

ORIGINAL PLAT

LOTS 6 & 7, BLOCK D, BROWN ADDITION AS RECORDED IN VOLUME 97, PAGE 457 AND THE CALLED 0.13 ACRE RIGHT-OF-WAY ABANDONMENT TRACT AS RECORDED IN VOLUME 8770, PAGE 286

REPLAT

- 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 plat recorded in Volume 97, Page 457 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 Found
 - ⊙ - 5/8" Iron Rod Found
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - 1/2" Iron Rod Set
 - Distances shown along curves are arc lengths.
 - Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - (342) - Contour Elevation

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Shabeer Jaffar, owner and developer of LOTS 6R, and 7R, BLOCK D, BROWN ADDITION, 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, Page 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.

Shabeer Jaffar
 Shabeer Jaffar

APPROVAL OF THE CITY PLANNER

Justin Zimmerman, 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 15th day of November, 2020.

Justin Zimmerman
 City Planner, Bryan, Texas

**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 3rd day of November, 2020.

Kevin D. Joubert
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kagan, 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 15th day of November, 2020.

W. Paul Kagan
 City Engineer, Bryan, Texas

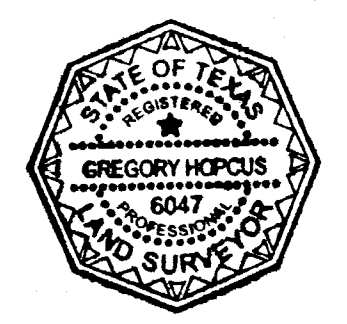
Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 11/10/2020 12:09:13 PM
 In the PLAT Records
 BROWN ADDITION BLK D LT 6 - PART OF EA
 Doc Number: 2020-1414738
 Volume-Page: 16583-289
 Number of Pages: 1
 Amount: 73.00
 Order#: 20201210000081
 By MJ

I, said County, do hereby certify of authentication was filed for in Volume 20 Page 1

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 10/27/2020
 Gregory Hopcus, R.P.L.S. No. 6047



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being all of Lots 6 and Lot 7, Block D, BROWN ADDITION according to the plat recorded in Volume 97, Page 457 of the Brazos County Deed Records (B.C.D.R.) and all of the called 0.13 acre East 25th Street Right-of-Way Abandonment tract described in the Quitclaim Deed from the City of Bryan to Shirley Odessa Goode recorded in Volume 8770, Page 286 (O.R.B.C.), said property being the same land described as Tract 2 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 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the common south corner of this herein described tract and said Lot 7, Block D, said iron rod also being the east corner of Lot 8, Block D of said BROWN ADDITION and being in the northwest right-of-way line of Brewer Drive (based on a 50-foot width);

THENCE: N 48°00'45" E along the common line of said Lots 7 and 8, Block D for a distance of 119.00 feet to a found 3/8-inch iron rod marking the common west corner of this tract and said Lot 7, Block 'D', said iron rod also being the north corner of Lot 8, Block D and being in the southeast line of a 12-foot wide Alley as depicted on said plat;

THENCE: N 41°59'59" E along the common line of said Lots 7 and 6, Block D, said 12-foot wide Alley and the called 0.13 acre Abandonment tract for a distance of 149.00 feet to a found 5/8-inch iron rod marking the common north corner of this herein described tract and the called 0.13 acre Abandonment tract, said iron rod being in the existing southwest right-of-way line of East 25th Street (width varies);

THENCE: S 48°00'45" E along the southwest right-of-way line of said East 25th Street for a distance of 119.00 feet to a found 5/8-inch iron rod marking the common east corner of this tract and the called 0.13 acre Abandonment tract, said iron rod also being in the northwest right-of-way line of the before-said Brewer Drive;

THENCE: S 41°59'59" W along the common line of the called 0.13 acre Abandonment tract, Lots 6 and 7, Block 'D' and the northwest right-of-way line of said Brewer Drive for a distance of 149.00 feet to the POINT OF BEGINNING and containing 0.407 acres (17,731.0 square feet) of land.

REPLAT

LOTS 6R AND 7R, BLOCK D
 BROWN ADDITION
 BEING A REPLAT OF LOTS 6 AND 7, BLOCK D
 RECORDED IN VOLUME 97, PAGE 457 AND THE
 CALLED 0.13 ACRE RIGHT-OF-WAY ABANDONMENT TRACT
 RECORDED IN VOLUME 8770, PAGE 286

0.407 ACRES
 JOHN AUSTIN LEAGUE, 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

