

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS }
COUNTY OF BRAZOS }
I, TOMMY HUU NGUYEN, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN VOLUME 7010, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

TOMMY HUU NGUYEN
OWNER

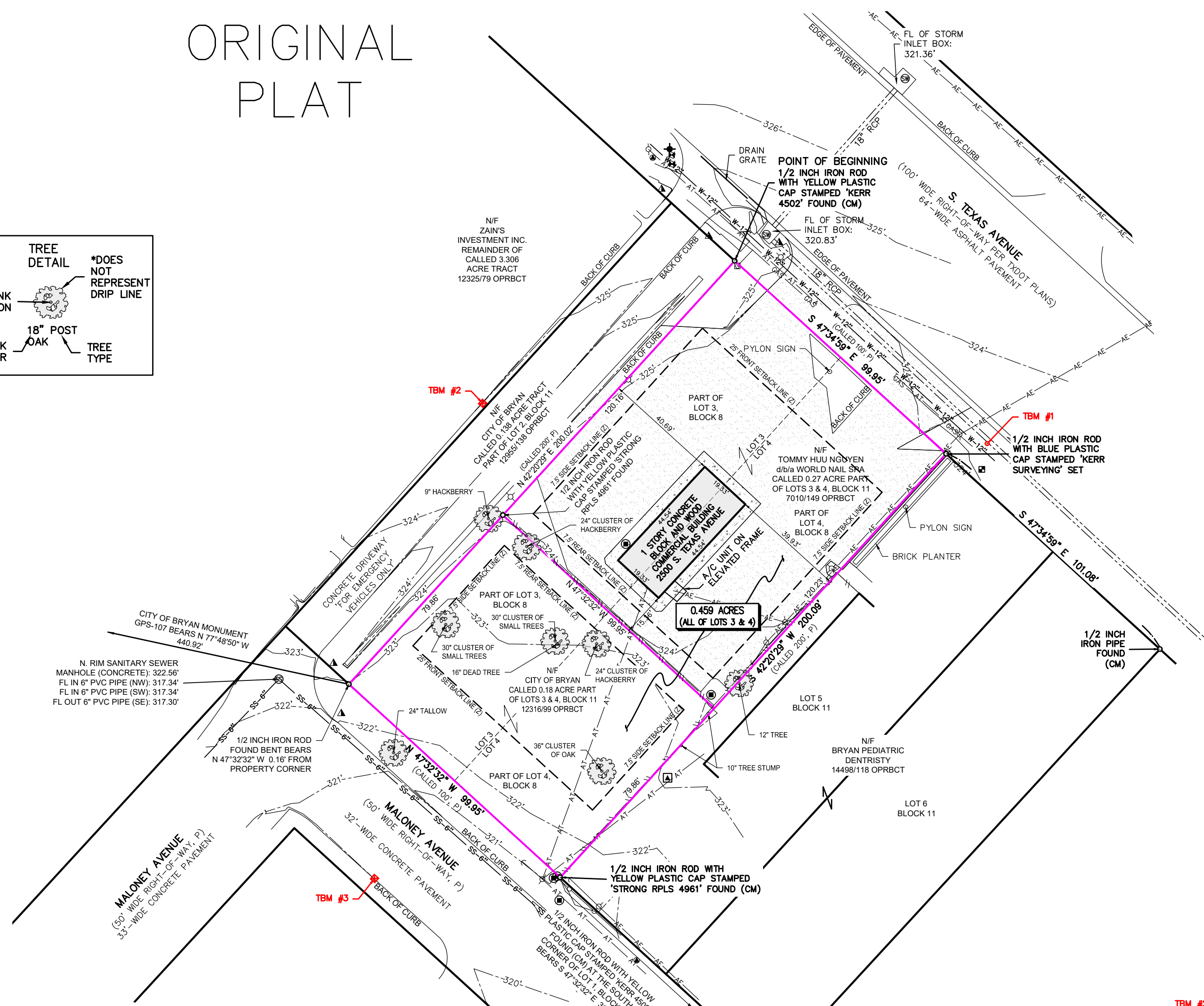
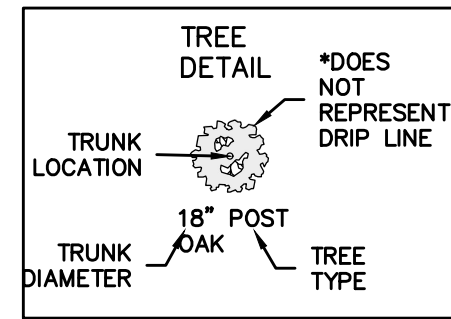
STATE OF TEXAS }
COUNTY OF BRAZOS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMMY HUU NGUYEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 20__

NOTARY PUBLIC

ORIGINAL PLAT



GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001061349448 (CALCULATED USING GEOID12B).

ELEVATIONS ARE BASED ON THE PUBLISHED ELEVATION OF THE CITY OF BRYAN MONUMENT GPS-107 (PROJECT BENCHMARK, NAVD 1988).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 10-19-21 THIS TRACT IS ZONED COMMERCIAL [C-3] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
REAR SETBACK - 5'
SIDE SETBACK (STREET) - 15'

FIELD NOTES DESCRIPTION

0.459 ACRE TRACT
BEING ALL OF LOTS 3 & 4, BLOCK 11
MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.459 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, BLOCK 11 OF THE MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT (SUBDIVISION) RECORDED IN VOLUME 86, PAGE 590 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), AND BEING FURTHER DESCRIBED AS ALL OF A CALLED 0.27 ACRE TRACT OF LAND (PART OF SAID LOTS 3 & 4) CONVEYED TO TOMMY HUU NGUYEN D/B/A WORLD NAIL SPA IN VOLUME 7010, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) AND ALL OF A CALLED 0.18 ACRE TRACT OF LAND (PART OF SAID LOTS 3 & 4) CONVEYED TO THE CITY OF BRYAN IN VOLUME 12316, PAGE 99 (OPRBC); SAID 0.459 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF S. TEXAS AVENUE (100' WIDE RIGHT-OF-WAY PER TxDOT PLANS), AT THE COMMON NORTH CORNER OF SAID LOT 3 AND LOT 2 OF SAID BLOCK 11, SAME BEING THE NORTH CORNER OF SAID 0.27 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.138 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN IN VOLUME 12955, PAGE 138 (OPRBC);

THENCE, WITH THE SOUTHWEST LINE OF S. TEXAS AVENUE, SAME BEING THE NORTHEAST LINES OF SAID LOTS 3 & 4, S 47° 34' 59" E, FOR A DISTANCE OF 99.95 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE COMMON NORTH CORNER OF SAID LOT 4 AND LOT 5 OF SAID BLOCK 11, THE EAST CORNER OF SAID 0.27 ACRE TRACT AND EAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF S. TEXAS AVENUE BEARS S 47° 34' 59" E, A DISTANCE OF 101.08 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 & 5, S 42° 20' 29" W, AT A DISTANCE OF 120.23 FEET PASSING THE COMMON CORNER OF SAID 0.27 ACRE TRACT AND SAID 0.18 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.09 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STRONG RPLS 4961' FOUND AT THE COMMON SOUTH CORNER OF SAID LOTS 4 & 5, THE SOUTH CORNER OF SAID 0.18 ACRE CITY OF BRYAN TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF MALONEY AVENUE, AT THE SOUTH CORNER OF LOT 1, BLOCK 10 OF SAID SUBDIVISION (86/90 DRBCT), BEARS S 47° 32' 32" E, A DISTANCE OF 300.15 FEET;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF MALONEY AVENUE, SAME BEING THE SOUTHWEST LINES OF SAID LOTS 3 & 4, N 47° 32' 32" W, FOR A DISTANCE OF 99.95 FEET TO THE COMMON SOUTH CORNER OF SAID LOTS 2 & 3, THE WEST CORNER OF SAID 0.18 ACRE CITY OF BRYAN TRACT (12316/99 OPRBCT), THE SOUTH CORNER OF SAID 0.138 ACRE CITY OF BRYAN TRACT (12955/138 OPRBCT) AND THE WEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BENT BEARS N 47° 32' 32" W, A DISTANCE OF 0.16 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 2 & 3, N 42° 20' 29" E, AT A DISTANCE OF 79.86 FEET PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STRONG RPLS 4961' FOUND AT THE COMMON CORNER OF SAID 0.18 ACRE TRACT AND SAID 0.27 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.459 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND OCTOBER 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED OCTOBER 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001061349448 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 21-767.

OWNER/SUBDIVIDER
TOMMY HUU NGUYEN
2500 TEXAS AVENUE
BRYAN, TX

CITY OF BRYAN
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77803

SURVEY PREPARED BY:



"When one person stands to gain over another, the facts must be uncovered"

TBPELS FIRM#0018500
408 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET
KERRLANDSURVEYING.COM

KERR JOB #21-767

PLAT PREPARED BY:



TBPE FIRM NO. F-21558
16172 BENCH LANE
BRYAN, TEXAS 77807

REPLAT OF
LOT 3R, BLOCK 11
BEING ALL OF
LOTS 3 & 4, BLOCK 11
(0.459 ACRES MEASURED)

MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT
VOLUME 86, PAGE 590 DRBCT

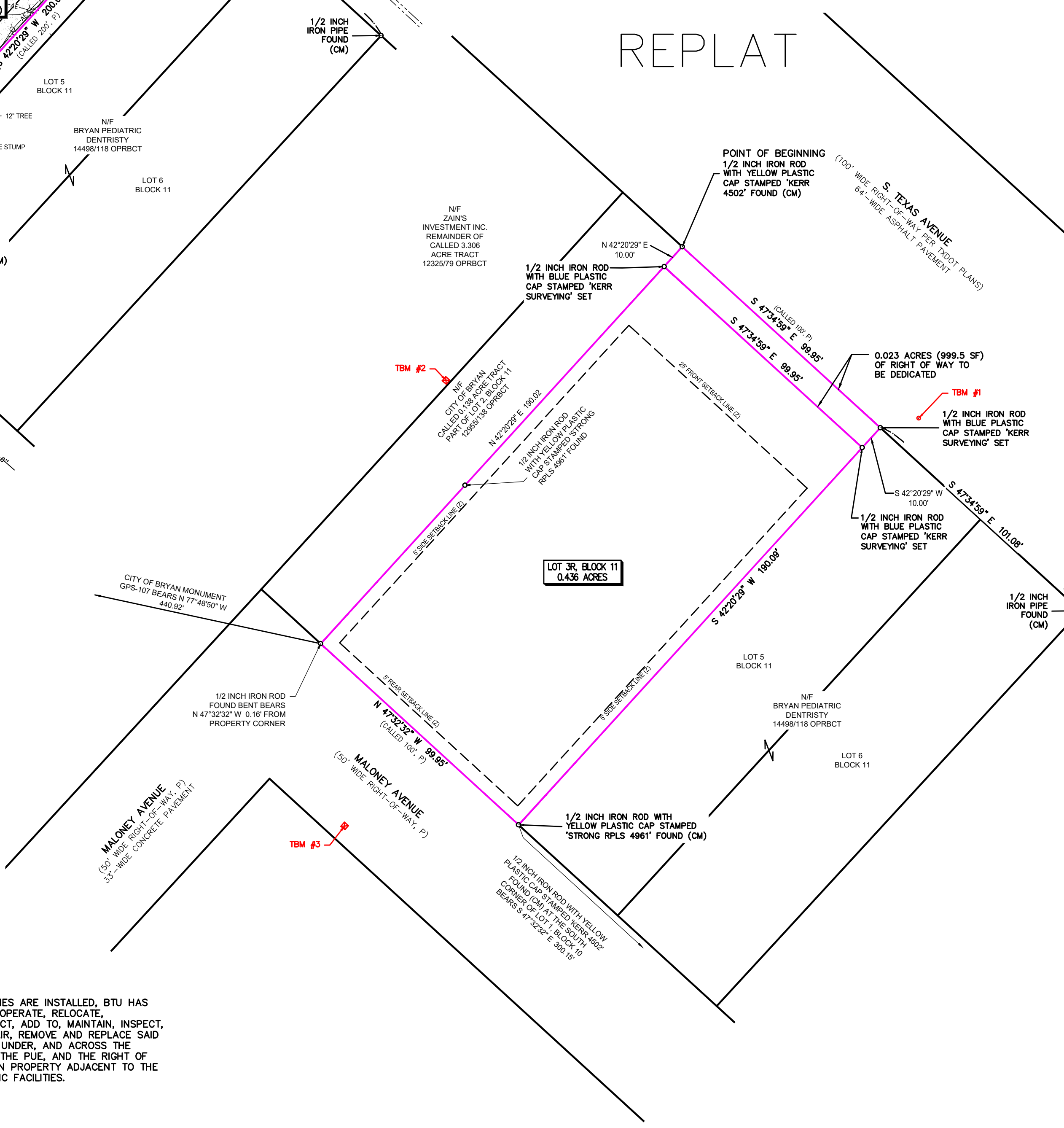
BEING ALL OF A CALLED 0.27 ACRE TRACT IN
VOLUME 7010, PAGE 149 OPRBCT
AND ALL OF A CALLED 0.18 ACRE TRACT IN
VOLUME 12316, PAGE 99 OPRBCT

ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

1 LOT

NOVEMBER 2022

REPLAT



APPROVAL OF THE CITY PLANNER

I, 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 ___ DAY OF ___, 20__

CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF 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 THE ___ DAY OF ___, 2022, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME ___, PAGE ___

COUNTY CLERK, BRAZOS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, J. DILLON MEANS, PROFESSIONAL LAND SURVEYOR NO 6770 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.

PRELIMINARY

J. DILLON MEANS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6770

DATE

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBC = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

RCP = REINFORCED CONCRETE PIPE

FL = FLOW LINE

(P) = PER PLAT, 86/590 DRBCT

(Z) = PER ZONING

- Water valve, water meter, fire hydrant, sanitary sewer manhole, clean out, storm sewer manhole, street sign, utility pole, light pole/standard, guy wire, gas meter, pipe line marker, transformer, spot elevations, aerial electric lines, aerial telephone lines, wood fence, chain link fence, asphalt, concrete, approximate location of 12" water line, approximate location of 6" sewer line, property boundary.

BENCHMARK NOTES
PROJECT BENCHMARK
CITY OF BRYAN MONUMENT GPS-107
N:10221494.41, E:3545697.81, ELEV:326.38' (ELEVATION DATUM NAVD 1988)

TBM #1
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET ON THE SOUTHWEST SIDE OF S. TEXAS AVENUE, ~14.8' FROM THE EAST CORNER OF LOT 4
N:10221485.36, E:3546351.55, ELEV:323.89'

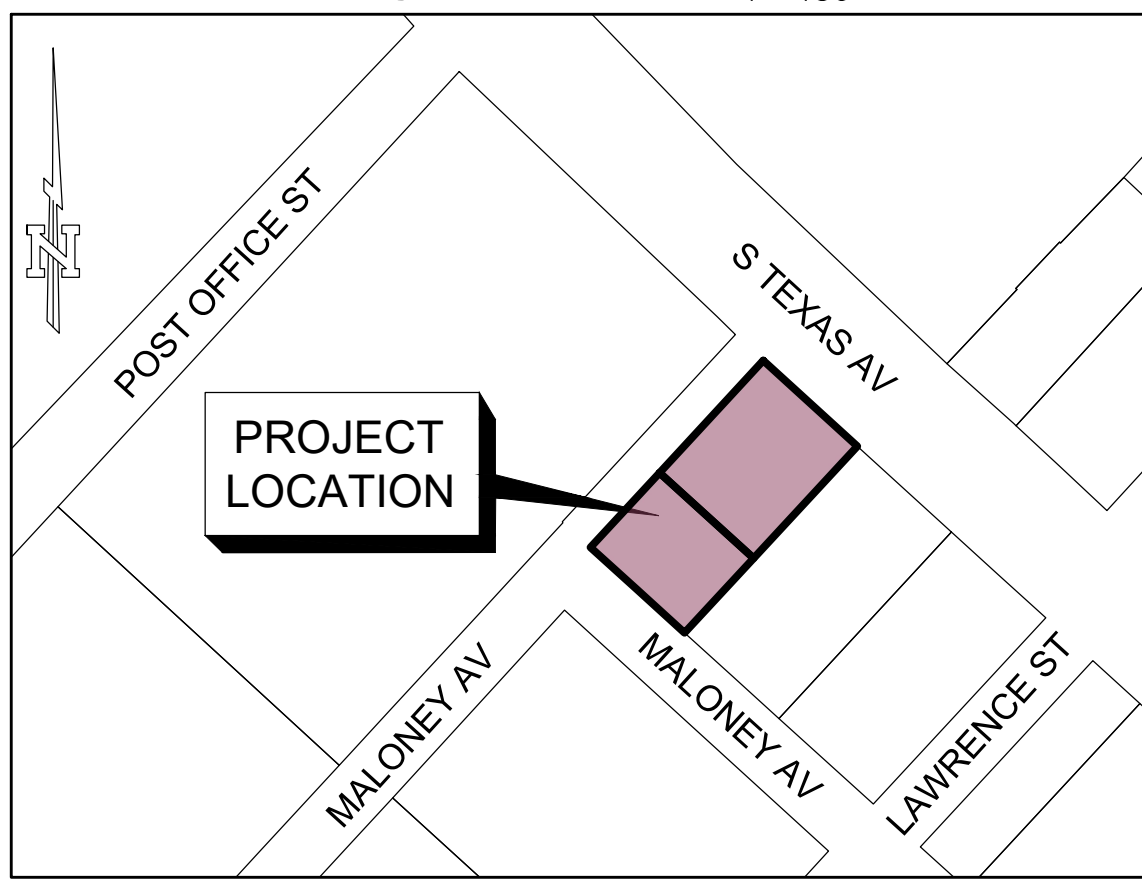
TBM #2
'X' IN SQUARE SET IN CONCRETE ON TOP OF CURB ON THE NORTHWEST SIDE OF THE EMERGENCY VEHICLE DRIVEWAY
N:10221499.44, E:3546175.39, ELEV:325.14'

TBM #3
'X' IN SQUARE SET IN CONCRETE ON TOP OF CURB ON THE SOUTHWEST SIDE OF MALONEY AVENUE
N:10221333.48, E:3546137.65, ELEV:321.09'

ELECTRICAL NOTE:
WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

FLOOD PLAIN NOTES:
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

VICINITY MAP 1"=150'



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