

S 47°00'58"E - 68.36 Fnd. 5/8" I.R. Fnd. 5/8" I.R. 5' Building Line Lot 3R N/F Herbert I. Hubert, Jr. 0.15 Acres Cora Bernice Carter 2348/267 0.09 Acres 242/500 Lots 1R & 2R J.A. Chews Subdivision 25' Building Line PROPOSED 10' Public Fn<u>d. 5/8" I.</u> <u>-nd. 5/8" L</u>R. N 45°15'38" W - 68.26'

> Eighteenth St. 41' R.O.W. 33' B.-B. Concrete

> > REPLAT

PILGRAMS REST BAPTIST CHURCH 0.24 ACRES 170 / 9I

Scale: I" = 20'

VICINITY MAP n.t.s.

of a 0.15 Acre Tract

ORIGINAL

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of Lot 1 and 2 of the J.A. Chews Subdivision of Lot 4 of the 16 acre lot in the W. J. Bryan Addition #2, according to the Plat recorded in Volume 21, page 109, Deed Records of Brazos County, Texas, and being all of that 0.1543 acre tract of land conveyed to Jesse L. Newman, Jr. and Bonita M. Newman by Edna Neal Thompson, et al and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod found at the most southerly common corner of said 0.15 acre tract and the Cora Bernice Carter tract (Lots 1R & 2R, J.A. Chews Subdivision, 2348/267), same being in the northeast right-of-way line of Eighteenth Street;

THENCE: N 45°15'38" W - 68.26 feet along said Eighteenth Street line to a 5/8" iron rod found at the most southerly common corner of the Herbert I. Hubert, Jr. 0.09 Acre tract (242/500) and said 0.15 acre

THENCE: N 44°09'10" E - 98.47 feet along the common line between said Hubert tract and said 0.15 Acre tract to a 5/8" iron rod found at the most northerly common corner of said tracts, same being in the southwest line of the Willing Workers Church of the Living God 0.36 Acres (709/399);

THENCE: S 47°00'58" E - 68.36 feet along the common line between said 0.15 acre tract and said Church tract to a 5/8" iron rod found at the most northerly common corner of said 0.15 acre tract and said Carter tract;

THENCE: S 44°12'22" W - 100.57 feet along the common line between said 0.15 acre tract and said Carter tract to the PLACE-OF-BEGINNING; containing 0.15 acres of land more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972, on January, 1996.

A variance for inadequate lot depth was approved on February 08, 1996 by the Zoning Board of Adjustment.

<u>General Notes:</u>

PROJECT

LOCATION

- *1. Basis of Bearing is the Southwest Line rotated to deed call N 45'15'38" W recorded in Volume 2427, Page 146, Official Records, Brazos County, Texas.
- 2. All improvements are existing unless otherwise stated.
- 3. Property is not in a flood plain as designated by FEMA Flood Insurance Rate Map, Community Panel 480082 0133C, Effective Date July 2, 1992.

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications

Mark Low (acting)

RICHARD PERKINS, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11 V day of 19 and same was duly approved on the 11 day of 19 and same was duly approved on the 19 day of 19 and same was duly approved on the 19 day of 19 and by said commission Chairman of the Planning & Zoning Commission

APPROVAL OF PLANNING & ZONING COMMISSION

CERTIFICATE OF THE ENGINEER

APPROVAL OF THE CITY ENGINEER l, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances the City of Bryan.

601456

STEPHEN F. AUSTIN, A - 36 BRYAN, BRAZOS COUNTY, TEXAS

REPLAT

PART OF LOTS 1 AND 2

J. A. CHEWS SUBDIVISION

0.15 ACRES

SCALE: 1'' = 20''

JANUARY 1996

OWNER/DEVELOPER: Newman, Jesse L. Jr., and

Bonita M.

22627 Black Willow

Tomball, TX 77375

Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688 SW - D:\95-556C.DWC

CERTIFICATION OF THE CITY PLANNER

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

STATE OF TEXAS COUNTY OF BRAZOS

I, Mary Ann Ward, 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 the ______ day of _______, 19_4, ip the Deed /Official Records of Brazos County, Texas, in Volume _______, Page ______.

CERTIFICATE OF THE COUNTY CLERK

___ in the City of Bryan,

COUNTY OF BRAZOS JEST L. NEWMAN, JR.

STATE OF TEXAS COUNTY OF BRAZOS

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BRAZOS

owner(a) and developer(a) of the land shown on this plat, being

the tract of land (being part of the tract of land) as conveyed to me (we,) in the Official Records of Brazos County in Volume

the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared (5) < 4. A (5) / 6), 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 purpose and consideration therein stated.

(#E, ME), BONITA M. NEWMAN

the purpose and consideration therein expressed.

same for purpose and consideration therein stated.

owner() and developer() of the land shown on this plat, being

Texas, and whose name is subscribed hereto, hereby dedicate to

courses, drains, easements, and public places theron shown for

Before me, the undersigned authority, on this day personally appeared Beach and home to be the person(s) whose name(s) is/are subscribed to the foregoing

instrument, and acknowledged to me that he/they executed the

the use of the public forever all streets, alleys, parks, water

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