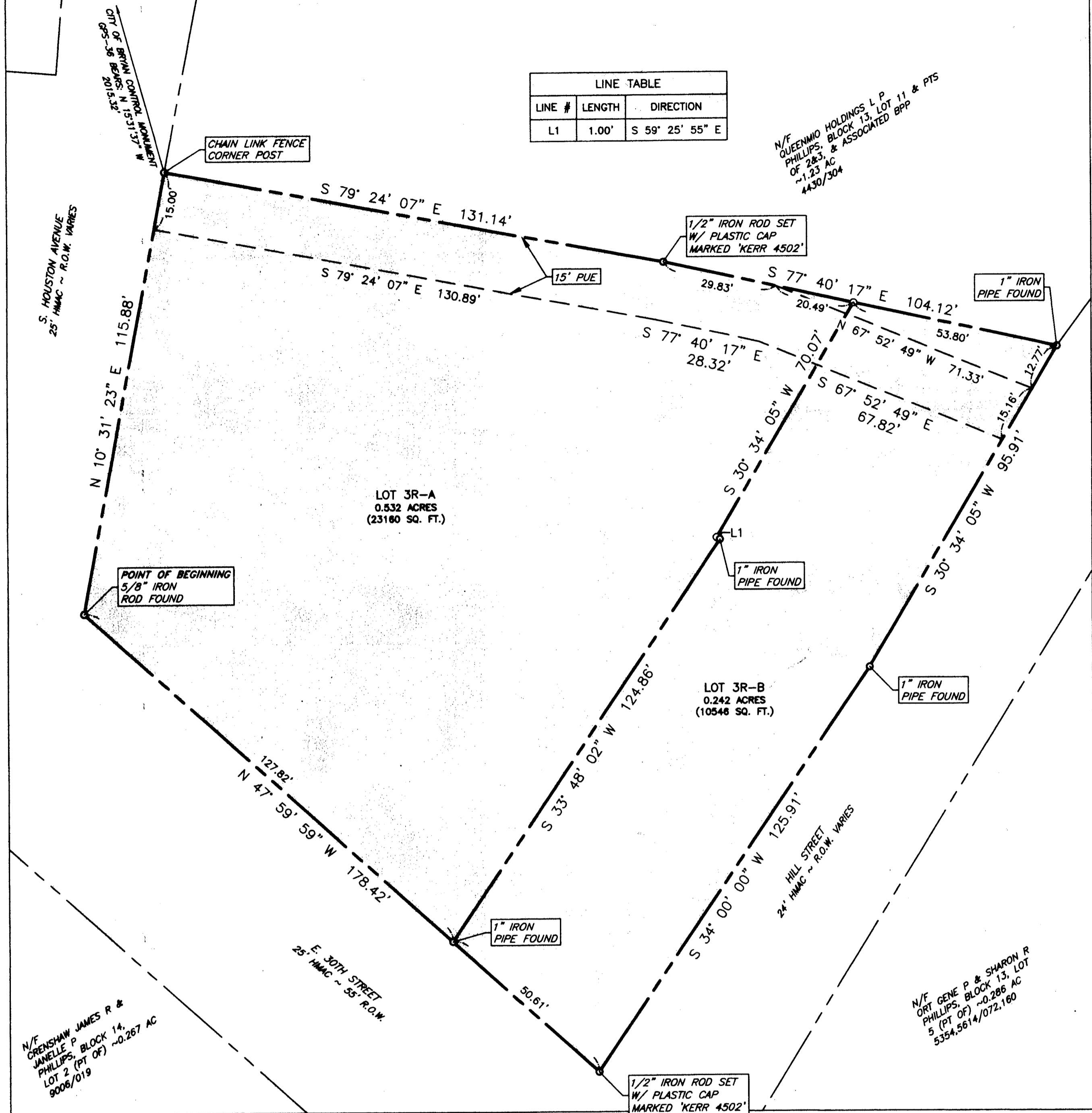
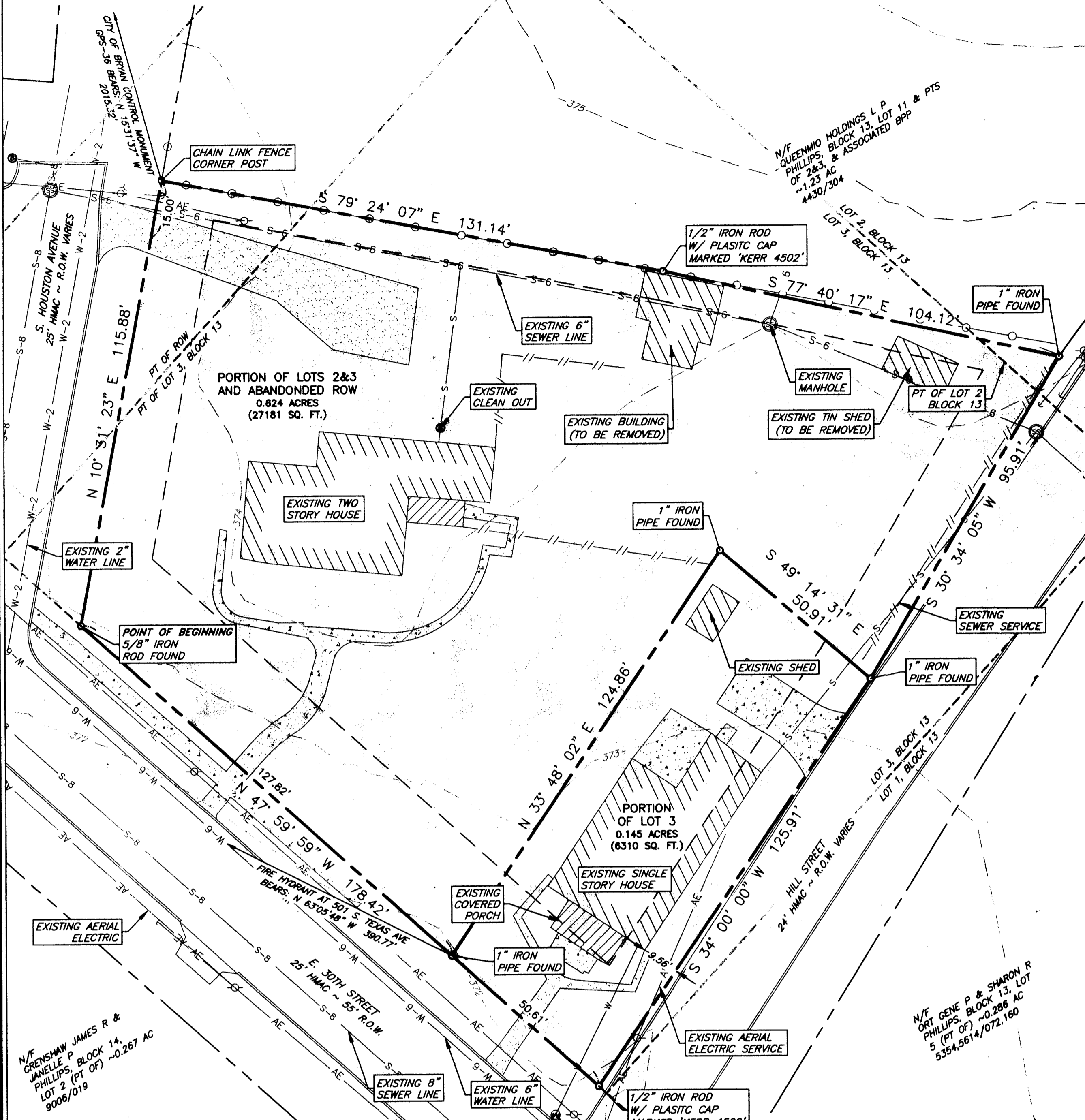


ORIGINAL PLAT

REPLAT



LINE #	LENGTH	DIRECTION
L1	1.00'	S 59° 25' 55" E

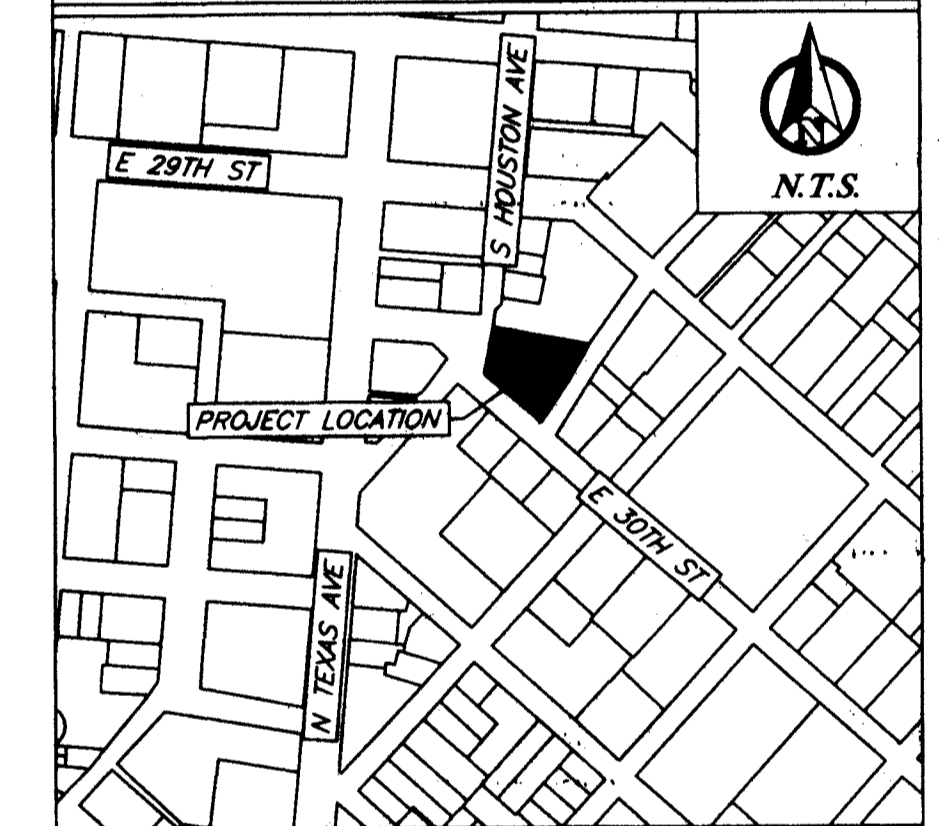
General Notes:

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- This property is currently zoned Residential District 5000 (RD-5).
- 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. 48041C0215F, effective April 2, 2014.
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- The topography shown is from City of Bryan GIS data.
- The survey plat was prepared to reflect the title report issued by University Title Company, GF no. 171652, dated 05-07-2017.

Legend

- Line Types**
- Proposed Conditions
 - Existing Conditions
 - Existing Water Line
 - Existing Contour
 - Existing Easement
 - Property Line
 - Chain Link Fence
 - Wooden Fence
- Other Symbols:**
- Power Pole
 - Water Meter
 - Water Valve
 - Clean Out

Vicinity Map



METES AND BOUNDS DESCRIPTION
 OF A
 0.774 ACRE TRACT
 PHILLIPS ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 2 AND 3, BLOCK 13, AND A PORTION OF THE ABANDONED STREET RIGHT-OF-WAY ADJOINING SAID LOT 3, PHILLIPS ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 11, PAGE 253 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.624 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERT GERALD BAUDER RECORDED IN VOLUME 6628, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.145 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO KENNETH WEBB ROBERTS, JR. RECORDED IN VOLUME 12110, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD FOUND (N:10229319.80, E:3542417.12) ON THE NORTHEAST LINE OF E. 30TH STREET (55.58' R.O.W.), THE SOUTHWEST CORNER OF SAID LOT 3, AND THE EAST LINE OF S. HOUSTON AVENUE (R.O.W. WIDTH VARIES), SAID IRON ROD MARKING THE SOUTHWEST CORNER OF SAID 0.624 ACRE TRACT. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303, E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION.

THENCE: N 10° 31' 23" E ALONG THE WEST LINE OF SAID 0.624 ACRE TRACT AND THE EAST LINE OF S. HOUSTON AVENUE FOR A DISTANCE OF 115.88 FEET (DEED CALL: N 13° 33' 09" E - 115.85 FEET, 6628/80) TO A CHAIN LINK FENCE CORNER POST MARKING THE NORTHWEST CORNER OF SAID 0.624 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.23 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO QUEENMO HOLDINGS, LP RECORDED IN VOLUME 4430, PAGE 304 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-36 BEARS: N 15° 31' 37" W FOR A DISTANCE OF 2015.32 FEET.

THENCE: ALONG THE COMMON LINE OF SAID 1.23 ACRE TRACT AND SAID 0.624 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 79° 24' 07" E FOR A DISTANCE OF 131.14 FEET (DEED CALL: S 76° 07' 01" E - 131.11 FEET, 4430/304) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;
 S 77° 40' 17" E FOR A DISTANCE OF 104.12 FEET (DEED CALL: S 74° 23' 11" E - 104.12 FEET, 4430/304) TO A 1" IRON PIPE FOUND ON THE NORTHWEST LINE OF HILL STREET (R.O.W. WIDTH VARIES) MARKING THE SOUTHWEST CORNER OF SAID 1.23 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.624 ACRE TRACT;

THENCE: S 30° 34' 05" W ALONG THE SOUTHWEST LINE OF SAID 0.624 ACRE TRACT AND THE NORTHWEST LINE OF HILL STREET FOR A DISTANCE OF 95.91 FEET (DEED CALL: S 33° 28' 17" W - 98.00 FEET, 6628/80) TO A 1" IRON PIPE FOUND MARKING THE EAST CORNER OF SAID 0.145 ACRE TRACT. FOR REFERENCE, A 1" IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID 0.145 ACRE TRACT BEARS: N 49° 14' 31" W FOR A DISTANCE OF 50.90 FEET (DEED CALL: N 49° 13' 42" W - 51.07 FEET, 12110/110) (DEED CALL: N 45° 12' 20" W - 51.00 FEET, 6628/80);

THENCE: S 34° 00' 00" W CONTINUING ALONG THE NORTHWEST LINE OF HILL STREET AND ALONG THE SOUTHWEST LINE OF SAID 0.145 ACRE TRACT FOR A DISTANCE OF 125.51 FEET (DEED CALL: S 34° 04' 13" W - 126.15 FEET, 12110/110) TO A 1/2" IRON ROD MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF E. 30TH STREET MARKING THE SOUTH CORNER OF SAID 0.145 ACRE TRACT;

THENCE: N 47° 59' 59" W ALONG THE NORTHEAST LINE OF E. 30TH STREET AND THE SOUTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.61 FEET (DEED CALL: N 47° 35' 43" W - 50.60 FEET, 12110/110) TO A 1" IRON PIPE FOUND MARKING THE WEST CORNER OF SAID 0.145 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.624 ACRE TRACT;

THENCE: N 47° 59' 59" W CONTINUING ALONG THE NORTHEAST LINE OF E. 30TH STREET AND THE SOUTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 127.82 FEET (DEED CALL: N 45° 00' 00" W - 127.79 FEET, 6628/80) TO THE POINT OF BEGINNING CONTAINING 0.774 OF AN ACRE OF LAND (33,708 SQUARE FEET), AS SURVEYED ON THE GROUND JUNE, 2017. SEE PLAT PREPARED JUNE, 2017, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001125647 (CALCULATED USING GEOID12A).

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kenneth Roberts, Jr., owner of the 0.145 acre tract shown on this plat, being Block 13, Part of Lot 3 as conveyed in the Deeds Records of Brazos County in Volume 12110, Page 110, 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.

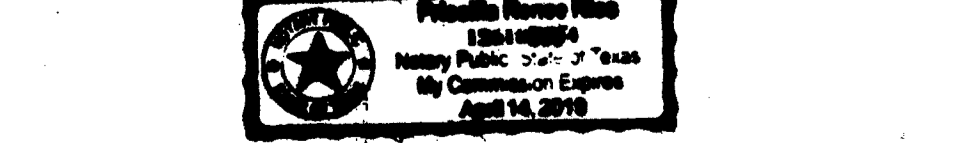
Kenneth W. Roberts, Jr.
 Kenneth Roberts, Jr.

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Kenneth Roberts Jr., 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 purpose stated.

Given under my hand and seal on this 12 day of September, 2017.

Sharon E. McKnight
 Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Robert Bauder, owner of the 0.624 acre tract shown on this plat, being Block 13, Parts of Lots 2&3 as conveyed in the Deeds Records of Brazos County in Volume 6628, Page 80, 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.

Robert Bauder
 Robert Bauder

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Robert Bauder, 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 purpose stated.

Given under my hand and seal on this 13 day of September, 2017.

Robert Bauder
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor, R.P.L.S., 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 are placed under my supervision on the ground, and that the scales and bound describing said subdivision define a closed geometric form.

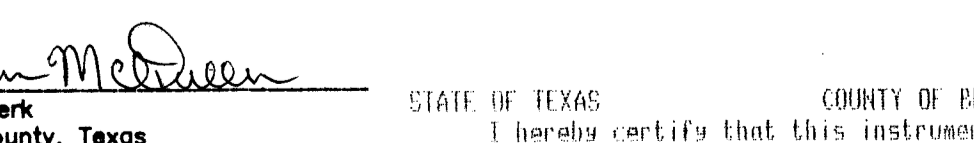
Brad Kerr
 Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Brad Kerr, 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 purpose stated.

Given under my hand and seal on this 13 day of September, 2017.

Brad Kerr
 Notary Public, Brazos County, Texas



APPROVAL OF THE CITY ENGINEER
 I, *W. Paul Kappas*, 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 28 day of September, 2017.

W. Paul Kappas
 City Engineer
 Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, *Bobbi Williams*, 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 12 day of September, 2017, and same was duly approved on the 13 day of September, 2017, by said Commission.

Bobbi Williams
 Chair, Planning and Zoning Commission
 Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, *Bobbi Williams*, 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 purpose stated.

Given under my hand and seal on this 13 day of September, 2017.

Bobbi Williams
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, *Karen Medveden*, 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 purpose stated.

Given under my hand and seal on this 13 day of September, 2017.

Karen Medveden
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, *Karen Medveden*, 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 purpose stated.

Given under my hand and seal on this 13 day of September, 2017.

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