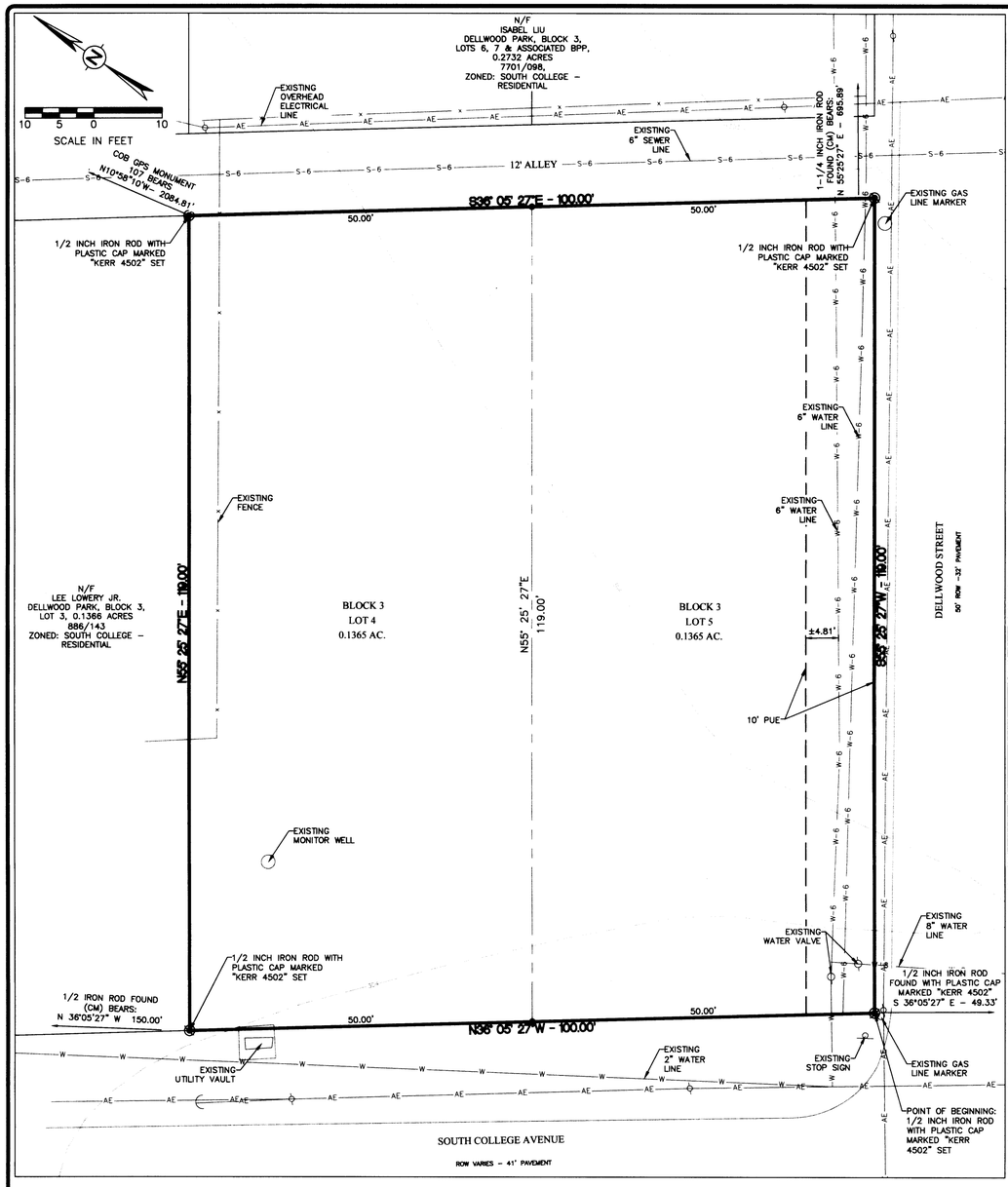
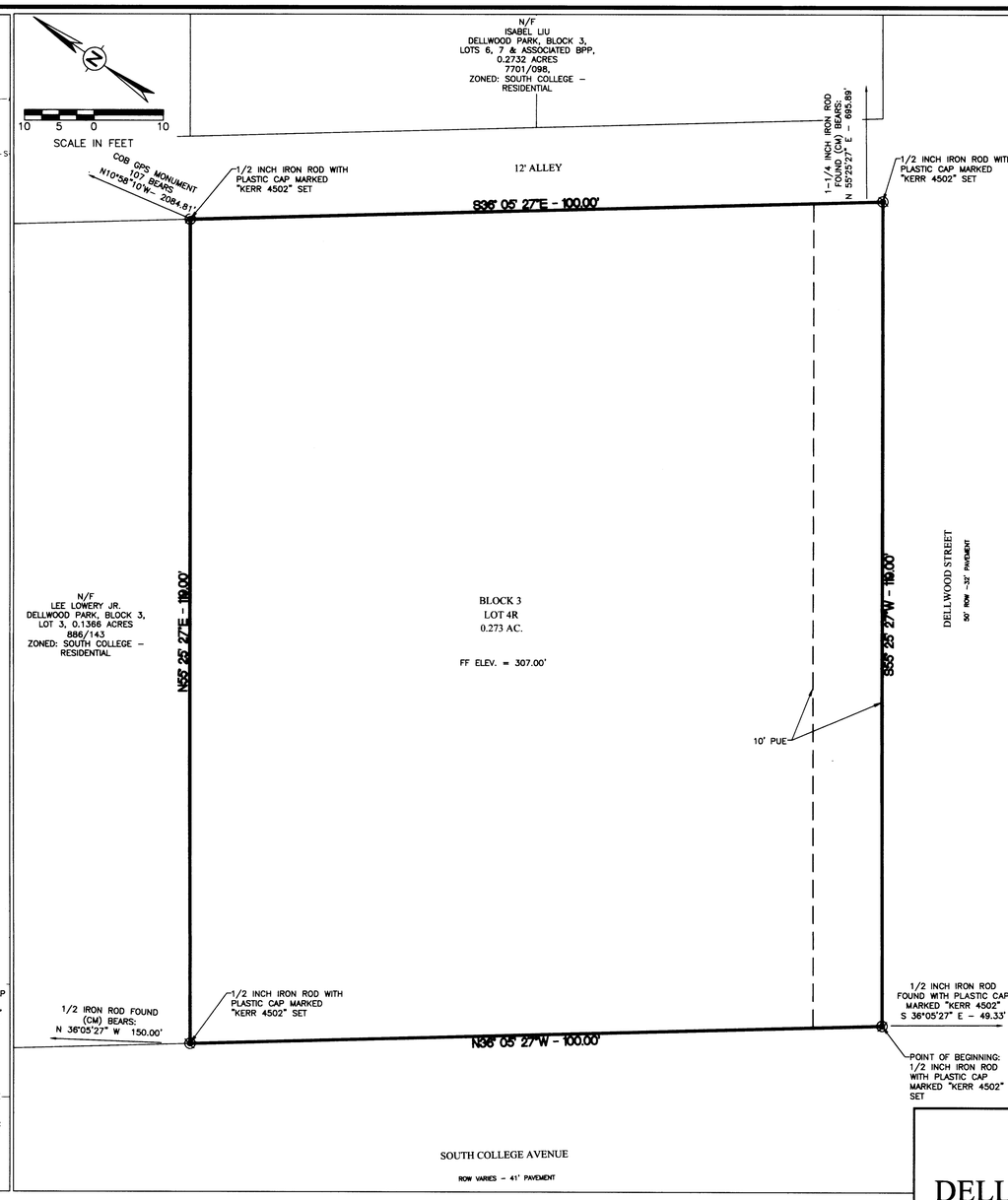


ORIGINAL PLAT

VOLUME 70, PAGE 247



REPLAT

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 20 19

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

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

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

ounty, do hereby certify
as filed for record in
n the Official Records

Clerk
County, Texas

CERTIFICATE OF THE CITY PLANNER

I, Martin 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 5th day of March 2019.

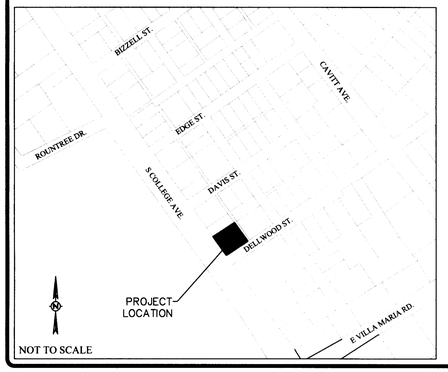
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Hofer, 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 6th day of March 2019.

City Engineer, Bryan, Texas

VICINITY MAP



NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL 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. 48041C0215F, 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 ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET AT THE INTERSECTION OF THE NORTHWEST 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:10221494.41, 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" W ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 100.00 FEET TO A ½ 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 ½ 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 ½ 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 ½ 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.

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPERTY SETBACK LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING ADJACENT PROPERTY
- PROPERTY CORNER
- EXISTING EDGE OF THE PAVEMENT
- EXISTING FENCE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)

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
979-822-3717

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
***
(979) 764-3900