

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CODY JONES, 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 9931, 5342, 1574 & 11715, Page 255, 213, 182 & 216, 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.

Cody Jones
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 28th day of May, 2014

Jean Scott
Notary Public, Brazos County, Texas



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 May, 2014.

[Signature]
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 May, 2014.

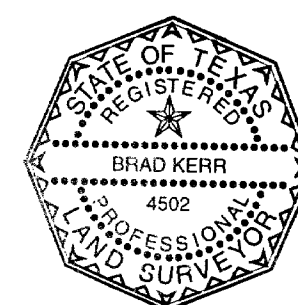
[Signature]
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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.

[Signature]
Brad Kerr, R.P.L.S. No. 4502



Doc Bk Vol Pg
01196447 0R 12060 178

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 its certificates of authentication was filed for record in my office on the 12 day of June, 2014, in the Official Public Records of Brazos County, Texas, in Volume 15276, Page 178.

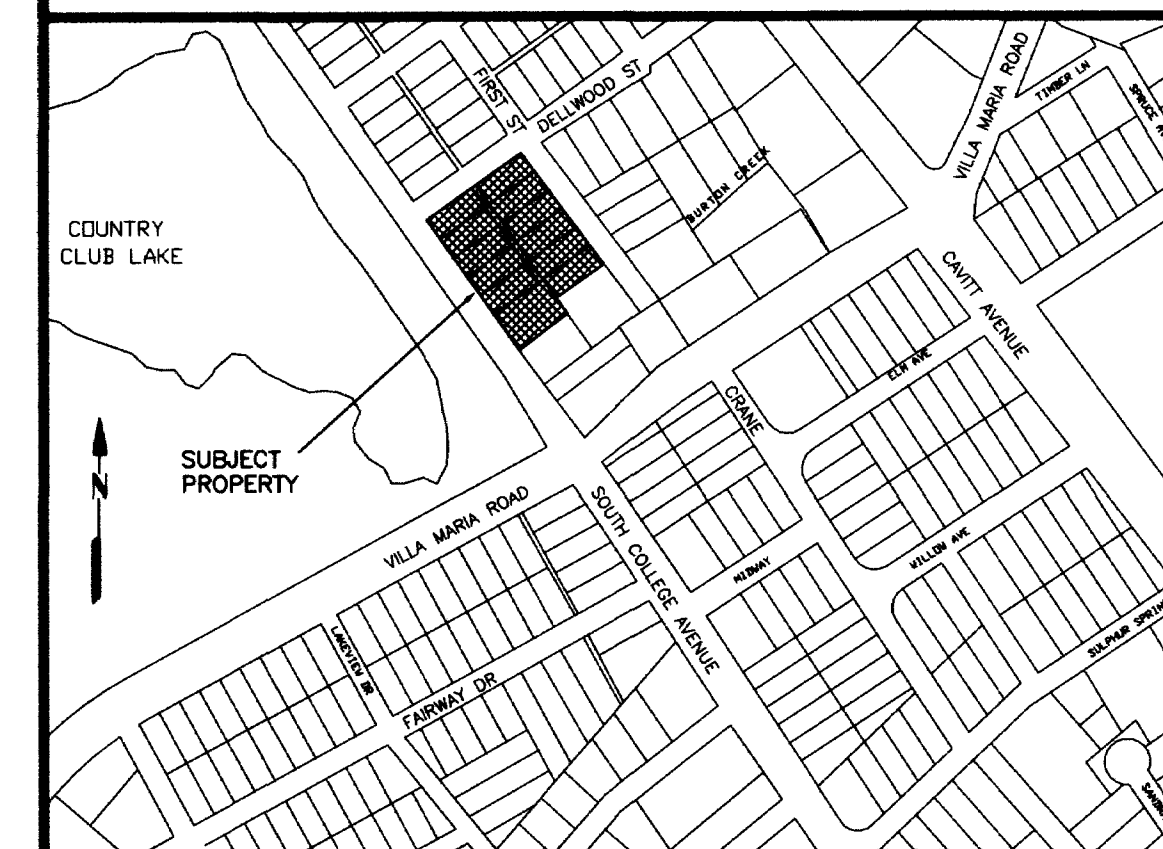
Karen McQueen
County Clerk
Brazos County, Texas

Jean Romig



SCALE: 1" = 30'

30 0 30 60 90 Feet



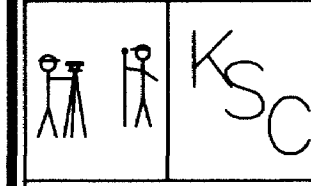
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. ENTIRE PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C 215 F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED IN 2011.
5. THE 10' DRAINAGE EASEMENT RECORDED IN VOLUME 901, PAGE 509 (BRAZOS COUNTY RECORDS) DOES APPLY TO THIS TRACT BUT CANNOT BE LOCATED DUE TO INCOMPLETE DESCRIPTION IN RECORDED DOCUMENT.
6. SUBJECT PROPERTY IS CURRENTLY ZONED SC-B (SOUTH COLLEGE BUSINESS).

SHEET ONE OF TWO
SEE SHEET TWO FOR ORIGINAL PLAT

REPLAT
OF
BLOCK 4
DELLWOOD PARK
VOLUME 70, PAGE 247
AND
THE ADJOINING 0.310 ACRE TRACT
TO CREATE
LOT 1R & 6R, BLOCK 4
DELLWOOD PARK
1.743 AC., ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2014
PLAT DATE: 05-12-14
REVISED: 05-27-14
JOB NUMBER: 14-122
CAD NAME: 14-122
CR5 FILE: 11-306 & 14-122

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: CODY JONES
3001 SOUTH COLLEGE AVE.
BRYAN, TEXAS 77801
PHONE (979) 822-3717

CITY OF BRYAN GPS MON #107 BEARS
N 0°44'48" W 228.023'

BFE: 306

DELLWOOD STREET
50' R.O.W.

N 56°04'58" E 250.00'

1/2 INCH IRON
ROD FOUND

BFE: 304

S 36°41'10" E 242.09'
187.85'

FIRST STREET
50' R.O.W.

LOT 1R
BLOCK 4
1.601 AC.

LOT 6R
BLOCK 4

0.142 ACRE TRACT
6179.5 SQ. FT.

1-1/4" IRON
PIPE FOUND

S 53°41'51" W 103.07'
S 36°50'05" E 288.86'
15.30'

102.92'
S 53°44'30" W 118.29'

N/F
TOMASZ STYBLINSKI
0.1371 ACRE TRACT
9574/118

5/8 INCH IRON
ROD FOUND

N/F
PAMELA SUE BATEMAN
0.33 ACRE TRACT
9436/55

1/2 INCH IRON
ROD SET

SOUTH COLLEGE AVENUE
Var. R.O.W.

N 36°50'04" W 352.94'

1/2 INCH IRON
ROD FOUND

AAA ANIMAL CLINIC

S 56°10'28" W 134.04'

101.40'

ORIGINAL PLAT

SCALE: 1" = 30'



METES AND BOUNDS DESCRIPTION
OF A
1.743 ACRE TRACT
OF A
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1-10, BLOCK 4, AND THE ADJOINING 12' ALLEY, DELLWOOD PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 70, PAGE 247 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE LAND ADJOINING SAID LOT 5 AS DESCRIBED IN VOLUME 106 PAGE 589, AND VOLUME 119, PAGE 551 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND VOLUME 1574, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING CURRENTLY OWNED BY CODY JONES ACCORDING TO THE BRAZOS COUNTY APPRAISAL DISTRICT RECORDS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHWEST LINE OF DELLWOOD STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 56° 04' 58" E ALONG THE SOUTHWEST LINE OF DELLWOOD STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FIRST STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10;

THENCE: S 36° 41' 10" E ALONG THE SOUTHWEST LINE OF FIRST STREET FOR A DISTANCE OF 247.09 FEET TO A 1-1/4 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF SAID LOT 6 AND THE NORTH CORNER OF A CALLED 0.1371 ACRE TRACT AS DESCRIBED BY A DEED TO TOMASZ STYBLINSKI RECORDED IN VOLUME 9574, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 53° 44' 30" W ALONG THE COMMON LINE OF SAID LOT 6 AND SAID 0.1371 ACRE TRACT FOR A DISTANCE OF 118.29 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.1371 ACRE TRACT;

THENCE: S 38° 35' 18" E ALONG THE COMMON LINE OF SAID 0.1371 ACRE TRACT, A CALLED 0.33 ACRE TRACT AS DESCRIBED BY A DEED TO PAMELA SUE BATEMAN RECORDED IN VOLUME 9436, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID ADJOINING JONES TRACT DESCRIBED IN VOLUME 1574, PAGE 162 FOR A DISTANCE OF 101.40 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID JONES TRACT (1574/162);

THENCE: S 56° 10' 28" W ALONG THE COMMON LINE OF SAID JONES TRACT (1574/162) AND A CALLED TRACT OF LAND CURRENTLY OWNED BY AAA ANIMAL CLINIC FOR A DISTANCE OF 134.04 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

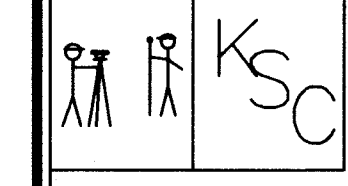
THENCE: N 36° 50' 04" W ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 352.94 FEET TO THE POINT OF BEGINNING CONTAINING 1.743 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Doc: 01196447 Bk: Vol 70 Pg: 179
OR 12060

SHEET TWO OF TWO
SEE SHEET ONE FOR REPLAT AND GENERAL NOTES

REPLAT
OF
BLOCK 4
DELLWOOD PARK
VOLUME 70, PAGE 247
AND
THE ADJOINING 0.310 ACRE TRACT
TO CREATE
LOT 1R & 6R, BLOCK 4
DELLWOOD PARK
1.743 AC., ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2014
PLAT DATE: 05-12-14
REVISED: 05-27-14
JOB NUMBER: 14-122
CAD NAME: 14-122
CRS FILE: 11-306 & 14-122

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: CODY JONES
3001 SOUTH COLLEGE AVE.
BRYAN, TEXAS 77801
PHONE (979) 822-3717

Filed for Record in:
BRAZOS COUNTY
On: Jun 06, 2014 at 01:32P
As a
Plat
Document Number: 01196447
Amount: 67.00
Receipt Number: 511759
By:
Teresa Ramirez
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.
Jun 06, 2014
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

- LEGEND:
- A/C
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ WOOD FENCE
 - ⊕ CONCRETE
 - APPROXIMATE LOCATION OF SANITARY SEWER LINE
 - APPROXIMATE LOCATION OF WATER LINE

THIS SURVEY WAS MADE WITH RESPECT TO A TITLE REPORT
ISSUED BY UNIVERSITY TITLE COMPANY, OF # 140527.
NOTE: ENTIRE TRACT LIES WITHIN FLOOD ZONE "AE" - BASE
FLOOD ELEVATIONS (BFE) 304 TO 306 PER F.I.R.M. MAP.

