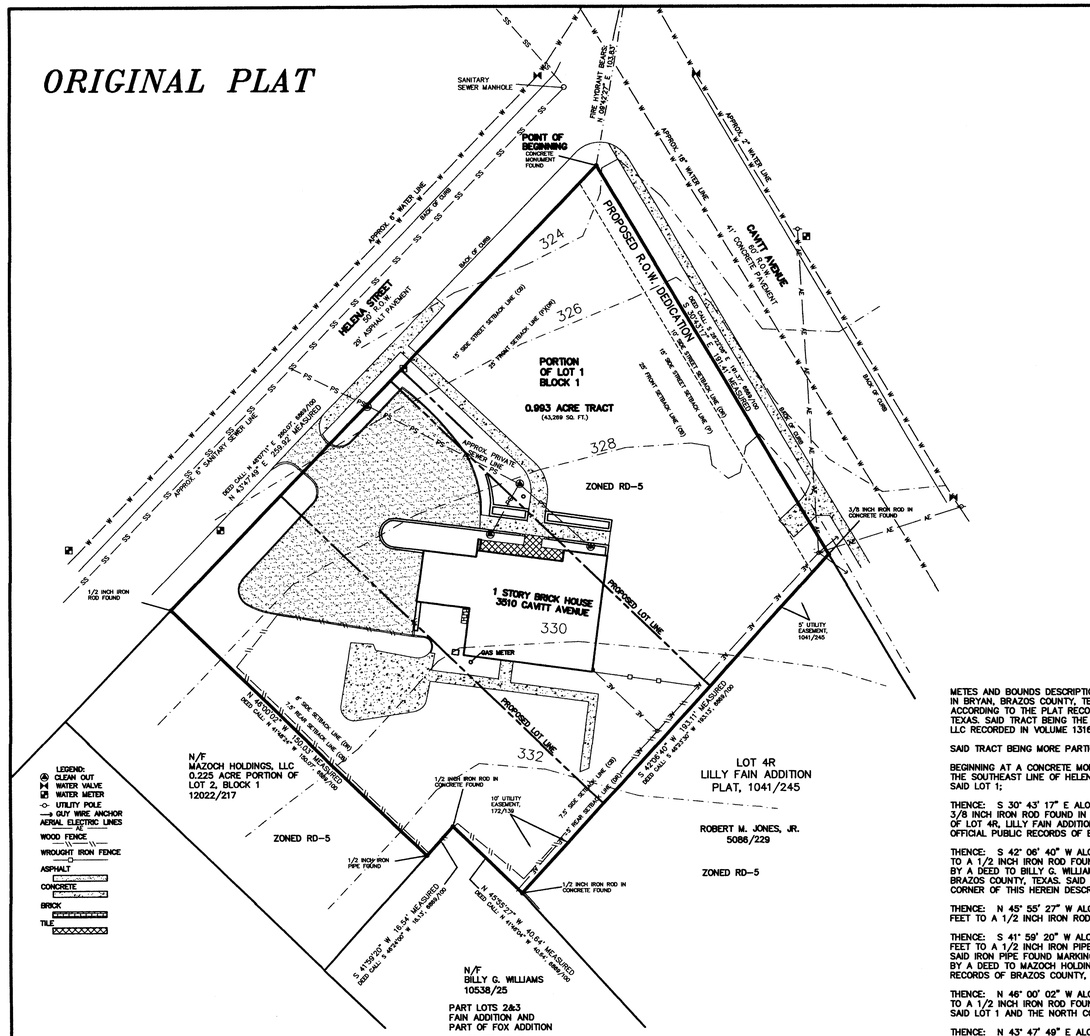
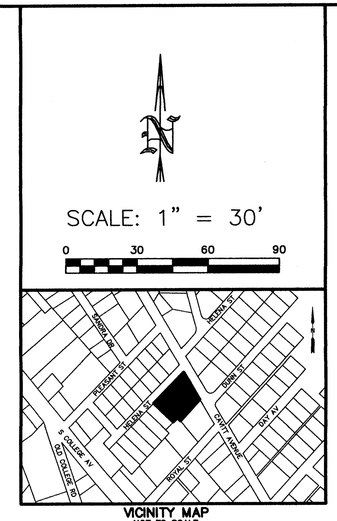
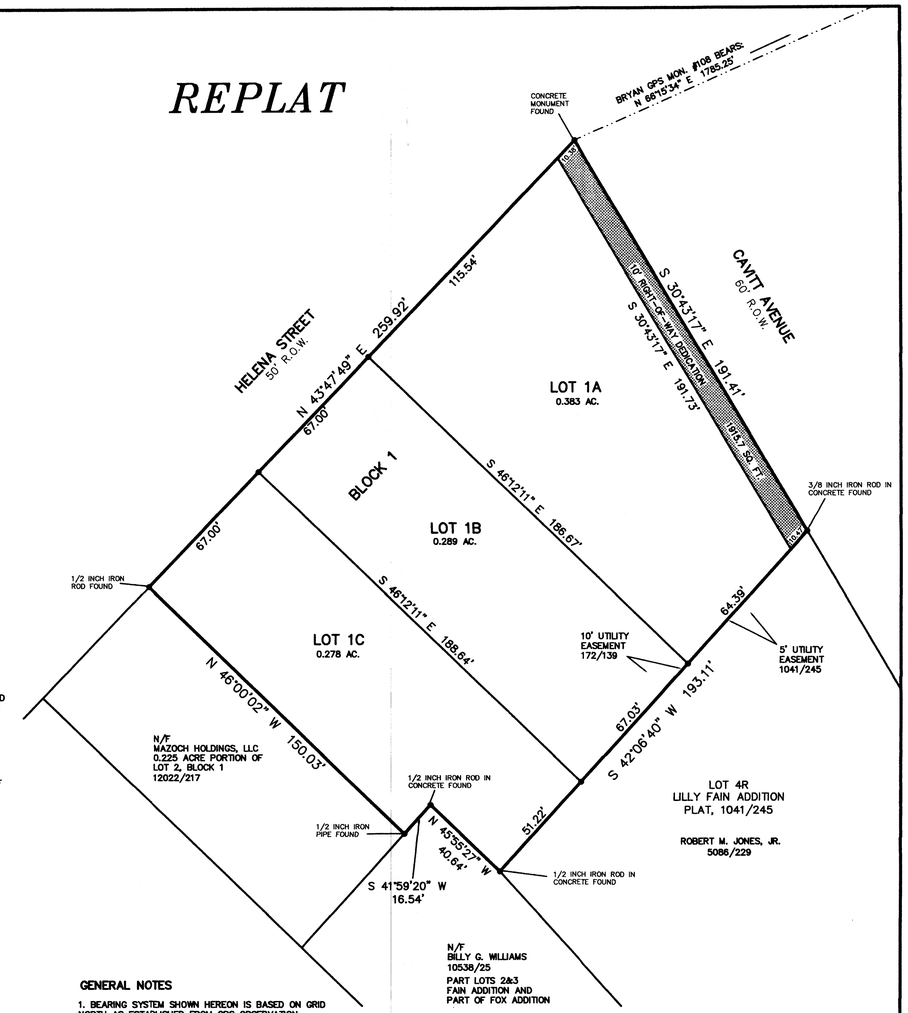
ORIGINAL PLAT





REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.993 ACRE TRACT
FOX ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1, BLOCK 1, FOX ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 172, PAGE 139 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 13162, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE (60' R.O.W.), AND THE SOUTHEAST LINE OF HELENA STREET (50' R.O.W.). SAID MONUMENT FOUND MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE: S 30° 43' 17" E ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 191.41 FEET TO A 3/8 INCH IRON ROD FOUND IN CONCRETE MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 4R, LILLY FAIN ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 1041, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 06' 40" W ALONG THE COMMON LINE OF SAID LOT 1 AND 4R, FOR A DISTANCE OF 193.11 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE ON THE NORTHEAST LINE OF A TRACT OF LAND AS DESCRIBED BY A DEED TO BILLY G. WILLIAMS RECORDED IN VOLUME 10538, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON FOUND MARKING THE WEST CORNER OF SAID LOT 4R AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 55' 27" W ALONG THE NORTHEAST LINE OF SAID WILLIAMS TRACT FOR A DISTANCE OF 40.64 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE MARKING THE NORTH CORNER OF SAID WILLIAMS TRACT;

THENCE: S 41° 59' 20" W ALONG THE NORTHWEST LINE OF SAID WILLIAMS TRACT FOR A DISTANCE OF 16.54 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE COMMON LINE OF SAID LOT 1 AND LOT 2 OF SAID BLOCK 1. SAID IRON PIPE FOUND MARKING THE EAST CORNER OF A 0.225 ACRE PORTION OF SAID LOT 2 AS DESCRIBED BY A DEED TO MAZOCH HOLDINGS, LLC RECORDED IN VOLUME 12022, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 46° 00' 02" W ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 150.03 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HELENA STREET MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 2;

THENCE: N 43° 47' 49" E ALONG THE SOUTHEAST LINE OF HELENA STREET FOR A DISTANCE OF 259.92 FEET TO THE POINT OF BEGINNING CONTAINING 0.993 OF AN ACRE OF LAND (43,269 SQUARE FEET), AS SURVEYED ON THE GROUND DECEMBER, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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. 48041C0215F DATED APRIL 2, 2014.
3. PROPERTY IS CURRNTLY ZONED RD-5.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
6. CONTOURS SHOWN HEREON PER OVERLAY FROM CITY OF BRYAN MAPPING.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. CURRENT IMPROVEMENTS TO BE REMOVED PRIOR TO REDEVELOPMENT.
9. ALL LOTS SHALL ACCESS FROM HELENA STREET ONLY.

MAR 09 2016
RECEIVED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BONA FIDE ACQUISITIONS, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 13162, Page 280, 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

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

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

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

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 authentification 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

FINAL PLAT
OF
LOTS 1A, 1B & 1C, BLOCK 1
FOX ADDITION
BEING A
REPLAT
OF
A PORTION OF LOT 1, BLOCK 1
FOX ADDITION
VOLUME 172, PAGE 139
0.993 ACRE, J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: FEB. 2016
PLAT DATE: 02-26-16
REVISED: 03-09-16
JOB NUMBER: 16-070
CAD NAME: 16-070
CR5 FILE: KENNERLY (cont); 16-070 (job)

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

OWNER: BONA FIDE ACQUISITIONS
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801