

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We) Cody D Jones the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

CODY D. JONES  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Cody D Jones, 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 14 day of Feb, 2019  
Jean Scott  
 Notary Public, Brazos County, Texas

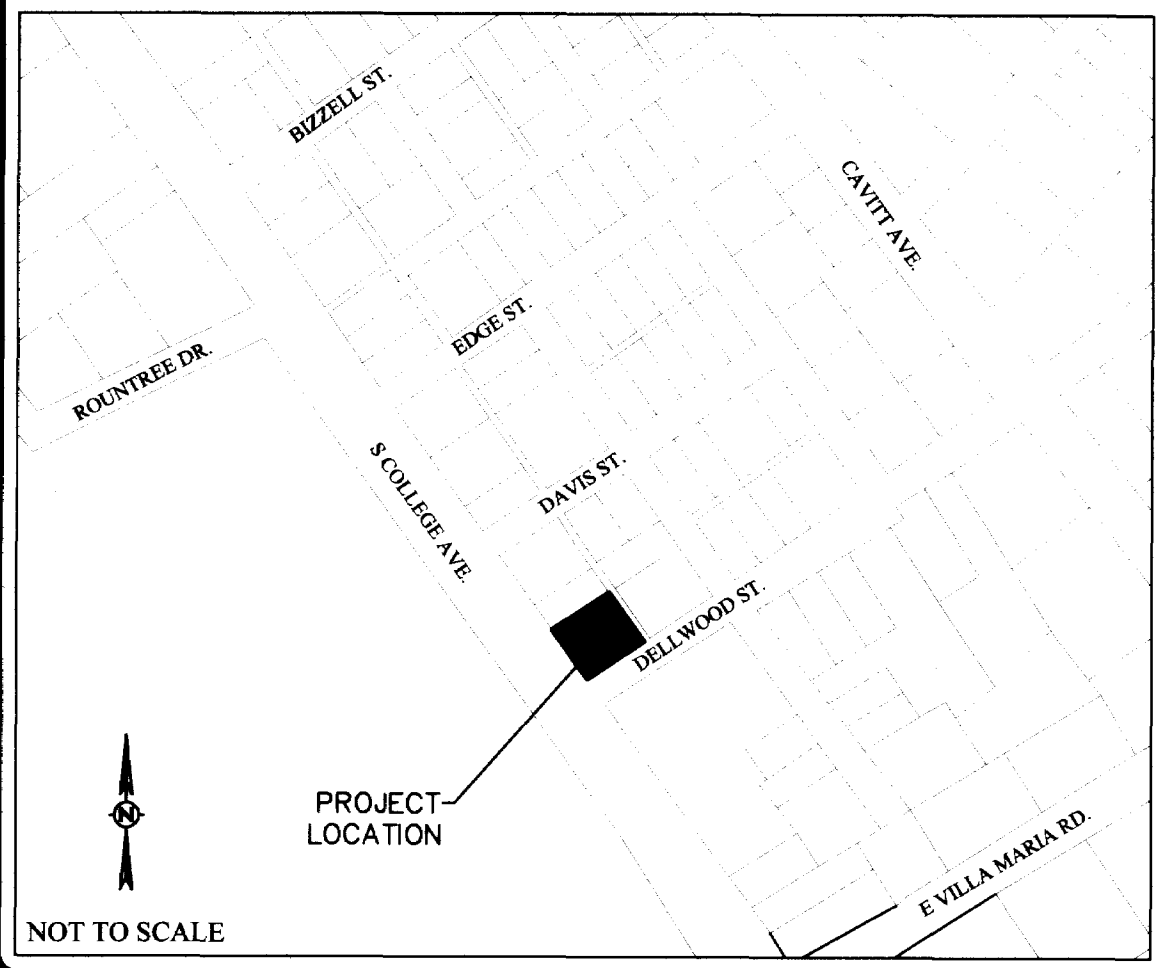
CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
 R.P.L.S. No. 4502

CERTIFICATION OF THE COUNTY CLERK  
 STATE OF TEXAS  
 Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/12/2019 10:49:39 AM  
 In the PLAT Records  
 Doc Number: 2019-1354932  
 Volume-Page: 15200-99  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20190312000043  
 By: TD  
 County, do hereby certify as filed for record in the Official Records  
Brad Kerr  
 Clerk  
 County, Texas

CERTIFICATE OF THE CITY PLANNER  
 I, Marla 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 14 day of Feb, 2019  
Marla Zimmerman  
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, Paul Lopez 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 14 day of Feb, 2019  
Paul Lopez  
 City Engineer, Bryan, Texas

VICINITY MAP



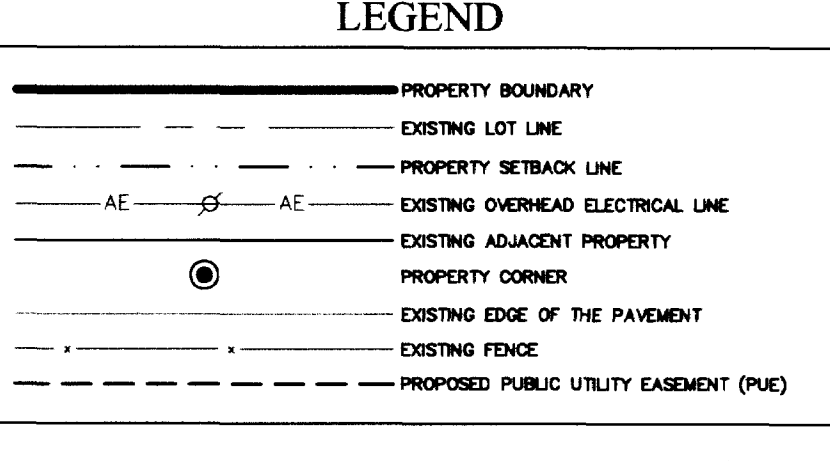
ORIGINAL PLAT

VOLUME 70, PAGE 247  
 NOTES:  
 1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CONTROL ZONE GRID) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 AND AS ESTABLISHED FROM GPS OBSERVATION.  
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010890715509 (CALCULATED USING GEOID12B).  
 3. THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804102215F, EFFECTIVE DATE: APRIL 2, 2014.  
 4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.  
 5. ZONING FOR THIS TRACT IS SOUTH COLLEGE - BUSINESS DISTRICT (SC-B) ACCORDING TO THE CITY OF BRYAN ORDINANCE.  
 6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.  
 7. ACCESS TO LOT 4R SHALL BE RESTRICTED TO DELLWOOD STREET.

METES AND BOUNDS DESCRIPTION OF A 0.273 ACRE TRACT DELLWOOD PARK 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 4 AND 5, BLOCK 3, DELLWOOD PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 70, PAGE 247 OF THE DEED 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 WITH PLASTIC CAP MARKED "KERR 4502" SET AT THE INTERSECTION OF THE WEST LINE OF DELLWOOD STREET (50' R.O.W.) AND THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 5. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (N 0221494.41, E 3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010890715509 (CALCULATED USING GEOID12B).  
 THENCE: N 36° 05' 27" E ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE WEST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF LOT 3, BLOCK 3, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE BEARS: N 36° 05' 27" W FOR A DISTANCE OF 150.00 FEET;  
 THENCE: N 55° 25' 27" E ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 3 FOR A DISTANCE OF 119.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHWEST LINE OF A 12.00 FOOT WIDE ALLEY MARKING THE COMMON CORNER OF SAID LOTS 3 AND 4;  
 THENCE: S 36° 05' 27" E ALONG THE SOUTHWEST LINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF DELLWOOD STREET MARKING THE EAST CORNER OF SAID LOT 5. FOR REFERENCE A 1-1/4 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF DELLWOOD STREET BEARS: N 55° 25' 27" E FOR A DISTANCE OF 695.89 FEET;  
 THENCE: S 55° 25' 27" W ALONG THE NORTHWEST LINE OF DELLWOOD STREET FOR A DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.273 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND NOVEMBER, 2018.

REPLAT



FINAL PLAT  
 DELLWOOD PARK SUBDIVISION  
 0.273 ACRES  
 LOT 4R, BLOCK 3  
 BEING A  
 REPLAT  
 DELLWOOD PARK SUBDIVISION  
 LOTS 4 & 5, BLOCK 3  
 VOL. 70, PG.247  
 ZENO PHILLIPS SURVEY, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 10'  
 FEBRUARY 2019  
 OWNER/DEVELOPER: CODY D. JONES  
 3001 S. COLLEGE AVE.  
 BRYAN, TX 77801  
 979-822-3171  
 SURVEYOR: Brad Kerr, R.P.L.S. No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195  
 ENGINEER: SCHULTZ  
 TPBE No. 12327  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77940  
 (979) 764-3900