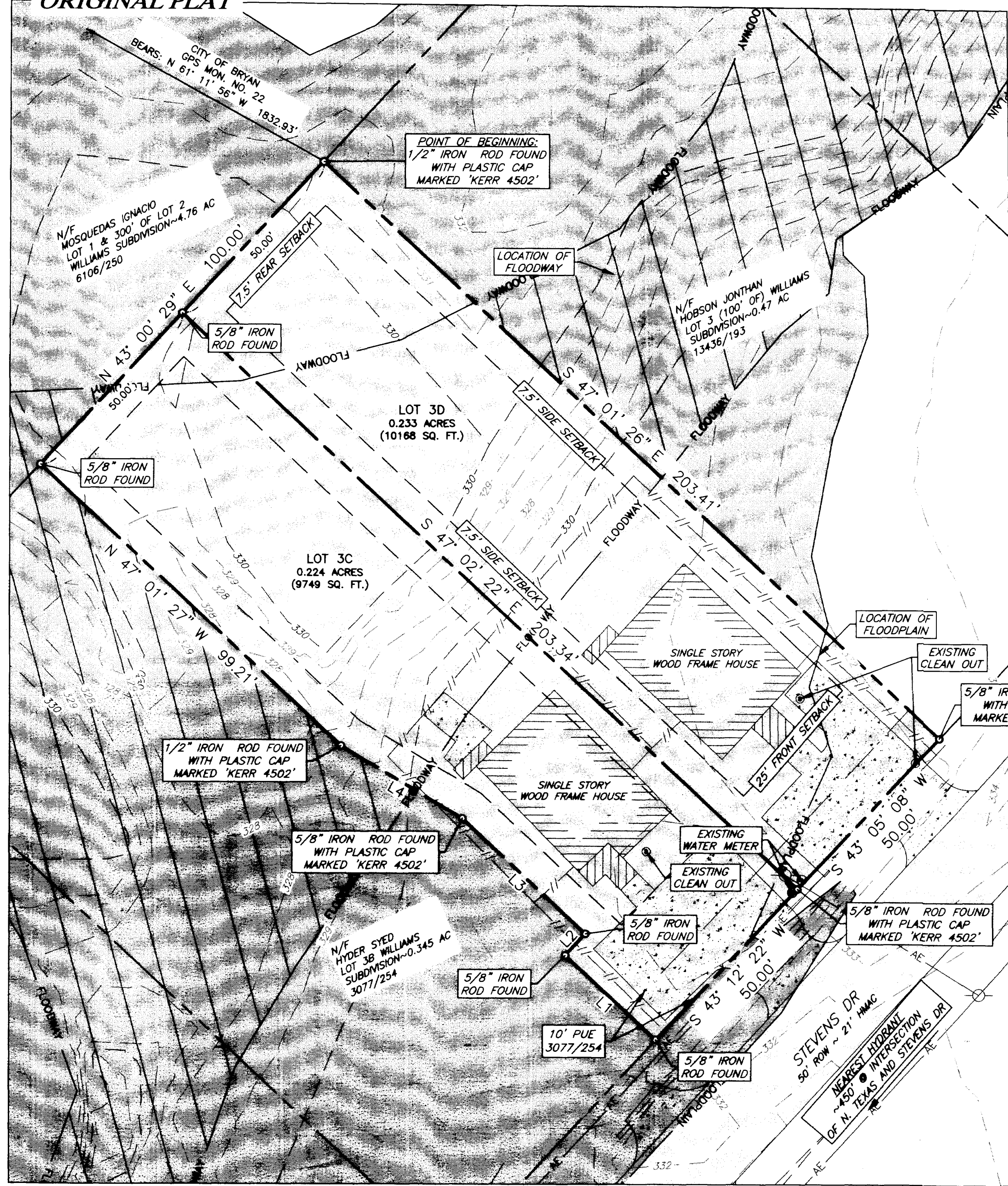
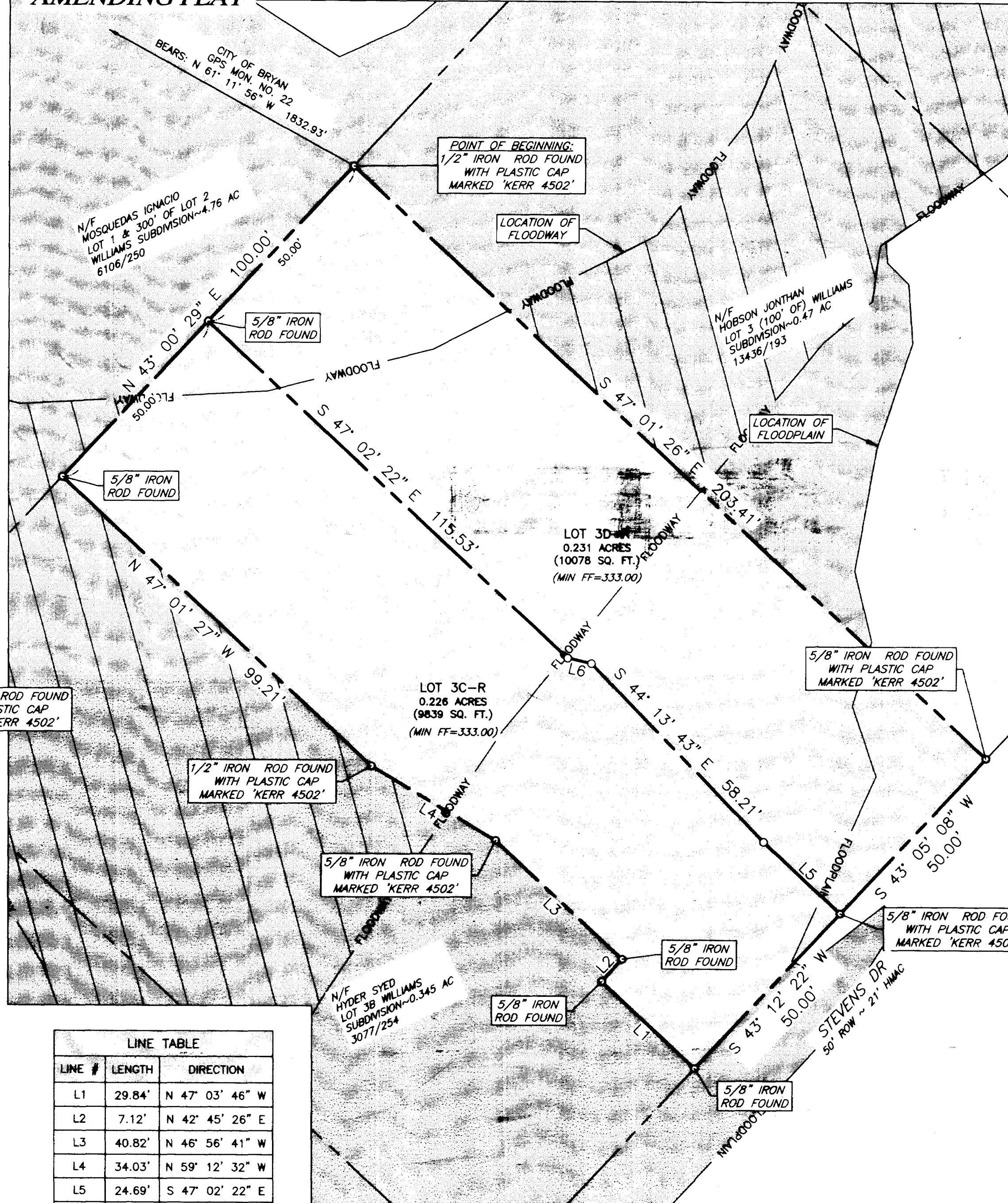


**ORIGINAL PLAT**



**AMENDING PLAT**



LINE #	LENGTH	DIRECTION
L1	29.84'	N 47° 03' 46" W
L2	7.12'	N 42° 45' 26" E
L3	40.82'	N 46° 56' 41" W
L4	34.03'	N 59° 12' 32" W
L5	24.69'	S 47° 02' 22" E
L6	5.74'	S 76° 52' 42" E

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 0.457 ACRE TRACT  
 MOSES BAINE LEAGUE, A-3  
 BRYAN, BRAZOS COUNTY, TEXAS

Doc Bk Vol Pg  
 01310349 0R 14292 54

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 3C AND 3D, SUBDIVISION OF WILLIAMS 112 ACRE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3077, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET (N10241932.36, E3535117.37) MARKING THE NORTH CORNER OF SAID LOT 3D. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-22 BEARS: N 61° 11' 56" E FOR A DISTANCE OF 1832.93 FEET. 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-22 (N10242815.409, E3533511.181) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 47° 01' 26" E ALONG THE NORTHEAST LINE OF SAID LOT 3D FOR A DISTANCE OF 203.41 FEET (PLAT CALL: S 45° 00' 00" E - 203.30 FEET, 3077/254) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 3D;

THENCE: S 43° 05' 08" W ALONG THE SOUTHWEST LINE OF SAID LOT 3D FOR A DISTANCE OF 50.00 FEET (PLAT CALL: S 45° 00' 00" W - 50.00 FEET, 3077/254) TO A 5/8" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF SAID LOT 3D AND THE EAST CORNER OF SAID LOT 3C;

THENCE: S 43° 12' 22" W ALONG THE SOUTHWEST LINE OF SAID LOT 3C FOR A DISTANCE OF 50.00 FEET (PLAT CALL: S 45° 00' 00" W - 50.00 FEET, 3077/254) TO A 5/8" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 3C AND THE EAST CORNER OF LOT 3B OF SAID SUBDIVISION OF WILLIAMS 112 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID LOTS 3B AND 3C FOR THE FOLLOWING CALLS:

N 47° 03' 46" W FOR A DISTANCE OF 29.84 FEET (PLAT CALL: N 45° 00' 00" W - 30.00 FEET, 3077/254) TO A 5/8" IRON ROD FOUND;

N 42° 45' 26" E FOR A DISTANCE OF 7.12 FEET (PLAT CALL: N 45° 00' 00" E - 7.16 FEET, 3077/254) TO A 5/8" IRON ROD FOUND;

N 46° 56' 41" W FOR A DISTANCE OF 40.82 FEET (PLAT CALL: N 45° 00' 00" W - 40.81 FEET, 3077/254) TO A 5/8" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND;

N 59° 12' 32" W FOR A DISTANCE OF 34.03 FEET (PLAT CALL: N 57° 08' 18" W - 34.03 FEET, 3077/254) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

N 47° 01' 27" W FOR A DISTANCE OF 99.21 FEET (PLAT CALL: N 45° 00' 00" W - 99.22 FEET, 3077/254) TO A 5/8" IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 3C AND THE NORTH CORNER OF SAID LOT 3B;

THENCE: N 43° 00' 29" E ALONG THE NORTHWEST LINE OF SAID LOTS 3C AND 3D FOR A DISTANCE OF 100.00 FEET (PLAT CALL: N 45° 00' 00" E - 100.00 FEET, 3077/254) TO THE POINT OF BEGINNING CONTAINING 0.457 OF AN ACRE OF LAND (19,914 SQUARE FEET) AS SURVEYED ON THE GROUND MAY 2017. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000116632 (CALCULATED USING GEOID12B).

Filed for Record in:  
 BRAZOS COUNTY

On: Oct 02, 2017 at 03:18P

As a  
 Plat

Document Number: 01310349

Amount: 73.00

Receipt Number - 613854  
 By: Kim Green

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.  
 Oct 02, 2017

Kim McQueen, Brazos County Clerk  
 BRAZOS COUNTY

- 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 (R-5).
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot lies within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 9, 2014.
  - Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
  - The topography shown is from City of Bryan GIS and field survey data.
  - Property is being amended to adjust property lines and setbacks for existing buildings.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Syed Hyder, owner of the 0.558 acre tract shown on this plat, being Lots 3C and 3D of Williams Subdivision as conveyed in the Deeds Records of Brazos County in Volume 3077, Page 254, in the City of Bryan, Texas and whose name is subscribed hereto to dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*Syed Hyder*  
 Syed Hyder

**APPROVAL 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 22nd day of September, 2017.

*Martin Zimmerman*  
 City Planner  
 Bryan, Texas

**APPROVAL OF CITY ENGINEER**

I, *W. Paul Cooper*, 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 22nd day of September, 2017.

*W. Paul Cooper*  
 City Engineer  
 Bryan, Texas

**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 certificates of authentication was filed for record in my office the 22nd day of September, 2017, in the Official Records of Brazos County in Volume 14292 Page 54.

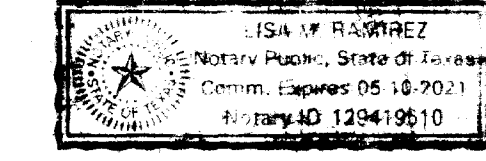
*Karen McQueen*  
 County Clerk  
 Brazos County, Texas

**STATE OF TEXAS  
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Syed Hyder, 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 22 day of September, 2017.

*Jane McLean*  
 Notary Public, Brazos County, Texas



**CERTIFICATION OF THE SURVEYOR**

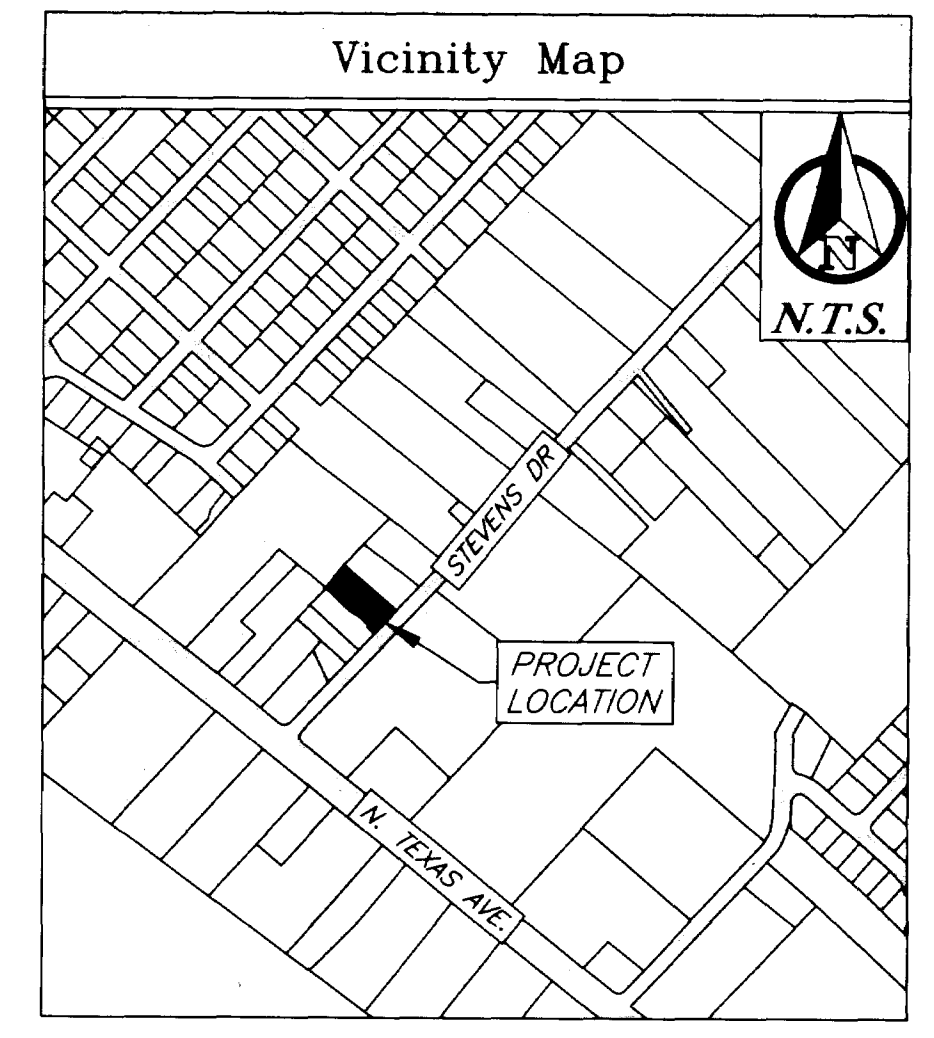
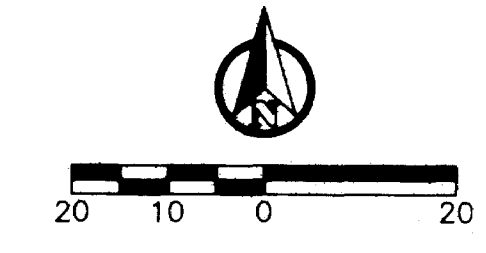
STATE OF TEXAS  
 COUNTY OF BRAZOS

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

**Legend**

Line Types	
—	Proposed Conditions
- - -	Existing Conditions
- · - · -	Wooden Fence
- · - · - · - · -	Contour
- · - · - · - · - · -	Easement
- · - · - · - · - · - · -	Property Line
⊙	Power Pole
⊙	Water Meter
⊙	Water Valve
⊙	Clean Out



**FINAL PLAT**

**Williams Subdivision  
 Lots 3C-R & 3D-R  
 0.457 AC**

Being an Amending Plat of Williams Subdivision,  
 Lots 3C & 3D  
 Bryan, Brazos County, Texas

August 2017

Owner:  
 Syed Hyder  
 911 Winged Foot Dr.  
 College Station, TX 77845

Engineer:  
  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195

5/15/2017 5:45 PM Project # 15-037  
 Stephens Drive Redacting  
 J4 Engineering