



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Shabeer Jaffar, owner and developer of LOTS 1, 2, 3 and 4, BLOCK 1, BREWER STREET SUBDIVISION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16281, Pages 1 and 12 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
 Before me, the undersigned authority, on this day personally appeared Shabeer Jaffar 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 10th day of February, 2021.

Marilyn Ritchey
 Notary Public, Brazos County, Texas
 Filed for Record
 Official Public Record of:
 Brazos County Clerk
 On: 5/27/2021 8:44:42 AM
 in the PLAT Records
 Do: Number: 2021-1433127
 Volume-Page: 17036-98
 Number of Pages: 1
 An unit: 73.00
 Ord #: 2021052700023
 By: MG

Karen McQueen
 County Clerk, Brazos County, Texas
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

APPROVAL OF THE CITY ENGINEER
 I, W. Balkema, 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 10th day of February, 2021.

APPROVAL OF THE CITY PLANNER
 I, Natasha Jones-Moore, the undersigned, City Planner and/or designee, 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 10th day of February, 2021.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Les Gonzalez, 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 10th day of February, 2021, and same was duly approved on the 10th day of February, 2021, by said Commission.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.
Gregory Hopcus 2/9/21
 Gregory Hopcus, R.P.L.S. No. 6047

FIELD NOTES
 Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being all of the called 0.34 acre tract described in the deed from Shirley S. Laird and Ernie L. Goode to Shabeer Jaffar recorded in Volume 16281, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of the called 0.34 acre Tract 1 described in the deed from Shirley S. Laird and Ernie L. Goode, Independent Co-Executors of the Estate of Shirley Odessa Goode, deceased to Shabeer Jaffar recorded in Volume 16281, Page 12 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1-inch iron pipe marking the common west corner of this herein described tract and the called 0.34 acre Jaffar tract (16281/12), said iron rod also being the north corner of the called 0.198 acre Edgar and Patsy Bolch tract, said tract of land described as being 75' X 115' and recorded in Volume 3986, Page 281 (O.R.B.C.) and being in the southeast right-of-way line of North Brewer Street (based on a 50-foot width);
THENCE: N 41°59'59" E along the southeast right-of-way line of said North Brewer Street for a distance of 150.00 feet to a found 5/8-inch iron rod marking the common north corner of this tract and the called 0.34 acre Jaffar tract (16281/1), said iron rod also being in the southwest right-of-way line of East 25th Street (width varies);
THENCE: S 48°00'45" E along the common line of the called 0.34 acre Jaffar tract (16281/1) and the southwest right-of-way line of said East 25th Street for a distance of 200.00 feet to a found 5/8-inch iron rod marking the common east corner of this herein described tract and the called 0.34 acre Jaffar tract (16281/1), said iron rod also being the north corner of Lot 4, Block 3, WOOD FOREST SUBDIVISION, PHASE 1 according to the plat recorded in Volume 339, Page 847 of the Brazos County Deed Records (B.C.D.R.);
THENCE: S 41°59'59" W along the common line of the called 0.34 acre Jaffar tract (16281/1), the Jaffar Tract 1 (16281/12), said Lot 4, Block 3, and Lot 3, Block 3 of said WOOD FOREST SUBDIVISION, PHASE 1 for a distance of 150.00 feet to a found 5/8-inch iron rod marking the common south corner of this tract and the called 0.34 acre Jaffar Tract 1 (16281/12), said iron rod also being the east corner of the called 0.293 acre Jason Michael Pohl tract recorded in Volume 11836, Page 288 (O.R.B.C.);
THENCE: N 48°00'45" W along the common line of the called 0.34 acre Jaffar Tract 1 (16281/12), the called 0.293 acre Pohl tract and the called 0.198 acre Bolch tract for a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.689 acre of land.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the deeds recorded in Volume 16281, Pages 1 and 12 of the Brazos County Deed Records.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - This property is currently zoned Residential District-5000 (RD-5).
 - Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ○ - 1/2" Iron Rod Set
 ⊙ - 5/8" Iron Rod Found
 ⊕ - 1" Iron Pipe Found
 - Abbreviations:
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 R.O.W. - Right of Way

FINAL PLAT
 LOTS 1-4, BLOCK 1
BREWER STREET SUBDIVISION
 BEING A FINAL PLAT OF THE CALLED 0.34 ACRE TRACT RECORDED IN VOLUME 16281, PAGE 1 AND THE CALLED 0.34 ACRE TRACT RECORDED IN VOLUME 16281, PAGE 12
 0.689 ACRES
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2020
 SCALE: 1" = 20'

Owner:
 Shabeer Jaffar
 P.O. Box 3135
 College Station, TX 77841

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838