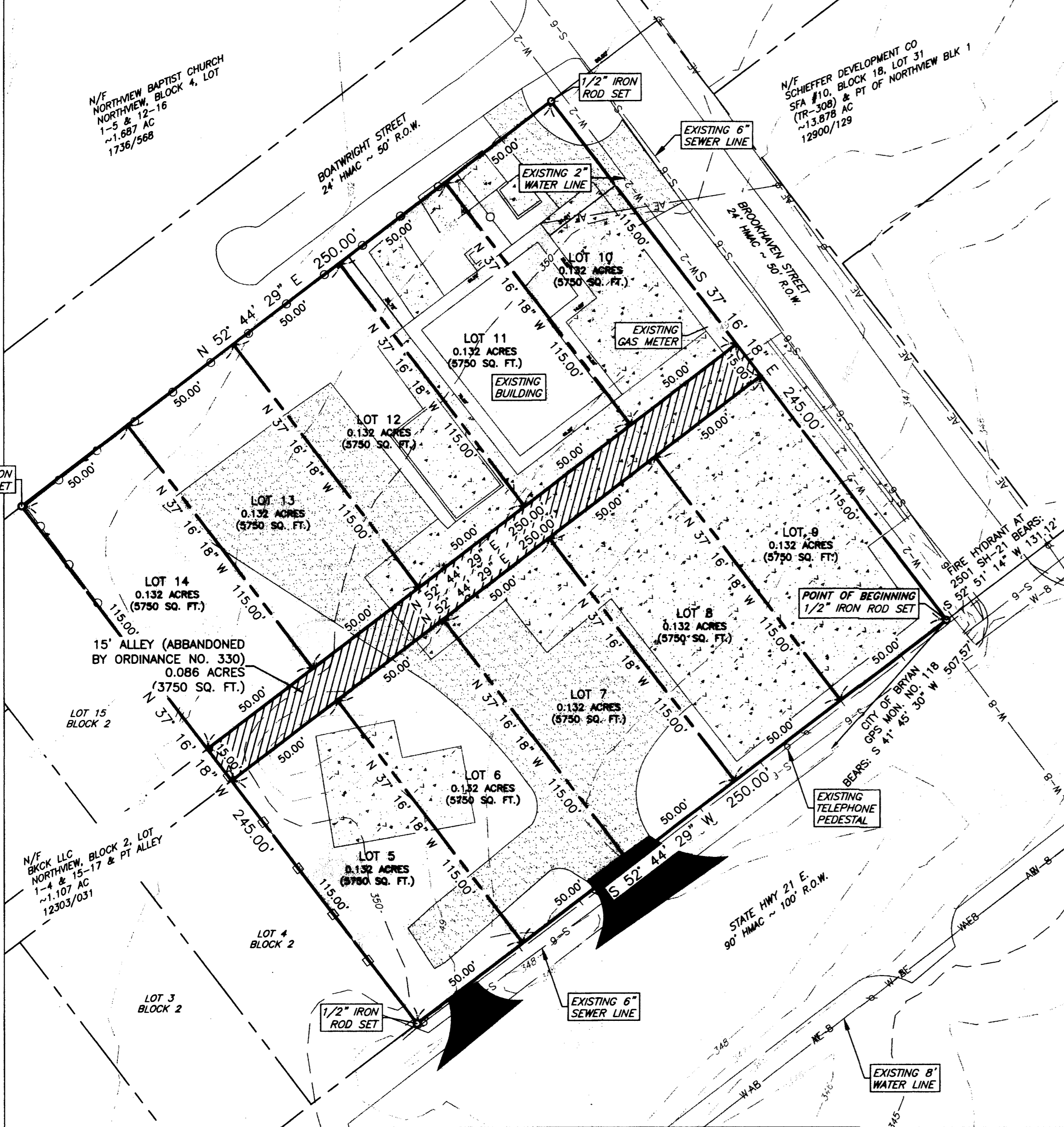
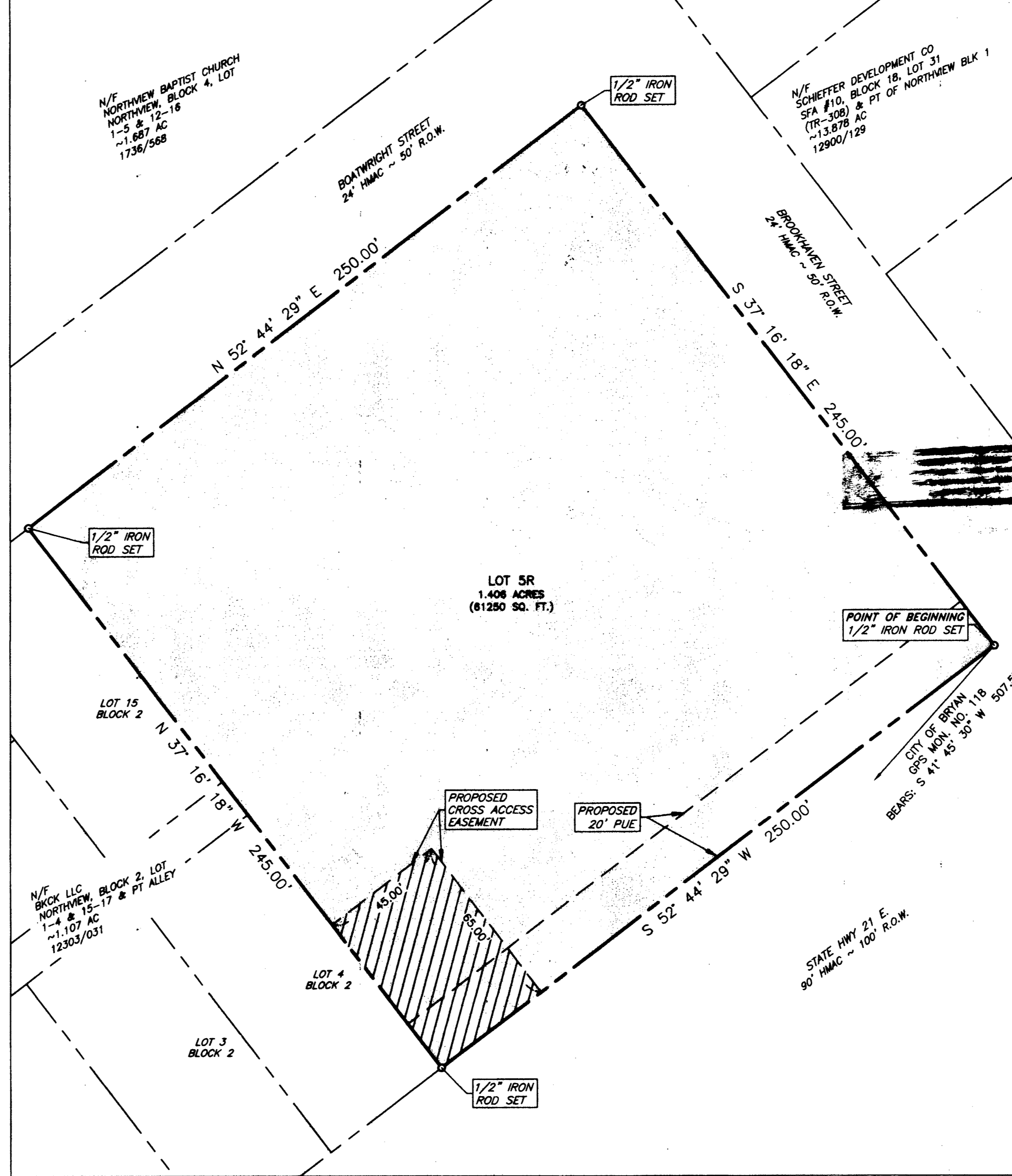


**ORIGINAL PLAT**



**REPLAT**



**METES AND BOUNDS DESCRIPTION OF A 1.406 ACRE TRACT CHATHAM NORTHVIEW SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 5 THROUGH 14 AND A PORTION OF AN ADJACENT 15' ALLEYWAY, BLOCK 2, CHATHAM NORTHVIEW SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 144, PAGE 813 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT THREE BY A DEED TO SCHEIFFER DEVELOPMENT CO RECORDED IN VOLUME 13070, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY 21 EAST (100' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 9, BLOCK 2, FOR REFERENCE THE CITY OF BRYAN GPS MONUMENT NO. 118 BEARS: S 41° 45' 30" W FOR A DISTANCE OF 507.57 FEET;

THENCE: S 52° 44' 29" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY 21 EAST FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY 21 EAST MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

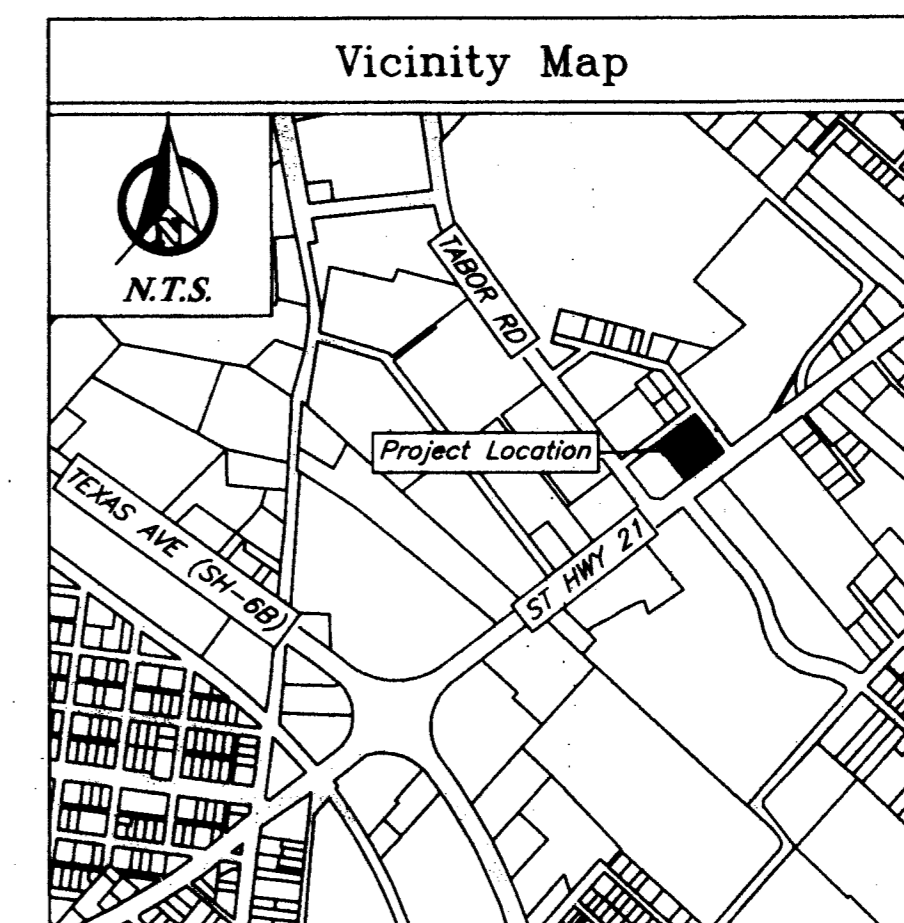
THENCE: N 37° 16' 18" W ALONG THE COMMON LINE OF LOT 4 AND LOT 5 FOR A DISTANCE OF 245.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BOATWRIGHT STREET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 52° 44' 29" E ALONG THE SOUTHEAST LINE OF BOATWRIGHT STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BOATWRIGHT STREET AND THE SOUTHWEST LINE OF BROOKHAVEN STREET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 37° 16' 18" E ALONG THE SOUTHWEST LINE OF BROOKHAVEN STREET FOR A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.406 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE CITY OF BRYAN GPS MONUMENT NO. 118 AND AS ESTABLISHED BY GPS OBSERVATION.

Legend	
—	Proposed Conditions
—	Existing Conditions
W-6	Existing Water Line
---	Existing Contour
---	Existing Easement
---	Property Line
○	Power Pole
●	Water Meter
+	Water Valve
⊕	Hydrant

- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
  - This property is currently zoned Commercial District (C-3).
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0250B, effective May 16, 2012 and Map No. 48041C0220P, effective April 2, 2014.
  - Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
  - The topography shown is from City of Bryan GIS data.
  - The following blanket easements do apply to this tract:  
Lone Star Gas Co. 71/411  
City of Bryan 98/952
  - The following easements do not cross this tract:  
Brazos Electric Power Coop. 488/288  
Andrus Pipeline Corp. 587/278  
Andrus Pipeline Corp. 591/365  
Andrus Pipeline Corp. 601/346



**FINAL PLAT**

**Chatham Northview Subdivision**  
**Block 2, Lot 5R ~1.406 AC**

Being a Replat of Chatham Northview Subdivision, Block 2, Lots 5-14 & Portion of 15' Alley  
Bryan, Brazos County, Texas

September 2017

Owner: Scheiffer Development Co.  
2103 Tabor Rd  
Bryan, TX 77803

Engineer: M Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor: Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

**APPROVAL OF THE CITY PLANNER**

I, Madia 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 15th day of October, 2017.

City Planner  
Bryan, Texas

**APPROVAL OF CITY ENGINEER**

I, W. Paul Kappan, 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 October, 2017.

City Engineer  
Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bob Gaudin, Chair 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 15th day of October, 2017 and same was duly approved on the 15th day of October, 2017, by said Commission.

Chair, Planning and Zoning Commission  
Bryan, Texas

**CERTIFICATION 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 its certificate of authentication was filed for record in my office the 15th day of October, 2017, in the Official Records of Brazos County in Volume 14317 Page 87.

Karen McQueen  
County Clerk  
Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor, R.P.L.S. 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Doc Bk Vol Pg  
01311758 08 14317 87

Filed for Record in:  
BRAZOS COUNTY

On: Oct 18 2017 01:02:49P

As a  
Plat

Document Number: 01311758  
Amount: 72.00  
Receipt Number - 615098  
By: Winston Deavenport

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:  
BRAZOS COUNTY

as stamped hereon by me.  
Oct 18 2017  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Luff, of Scheiffer Development Co., owner of the 1.406 acre tract shown on this plat, being Block 2, Lots 5-14 and a portion of the 15' Alleyway as conveyed in the Deeds Records of Brazos County in Volume 13070, Page 224, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, walks, watercourses, drains, easements or public places shown on the purposes identified.

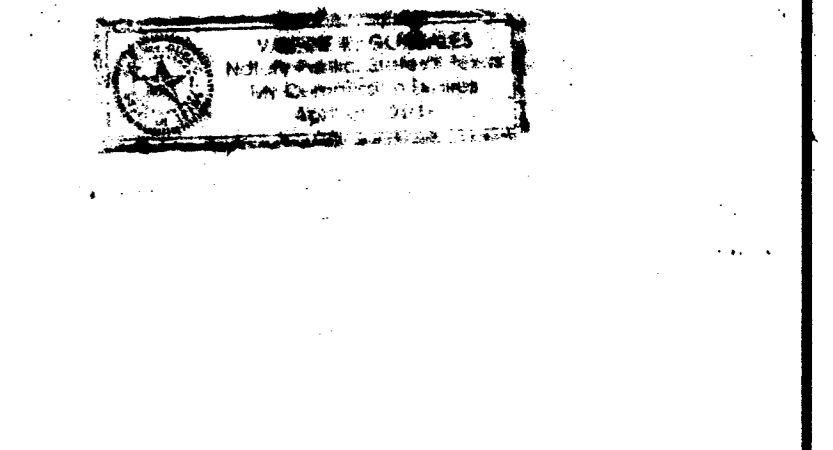
Scheiffer Development Co.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, David Luff, 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 15th day of September, 2017.

Debra L. Gaudin  
Notary Public, Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor, R.P.L.S. 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

