'56" E	16.10'
L6	N 85°04'03" W	16.10'



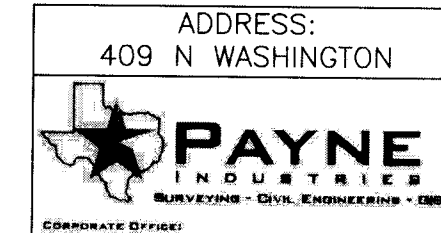
ORIGINAL PLAT
SCALE: 1"=20'

REPLAT
SCALE: 1"=20'

FINAL PLAT
OF
LOT 6R & 7R, BLOCK 29,
BRYAN ORIGINAL TOWNSITE
BEING A
REPLAT
OF
LOT 6 & A PORTION OF LOT 7
AND A PORTION OF LOT 8, BLOCK 29,
BRYAN ORIGINAL TOWNSITE,
VOL. "H", PG. 721 PRBCT
A PORTION OF EAST 22ND STREET,
AND A PORTION OF WASHINGTON AVENUE
PER VOL. 9955, PG. 27, DRBCT
CITY OF BRYAN,
BRAZOS COUNTY TEXAS

FEBRUARY 2018
SCALE 1" = 30'

PREPARED BY:
PAYNE INDUSTRIES, LLC
121 W BUCK STREET
CALDWELL, TX 77836
(979) 567-4500
info@payne-llc.com



G.F. NO. 188037F
JOB NUMBER: 1645-001
CLIENT: RAYLENE LEWIS
DATE: FEBRUARY 22, 2018
FIELD CREW: BB,JC
OFFICE: BR,TLW
FB/PG: 75/60-E1