

JAE Project # 17-075

Grote Addition-REPLAT.dwg

3/1/2018 J.A. Engineering

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	144.78'	S 57° 45' 41" E
L2	150.32'	S 57° 45' 41" E
L3	136.61'	S 50° 06' 31" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	150.68'	868.60'	9° 56' 22"	N 17° 29' 58" E	150.49'	75.53'

ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Woods, owner of the 2.001 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 426, Page 192, and designated herein as Lots 1R-A & 1R-B, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

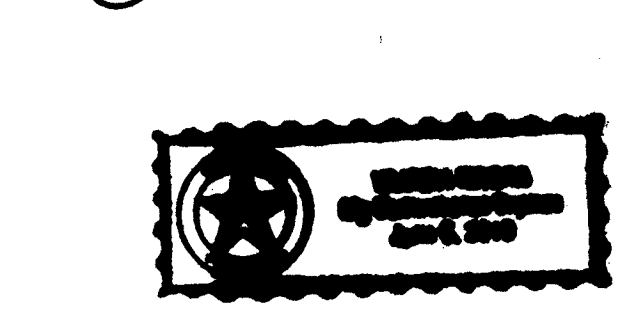
James Woods
James Woods, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, James Woods 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 purposes stated.

Given under my hand and seal on this 2 day of March, 2018

Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Don Munding, Managing Partner, Carpet Handlers LP, owner of the 3.091 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 426, Page 192, and designated herein as Lots 1R-A & 1R-B, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

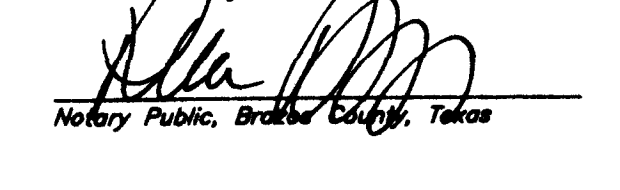
Don Munding
Carpet Handlers LP, Managing Partner, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Don Munding 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 purposes stated.

Given under my hand and seal on this 2nd day of March, 2018.

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 bound describing said subdivision will describe a closed geometric form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502
AECOM - OF THE CITY PLANNER



APPROVAL OF THE CITY PLANNER

I, Medea 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 17th day of April, 2018.

Medea Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 18th day of April, 2018.

W. Paul Kasper
City Engineer, Bryan, Texas

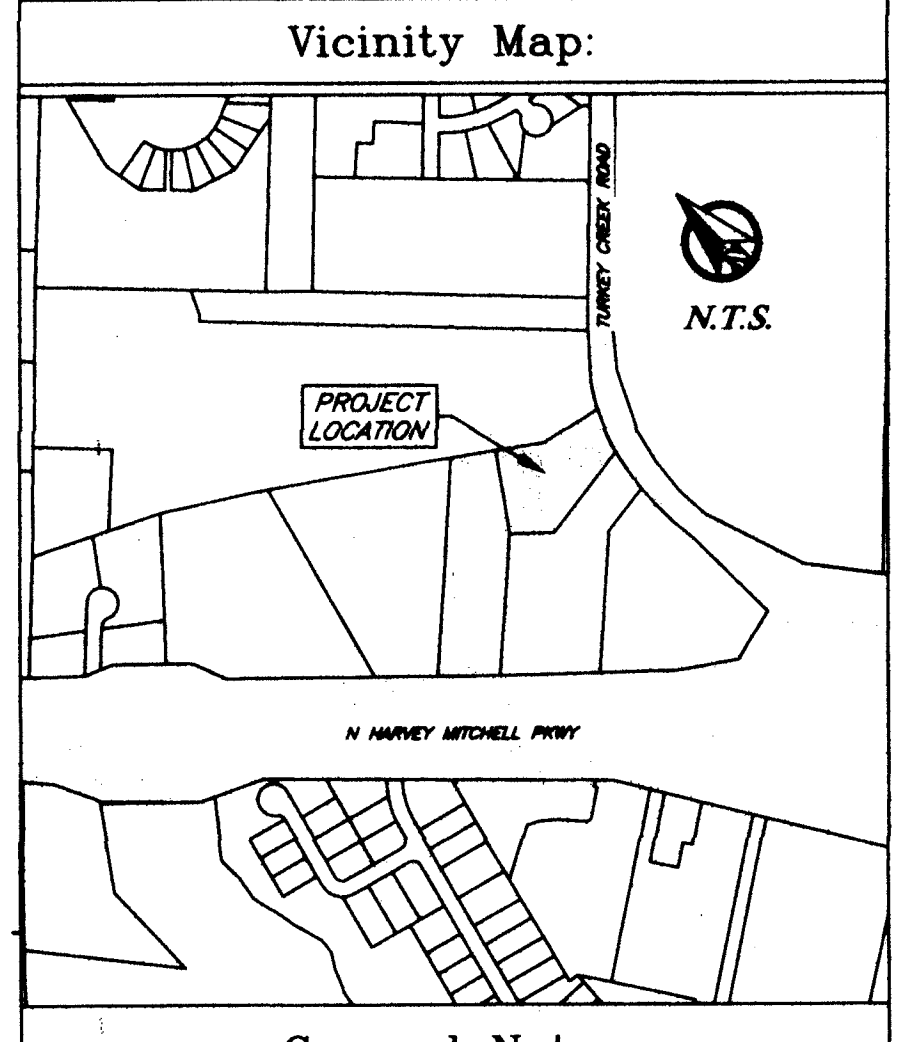
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/21/2018 9:03:35 AM
in the PLAT Records

Doc Number: 2018-1329784
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Amount: 73.00
Order #: 2018052100023
By: MO

County Clerk, Brazos County, Texas

said county do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of April, 2018.

Karen McQueen
By *Michelle Lane*



General Notes:

- 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-114 (N:10226407.09; E:3541039.02) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010881 (Calculated using GEOID12B).
- This property is Zoned (I), Industrial District.
- 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. 480410308F, effective July 7, 2014.
- Building setback lines Per City of Bryan Ordinance (CB) and Plat, 426/192 (P).
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
- This survey plat was prepared to reflect the title report issued by University Title Company, GP no. 175472, dated: 11-06-2017
- The following Blanket Easements do apply to this tract:
Blanket Easement to City of Bryan, 141/639
Blanket Easement to College of A&M Texas, 145/165
Blanket Easement Reserved in Deed, 310/502
Easement to City of Bryan, 278/796
Easement to City of Bryan, 441/111

FINAL PLAT

Grote Addition
Lots 1R-A & 1R-B

Being a Replat of
Grote Addition
- 5.092 Acres
Zeno Phillips League, A-45
Bryan, Brazos County, Texas

March 2018

Owner:
James Woods
PO Box 10220
College Station, TX 77845

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3125

Engineer:
J.A. Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9551