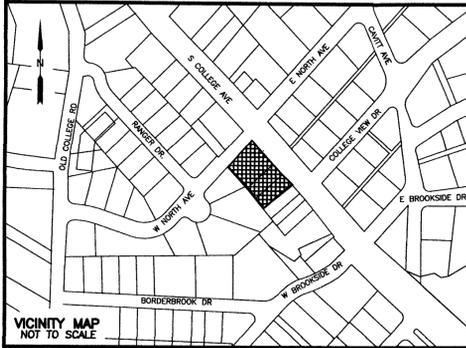
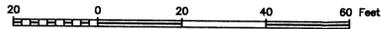




SCALE: 1" = 20'



POINT OF BEGINNING
"X" FOUND ON TOP OF
CONCRETE PEDESTAL

PROJECT BENCHMARK
CITY OF BRYAN GPS MONUMENT NO. 108
BEARS: N 38°42'07" E 2587.18'

W. NORTH AVENUE
R.O.W. VARIES
37' ASPHALT PAVEMENT

SOUTH COLLEGE AVENUE
R.O.W. VARIES
AVE. 58.4' ASPHALT PAVEMENT

1/2 INCH IRON
ROD FOUND

"X" FOUND IN
CONCRETE

1/2 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD FOUND

LOT 1
0.775 AC.

LOT 1
BLOCK 1
KERRY WAYNE RAY
ZONING: SC-R
SOUTH COLLEGE-RESIDENTIAL

WOODSON ACRES
189/55

LOT 2
BLOCK 1
BETTY JEAN OVERBY
ZONING: SC-R
SOUTH COLLEGE-RESIDENTIAL

N/F
UNIVERSITY TIRE & SERVICE
604/533
(UNPLATTED)
ZONING: SC-B
SOUTH COLLEGE-BUSINESS

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100215 F, DATED APRIL 2, 2014.
3. PROPERTY IS CURRENTLY ZONED SC-B, SOUTH COLLEGE BUSINESS.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THIS ZONING DISTRICT.

APPROVAL 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 _____, 20__.

City Engineer, City of Bryan

MAY 06 2015

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SADIQ DHUKA, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 10330, Page 183, 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)

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

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 _____, 20__.

City Planner, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

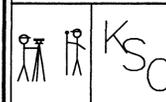
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

FINAL PLAT
OF
MINI PLAZA
0.775 ACRES

J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JUNE 2014
PLAT DATE: 05-05-15



JOB NUMBER: 15-253
CAD NAME: 15-253
CR5 FILE: 14-360

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

PREPARED FOR: SADIQ DHUKA
3800 S. COLLEGE
BRYAN, TEXAS 77801
PHONE (979) 422-6661