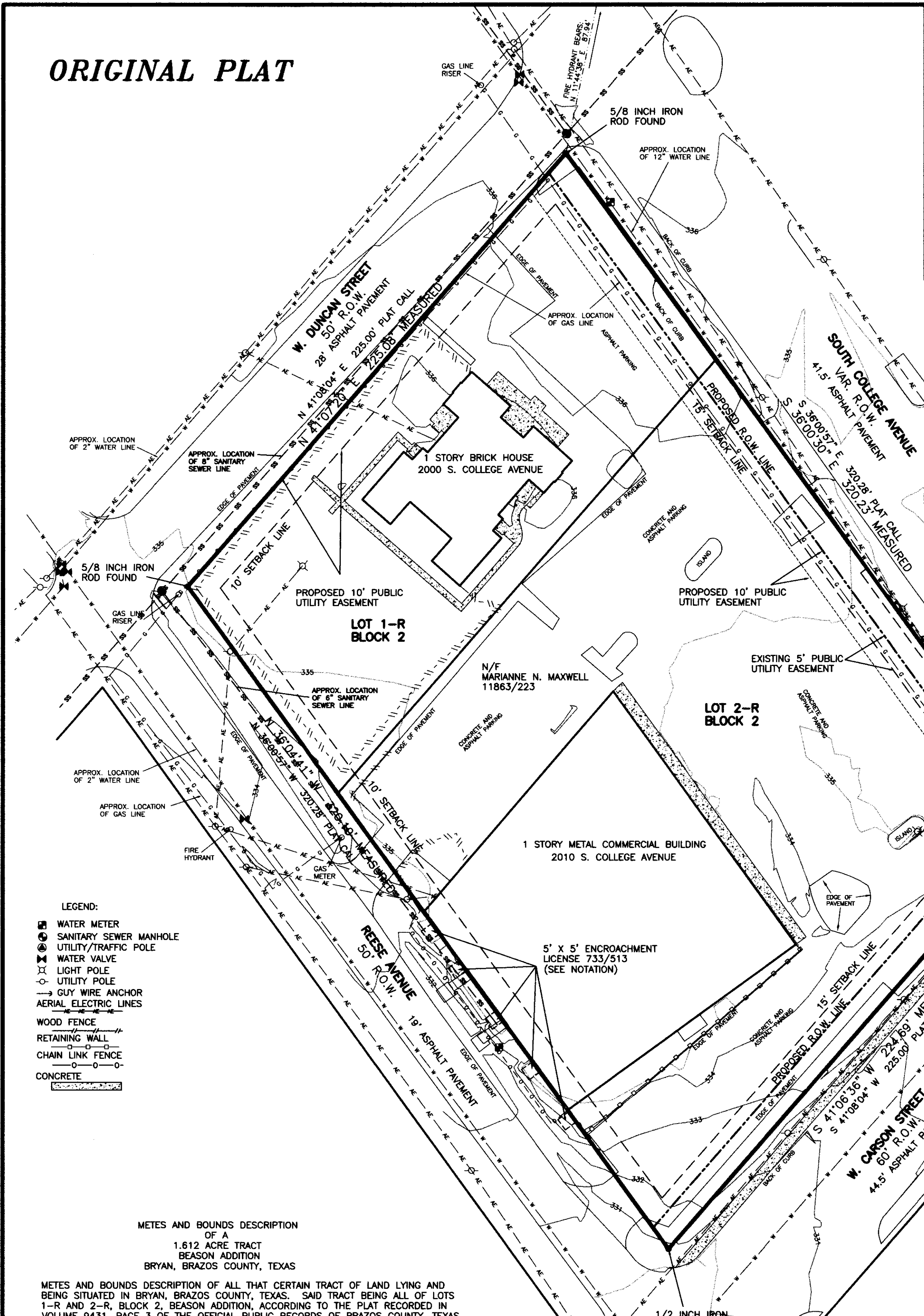
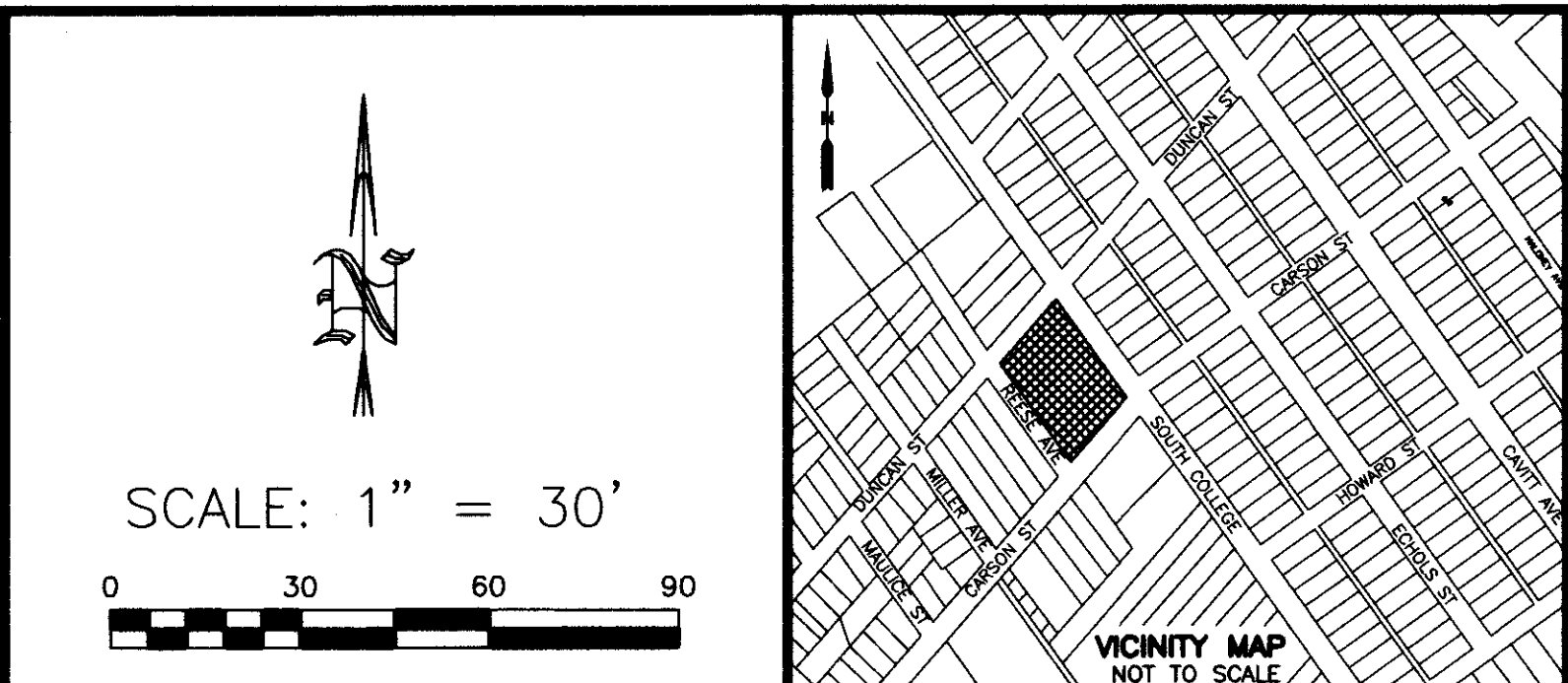


ORIGINAL PLAT

REPLAT



GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 F. DATED APRIL 2, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED SC-B (SOUTH COLLEGE - BUSINESS)
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. UNDERGROUND UTILITY LINES ARE APPROXIMATE LOCATIONS ONLY.
7. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM A SURVEY PERFORMED ON THE GROUND BY ASH & ASSOCIATES APRIL 2014.
NOTE: LICENSE AGREEMENT 733/513 SHOWN HEREON SHALL EXPIRE UPON REMOVAL OF IMPROVEMENTS FROM THE REESE AVENUE RIGHT-OF-WAY DURING RE-DEVELOPMENT OF SUBJECT PROPERTY.

Doc: 01206304, Bk: OR 12236, Vol: 207, Pg: 207
Filed for Record in: BRAZOS COUNTY
Date: Aug 28, 2014 at 01:47
As a: Plat
Document Number: 01206304
Amount: 67.00
Receipt Number: 521177
By: Fatsy Montalbono

STATE OF TEXAS COUNTY OF BRAZOS
I, Marianne Maxwell, County Clerk, do hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of: BRAZOS COUNTY as stated herein by me.
Date: Aug 28, 2014
Karen McQueen, Brazos County Clerk, BRAZOS COUNTY

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 28th day of August, 2014.
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 28th day of August, 2014.
W. Paul Kasper, City Engineer, City of Bryan

CERTIFICATE OF 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 the exhibits of authentication was filed for record in my office on the 28th day of August, 2014.
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR
STATE OF TEXAS COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land 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

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I, MARIANNE MAXWELL, 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 11863, Page 223, 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.
Marianne Maxwell, Trustee of the Donald A. Maxwell Family Trust
Given under my hand and seal on this 27th day of August, 2014.
Notary Public, Brazos County, Texas

- LEGEND:
WATER METER
SANITARY SEWER MANHOLE
UTILITY/TRAFFIC POLE
WATER VALVE
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
RETAINING WALL
CHAIN LINK FENCE
CONCRETE

METES AND BOUNDS DESCRIPTION OF A 1.612 ACRE TRACT BEASON ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1-R AND 2-R, BLOCK 2, BEASON ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9431, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE R.O.W.) AND THE SOUTHEAST LINE OF W. DUNCAN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1-R;
THENCE: S 36° 00' 30" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 320.23 FEET TO A CROW FOOT FOUND MARKED IN CONCRETE ON THE NORTHWEST LINE OF W. CARSON STREET (60' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 2-R;
THENCE: S 41° 06' 36" W ALONG THE NORTHWEST LINE OF W. CARSON STREET FOR A DISTANCE OF 224.69 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF REESE AVENUE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2-R;
THENCE: N 36° 04' 41" W ALONG THE NORTHEAST LINE OF REESE AVENUE FOR A DISTANCE OF 320.19 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. DUNCAN STREET MARKING THE WEST CORNER OF SAID LOT 1-R;
THENCE: N 41° 07' 20" E ALONG THE SOUTHEAST LINE OF W. DUNCAN STREET FOR A DISTANCE OF 225.08 FEET TO THE POINT OF BEGINNING CONTAINING 1.612 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

LOT 1-R BLOCK 2 1.487 AC.

LOT 2-R BLOCK 2 1.487 AC.

REPLAT OF LOTS 1-R & 2-R, BLOCK 2 BEASON ADDITION VOLUME 9431, PAGE 3 1.612 ACRES, ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: JULY, 2014
PLAT DATE: 07-17-14
REVISED: 08-19-14
JOB NUMBER: 14-506
CAD NAME: 14-506
CRS FILE: C-CLUB (cont); 14-506 (job)
PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195
PREPARED FOR: MARIANNE MAXWELL 2601 WAYSIDE DR. BRYAN, TEXAS 77802 PHONE (979) XXX-XXXX

