

- LEGEND:**
- WATER VALVE
  - WATER METER
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRICAL LINES
  - WOOD FENCE
  - WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - APPROX. PRIVATE SAN. SEWER

**CERTIFICATE OF SURVEYOR**

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.

APPROVAL OF PLANNING AND ZONING COMMISSION

Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) BU Real Estate Holding LLC, owner(s) and developer(s) of the land shown on this plat, being the tracts of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 6661 & 8862, Page 143 & 286, 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.

Owner(s)

**CERTIFICATION 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

City Engineer, City of Bryan

**CERTIFICATE 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 certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

**METES AND BOUNDS DESCRIPTION OF A 1.963 ACRE TRACT**

ZENO PHILLIPS LEAGUE, A-45  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SAY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND ON THE NORTHEAST CORNER OF E. 29TH STREET (55.56' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID 1.349 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MILDRED WOLLERSHEIM RECORDED IN VOLUME 1771, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 44' 44" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 149.02 FEET TO A 1/2" IRON ROD FOUND MARKING THE EAST CORNER OF SAID WOLLERSHEIM TRACT;

THENCE: N 44° 22' 42" W CONTINUING ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 72.10 FEET TO THE SOUTHWEST CORNER OF LOT 5R, BLOCK 62, JP MITCHELL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12291, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 35' 53" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID LOT 5R, LOT 6R AND LOT 7R, BLOCK 62 (PLAT 12291/158) FOR A DISTANCE OF 221.82 FEET TO A 3/8" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BRITANNY TELLO AND ALAN ALVAREZ RECORDED IN VOLUME 10613, PAGE 172 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 1R AND THE NORTH CORNER OF SAID 0.29 ACRE TRACT;

THENCE: S 47° 34' 35" E ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID TELLO-ALVAREZ TRACT FOR A DISTANCE OF 63.71 FEET TO A 5/8" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.62 ACRE TRACT;

THENCE: N 43° 51' 39" E ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT AND SAID TELLO-ALVAREZ TRACT FOR A DISTANCE OF 86.72 FEET TO A 5/8" IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.62 ACRE TRACT AND A SOUTHERLY INTERIOR CORNER OF A CALLED 0.29 ACRE TRACT AS DESCRIBED BY A DEED TO RAYMOND BLANCO, JR. AND CONNIE BLANCO RECORDED IN VOLUME 2645, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 09' 03" E ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT, SAID 0.29 ACRE TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO OTTO FRITZ AND MELANIE FRITZ RECORDED IN VOLUME 1220, PAGE 554 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; FOR A DISTANCE OF 247.91 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF S. HASWELL DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 47' 34" W ALONG THE NORTHWEST LINE OF S. HASWELL DRIVE FOR A DISTANCE OF 114.68 FEET TO A 5/8" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.62 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.1614 ACRE TRACT AS DESCRIBED BY A DEED TO MKGD, LLC RECORDED IN VOLUME 8862, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 05' 19" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.1614 ACRE TRACT FOR A DISTANCE OF 55.63 FEET TO A 5/8" IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.29 ACRE TRACT AS DESCRIBED BY A DEED TO DONALD H. LEWIS, JR. RECORDED IN VOLUME 4005, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 08' 27" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.29 ACRE TRACT FOR A DISTANCE OF 62.25 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.139 ACRE TRACT AS DESCRIBED BY A DEED TO PATRICIA TIPPETT EWBANK RECORDED IN VOLUME 10986, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 27' 34" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID EWBANK TRACT FOR A DISTANCE OF 62.25 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.139 ACRE TRACT AS DESCRIBED BY A DEED TO GARY LYNN DOUCETTE RECORDED IN VOLUME 2040, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 51' 59" W ALONG THE COMMON LINE OF SAID 1.349 ACRE TRACT AND SAID 0.139 ACRE TRACT FOR A DISTANCE OF 129.17 FEET TO A 3/8" IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF SAID 1.349 ACRE TRACT;

THENCE: N 47° 58' 49" W ALONG THE NORTHEAST LINE OF E. 29TH STREET FOR A DISTANCE OF 118.04 FEET TO THE POINT OF BEGINNING CONTAINING 1.963 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 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. 1/2" IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804C0215F DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS. CURRENT ORDINANCE REQUIRES A FRONT SETBACK OF 50' FROM THE CENTERLINE OF E. 29TH STREET.
5. WATER AND SEWER LINES SHOWN HEREON FROM CITY OF BRYAN MAPS AND VISIBLE INDICATIONS.
6. CONTOURS SHOWN HEREON ARE SCALED DIGITAL OVERLAY FROM CITY OF BRYAN GIS MAPPING.
7. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.

Doc: 01252431 BR Vol Pg 13114 297

Filed for Record in: BRAZOS COUNTY

On: Jan 05, 2016 at 02:48P

As a Plat

Document Number: 01252431

Amount: 73.00

Receipt Number: 564210

By: Lauren Reistino

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.

Jan 05, 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**FINAL PLAT**

OF

LOTS 1R, 2R & 3R, BLOCK 78

**J. P. MITCHELL'S ADDITION**

BEING A

**REPLAT**

PORTION OF BLOCK 3 PHILIPS ADDITION VOLUME M, PAGE 253 AND

PORTION OF BLOCKS 62, 63, 78 & 79 J. P. MITCHELL'S ADDITION VOLUME O, PAGE 214

1.963 ACRES

ZENO PHILLIPS LEAGUE, A-45  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET

SURVEY DATE: 08-14-08

PLAT DATE: 08-17-08

REVISED: 08-25-15

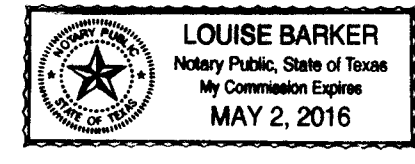
JOB NUMBER: 15-433

CAD NAME: 15-433

CR5 FILE: bot-gtg (cont); 15-433 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE, #116  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

PREPARED FOR: DON LEWIS  
1511 S. TEXAS AVE., #116  
COLLEGE STATION, TEXAS 77840  
PHONE (979) 229-1022



Notary Public, Brazos County, Texas