

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, manager of Bonafide Acquisitions, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 13802, Page 78, and designated herein as Holick Addition No. 3 Block 2, Lots 9A & 10A, 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.

Justin Whitworth, Manager
Bonafide Acquisitions, LLC

CERTIFICATION 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 certificate of authentication was filed for record in my office the 14 day of November, 2017, in the Official Records of Brazos County, Texas, in Volume 14360, Page 201.

Karen McQueen
County Clerk
Brazos County, Texas

Doc: 08 Vol: 04 Pg: 01
15131943 OR 14360 201

Filed for Record in
BRAZOS COUNTY

On: Nov 14 2017 at 09:23A

As a
Plat

Document Number: 01313943

Amount: 73.00

Receipt Number - 616989

By: Nichole Oliver

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.

Nov 14 2017

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, Chair 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 and Zoning Commission of the City of Bryan on the 30 day of March, 2017, and some was duly approved on the 15 day of May, 2017, by said Commission.

Bobby Gutierrez
Chair
Planning & Zoning Commission
Bryan, 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 15 day of November, 2017.

Martin Zimmerman
City Planner, Bryan, 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

Brad Kerr
City Engineer, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Brad Kerr, 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 15 day of November, 2017.

Brad Kerr
City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION

OF A
0.476 ACRE TRACT
HOLICK ADDITION NO. 3
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 THE REMAINDER OF LOTS 9 AND 10, BLOCK 2, HOLICK ADDITION NO. 3 ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 109 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO WELLS MOORE AND WIFE, AMY BEASLEY MOORE RECORDED IN VOLUME 1660, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND (N:10217797.67, E:3548390.74) ON THE SOUTHWEST LINE OF MORAN STREET (50' R.O.W.) AND THE NORTHEAST LINE OF SAID LOT 9 MARKING THE EAST CORNER OF LOT 9R, BLOCK 2, AMENDING PLAT, HOLICK ADDITION NO. 3 ACCORDING TO THE PLAT RECORDED IN VOLUME 1357, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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-108 (N:10218158.639, E:3549974.382) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 15° 32' 41" E ALONG THE SOUTHWEST LINE OF MORAN STREET FOR A DISTANCE OF 90.32 FEET (DEED CALL: S 10° 55' 23" E - 90.22 FEET, 1660/144) TO A 1 INCH IRON PIPE FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 45.87 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 17' 48" FOR AN ARC DISTANCE OF 45.87 FEET (CHORD BEARS: S 13° 32' 54" W - 43.98 FEET) TO A 1 INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF HELENA STREET (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 9 AND 10, AND THE END POINT OF SAID CURVE;

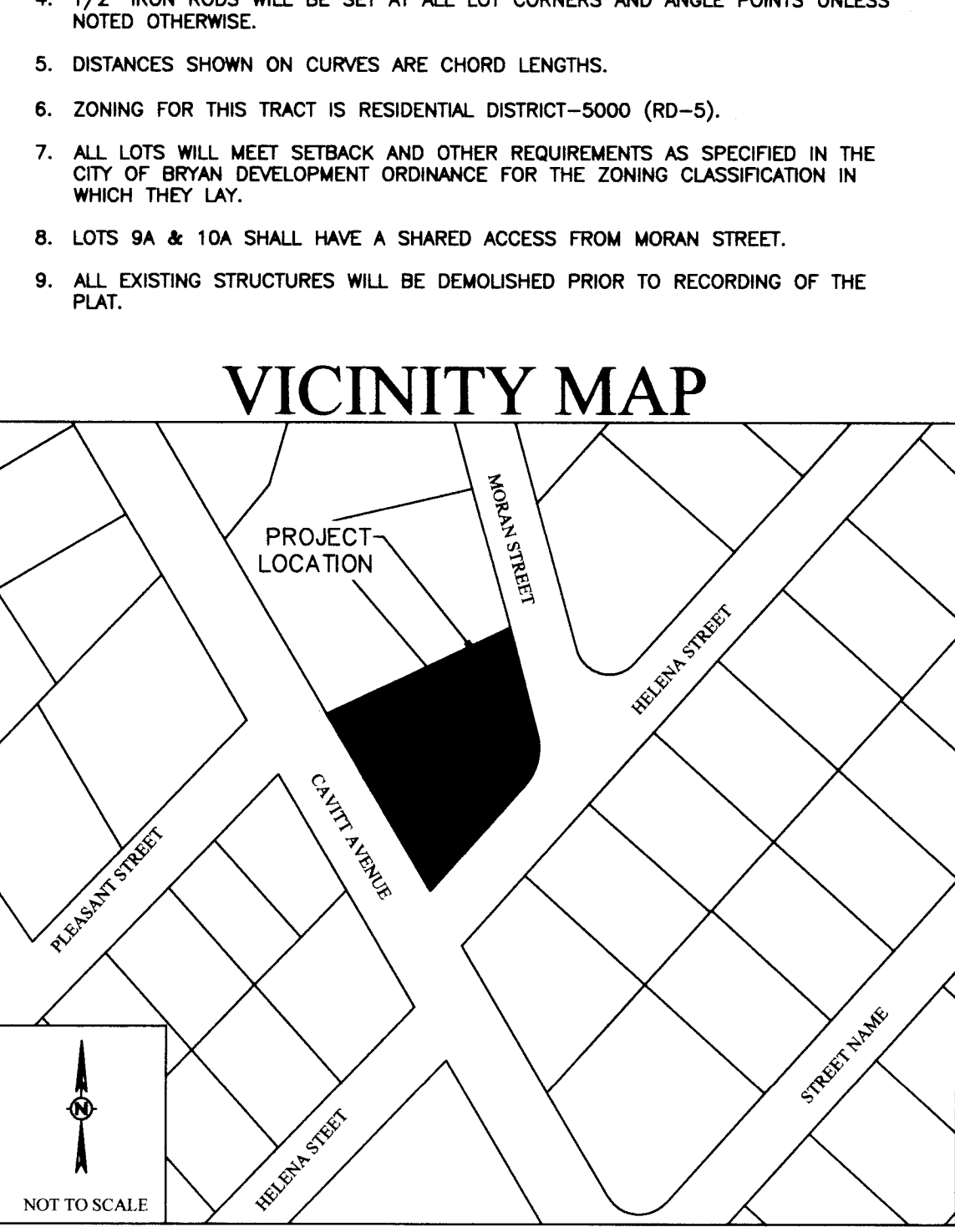
THENCE: S 42° 01' 12" W ALONG THE NORTHWEST LINE OF HELENA STREET AND THE SOUTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 87.85 FEET (DEED CALL: S 46° 27' 54" W - 87.65 FEET, 1660/144) TO A 1 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 22.01 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 38' 29" FOR AN ARC DISTANCE OF 41.00 FEET (CHORD BEARS: N 84° 02' 15" W - 35.38 FEET, 1660/144) TO A 1 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF CAVITT AVENUE (60' R.O.W.) MARKING THE END POINT OF SAID CURVE;

THENCE: N 30° 24' 45" W ALONG THE NORTHEAST LINE OF CAVITT AVENUE AND THE SOUTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 139.95 FEET (DEED CALL: N 25° 55' 00" W - 140.03 FEET, 1660/144) TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF LOT 10R OF SAID BLOCK 2;

THENCE: N 64° 54' 36" E ALONG THE SOUTHWEST LINE OF SAID LOT 10R AND LOT 9R OF SAID BLOCK 2 FOR A DISTANCE OF 166.66 FEET (DEED CALL: N 69° 31' 33" E - 166.55 FEET, 1660/144) TO THE POINT OF BEGINNING CONTAINING 0.476 OF AN ACRE OF LAND (20,748 SQUARE FEET) AS SURVEYED ON THE GROUND, SEE PLAT PREPARED DECEMBER, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009813687026 (CALCULATED USING GEOD12A).

- 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-108 (N:10218158.639; E:3549974.382) 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 1.00009813687026 (CALCULATED USING GEOD12A).
 - NO PORTION OF 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: MAY 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT-5000 (RD-5).
 - 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.
 - LOTS 9A & 10A SHALL HAVE A SHARED ACCESS FROM MORAN STREET.
 - ALL EXISTING STRUCTURES WILL BE DEMOLISHED PRIOR TO RECORDING OF THE PLAT.



FINAL PLAT

OF
HOLICK ADDITION NO. 3
BLOCK 2, LOTS 9A & 10A
A TOTAL OF 0.476 ACRES
BEING A
REPLAT
OF
HOLICK ADDITION NO. 3
BLOCK 2, REMAINDERS OF LOTS 9 & 10
VOL. 151, PG. 109

SCALE 1" = 20'
APRIL, 2017

OWNER/DEVELOPER:
Bonafide Acquisitions, LLC
4400 Old College Rd
Bryan, TX 77801
(979) 703-8925

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

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