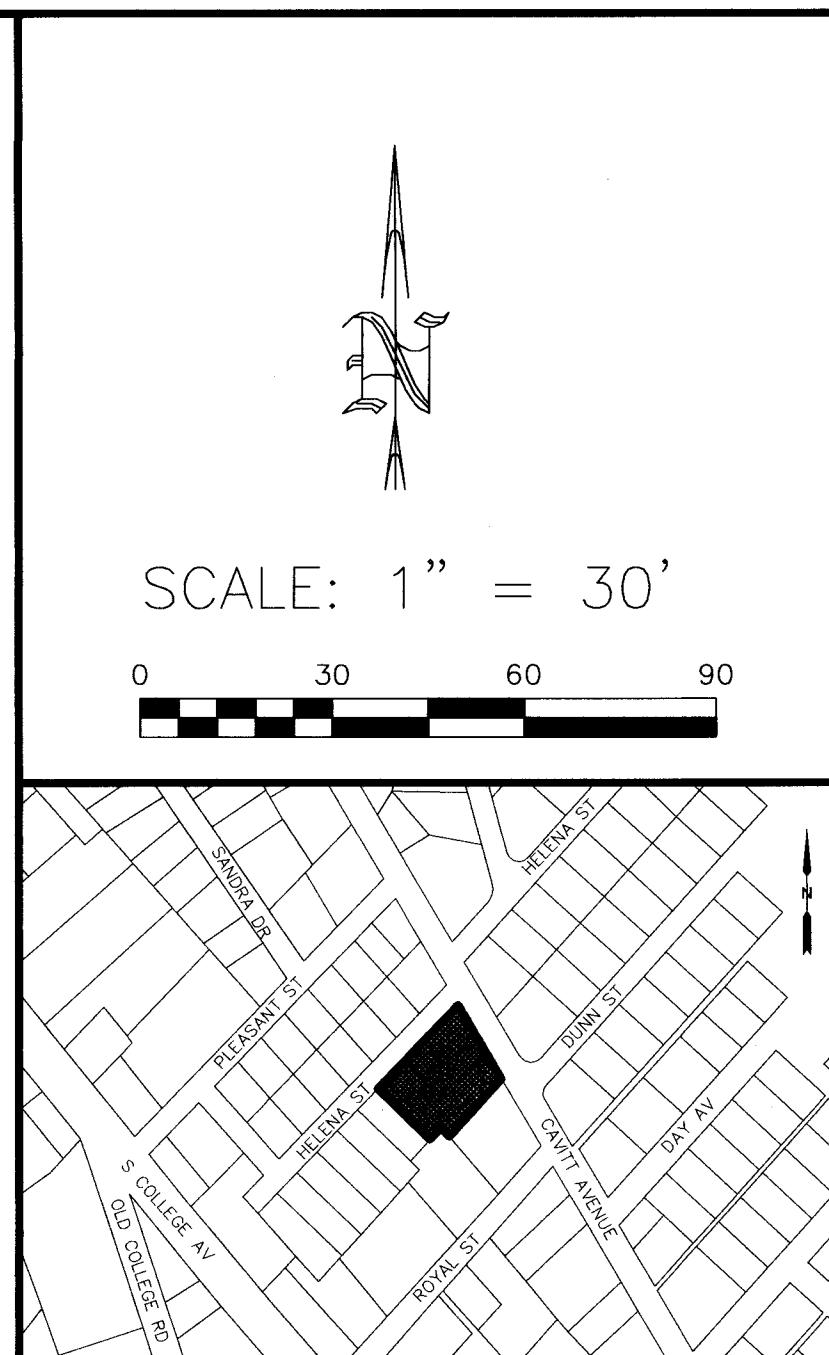
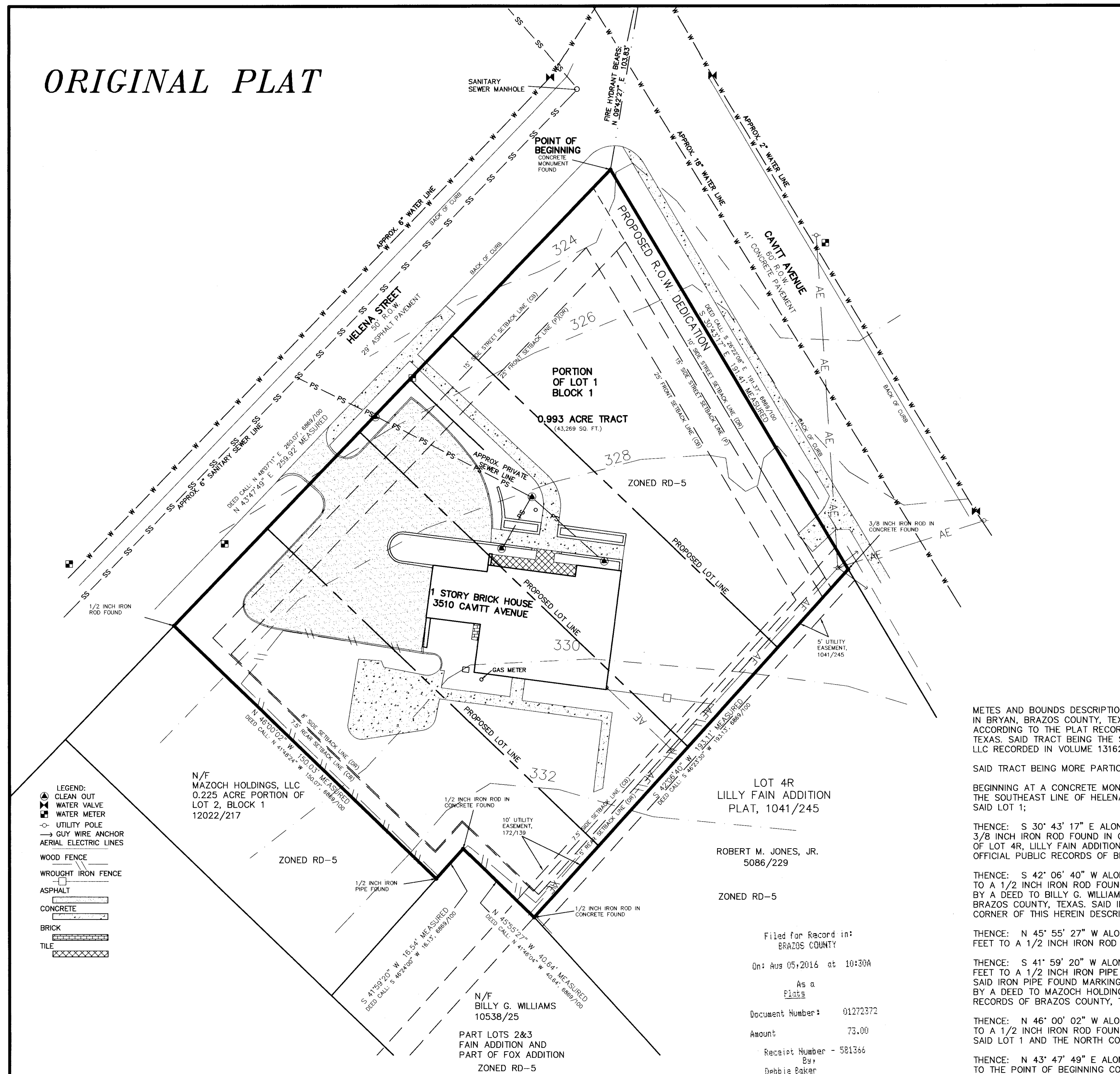
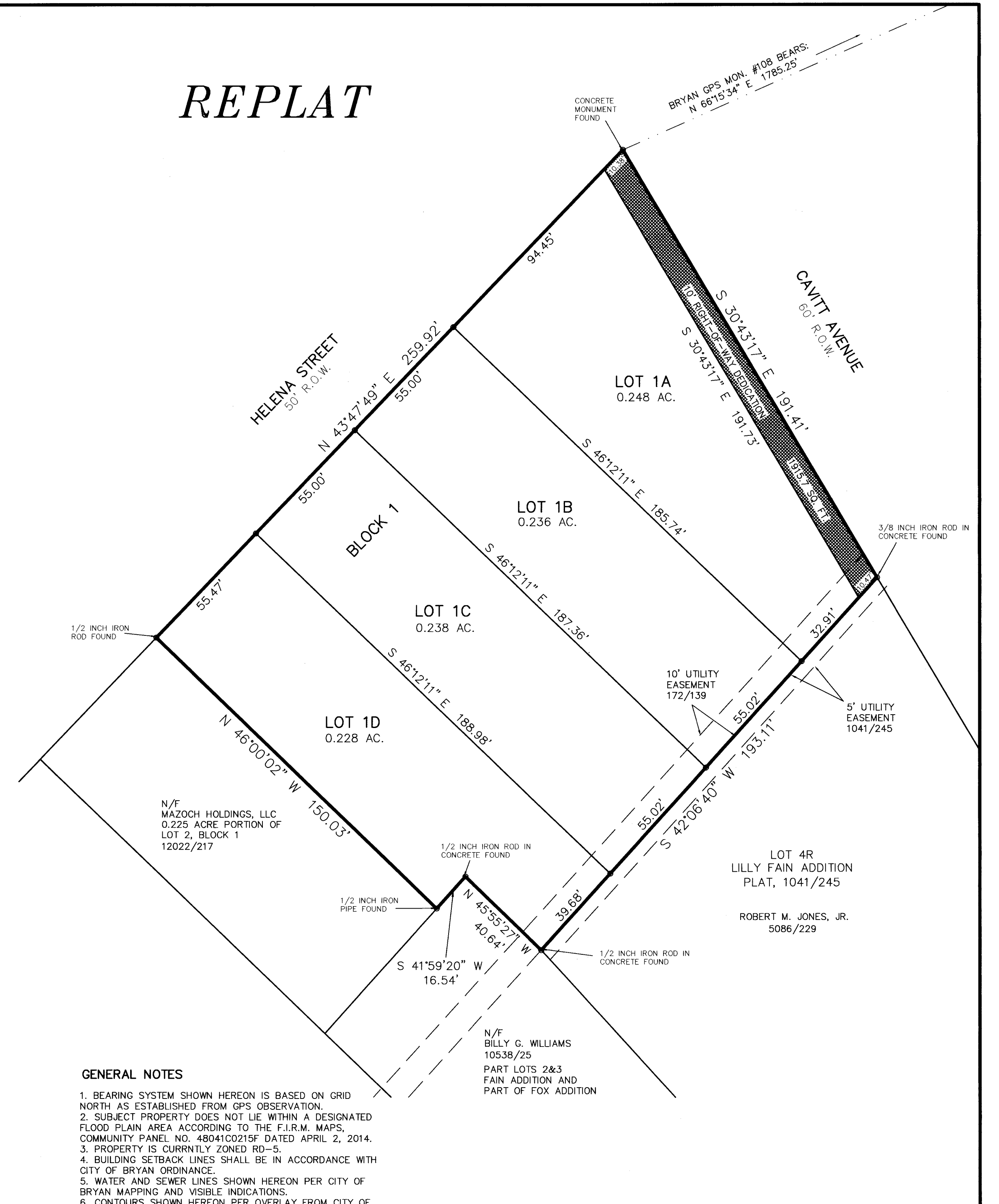


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION OF A 0.993 ACRE TRACT FOX ADDITION 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 A PORTION OF LOT 1, BLOCK 1, FOX ADDITION...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE (60' R.O.W.)...

THENCE: S 30° 43' 17" E ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 191.41 FEET TO A 3/8 INCH IRON ROD FOUND IN CONCRETE MARKING THE EAST CORNER OF SAID LOT 1...

THENCE: S 42° 06' 40" W ALONG THE COMMON LINE OF SAID LOT 1 AND 4R, FOR A DISTANCE OF 193.11 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE ON THE NORTHEAST LINE OF A TRACT OF LAND AS DESCRIBED BY A DEED TO BILLY G. WILLIAMS RECORDED IN VOLUME 10538, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS...

THENCE: N 45° 55' 27" W ALONG THE NORTHEAST LINE OF SAID WILLIAMS TRACT FOR A DISTANCE OF 40.64 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE MARKING THE NORTH CORNER OF SAID WILLIAMS TRACT;

THENCE: S 41° 59' 20" W ALONG THE NORTHWEST LINE OF SAID WILLIAMS TRACT FOR A DISTANCE OF 16.54 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE COMMON LINE OF SAID LOT 1 AND LOT 2 OF SAID BLOCK 1, SAID IRON PIPE FOUND MARKING THE EAST CORNER OF A 0.229 ACRE PORTION OF SAID LOT 2 AS DESCRIBED BY A DEED TO MAZUCH HOLDINGS, LLC RECORDED IN VOLUME 12022, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 46° 00' 02" W ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 150.03 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF HELENA STREET MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 2;

THENCE: N 43° 47' 49" E ALONG THE SOUTHWEST LINE OF HELENA STREET FOR A DISTANCE OF 259.92 FEET TO THE POINT OF BEGINNING CONTAINING 0.993 OF AN ACRE OF LAND (43,269 SQUARE FEET), AS SURVEYED ON THE GROUND DECEMBER, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410215F DATED APRIL 2, 2014.
3. PROPERTY IS CURRENTLY ZONED RD-5.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
6. CONTOURS SHOWN HEREON PER OVERLAY FROM CITY OF BRYAN MAPPING.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. CURRENT IMPROVEMENTS TO BE REMOVED PRIOR TO REDEVELOPMENT.
9. ALL LOTS SHALL ACCESS FROM HELENA STREET ONLY.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, BONA FIDE ACQUISITIONS, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 13162, Page 280, 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.

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.
Aug 05 2016
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Doc Bk Vol Pg
01272372 08 13526 93

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Justin Whitworth 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 1st day of June, 2016.
Louise Barber
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Bobby C. Brennan, Chairman 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 & Zoning Commission of the City of Bryan on the 1st day of June, 2016, and same was duly approved on the 1st day of June, 2016.

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 1st day of June, 2016.

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

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 1st day of June, 2016.

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS COUNTY OF BRAZOS
I, _____ 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 _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

FINAL PLAT OF LOTS 1A, 1B, 1C & 1D, BLOCK 1 FOX ADDITION BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1 FOX ADDITION VOLUME 172, PAGE 139 0.993 ACRE, J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: FEB. 2016
PLAT DATE: 04-06-16
JOB NUMBER: 16-070
CAD NAME: 16-070-2
CR5 FILE: KENNERLY (cont); 16-070 (job)
PREPARED BY: KERR SURVEYING, LLC
OWNER: BONA FIDE ACQUISITIONS