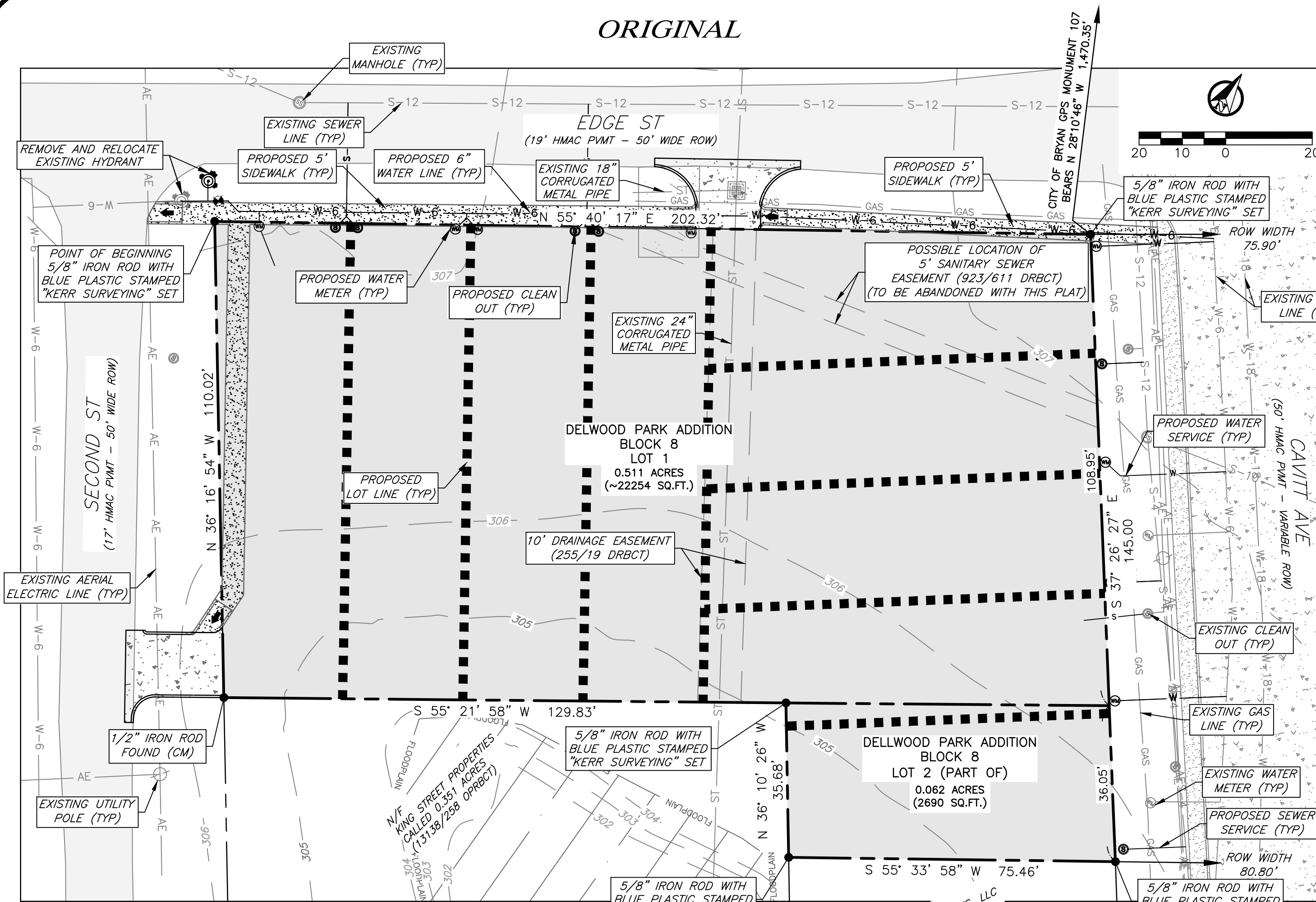


ORIGINAL



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 18250, Page 215 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Hammer Nail Homes, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared, _____ 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 ____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

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, Bryan, Texas

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__, by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

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 the ____ day of _____, 20__, in the Official Public Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

OF A
 0.573 ACRE TRACT
 ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.573 ACRES IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED .332 ACRE TRACT OF LAND, BEING A PORTION OF LOT 1, BLOCK 8 OF THE DELLWOOD PARK ADDITION, FILED IN VOLUME 70, PAGE 247 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DBRCT), ALL OF A CALLED 0.112 ACRE TRACT OF LAND, BEING A PORTION OF LOT 1, BLOCK 8 OF THE DELLWOOD PARK ADDITION, AND A CALLED 0.120 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 1 AND 2, BLOCK 8 OF THE DELLWOOD PARK ADDITION, ALL CONVEYED TO OLD TOWN BUILDERS, LLC., IN VOLUME 18250, PAGE 215 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.573 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE EAST INTERSECTION OF SECOND STREET AND EDGE STREET (BOTH BEING A 50' WIDE RIGHT-OF-WAY, 70/247 DBRCT), FOR THE WEST CORNER OF SAID 0.332 ACRE TRACT, AND THE WEST CORNER HEREOF, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS S 55° 40' 17" W, A DISTANCE OF 298.73 FEET;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF EDGE STREET, AND THE NORTHWEST LINES OF SAID 0.332 ACRE TRACT AND SAID 0.112 ACRE TRACT, N 55° 40' 17" E, AT A DISTANCE OF 47.35 FEET, A 1/2 INCH IRON ROD FOUND BEARS N 34° 19' 43" W, A DISTANCE OF 50.00 FEET, CONTINUING ON AND PASSING A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 130.08 FEET, BEING THE NORTH COMMON CORNER OF SAID 0.332 AND 0.112 ACRE TRACTS, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'RPLS 5743' FOUND BEARS N 69° 00' 54" W, A DISTANCE OF 0.77 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 202.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE SOUTH INTERSECTION OF EDGE STREET AND CAVITT AVENUE (VARIABLE RIGHT-OF-WAY WIDTH), FOR THE NORTH CORNER OF SAID 0.112 ACRE TRACT, AND THE NORTH CORNER HEREOF, FROM WHICH CITY OF BRYAN GPS MONUMENT NO. 107 FOUND BEARS N 28° 10' 46" W, A DISTANCE OF 1,470.35 FEET, ALSO FROM WHICH A 1-1/4 INCH IRON ROD FOUND BEARS S 37° 26' 27" E, A DISTANCE OF 213.01 FEET;

THENCE, WITH THE SOUTHWEST LINE OF CAVITT AVENUE, AND WITH THE NORTHEAST LINES OF SAID 0.112 AND 0.120 ACRE TRACTS, S 37° 26' 27" E, PASSING A 5/8 INCH IRON ROD BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 70.00 FEET, BEING THE EAST COMMON CORNER OF SAID 0.112 AND 0.120 ACRE TRACTS, CONTINUING ON FOR A TOTAL DISTANCE OF 145.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE NORTH CORNER OF A CALLED PORTION OF LOT 2, BLOCK 8 OF SAID DELLWOOD PARK ADDITION, CONVEYED TO PUZZLER PROPERTIES, LLC., IN VOLUME 12612, PAGE 206 (OPRBCT), FOR THE EAST CORNER OF SAID 0.120 ACRE TRACT, AND THE EAST CORNER HEREOF, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 48° 51' 21" W, A DISTANCE OF 1.34 FEET, ALSO FROM WHICH A 1-1/4 INCH IRON ROD FOUND BEARS S 37° 26' 27" E, A DISTANCE OF 404.92 FEET;

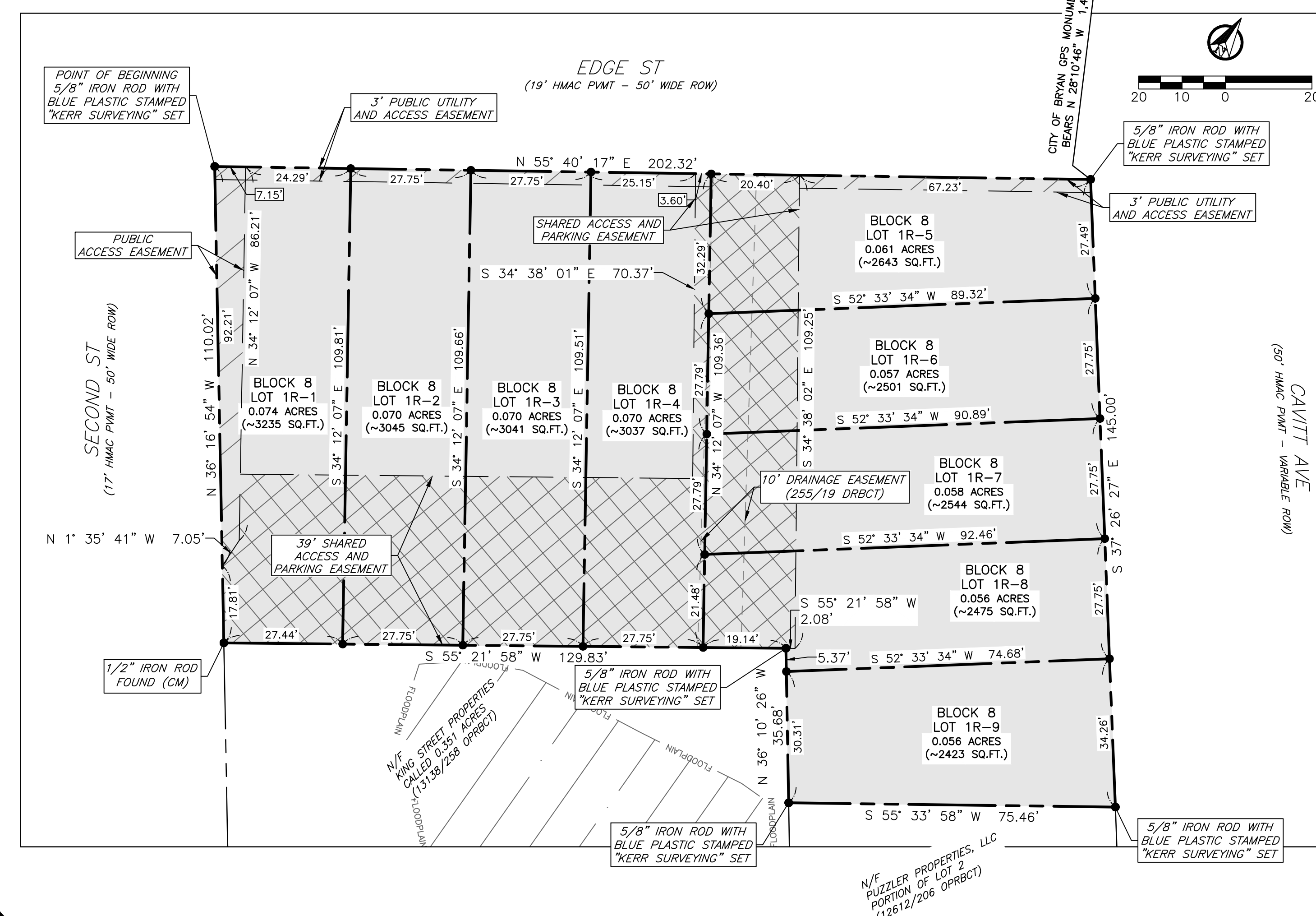
THENCE, WITH THE COMMON LINE OF SAID 0.120 ACRE TRACT AND SAID PUZZLER PROPERTIES, LLC., TRACT, S 55° 33' 58" W, FOR A DISTANCE OF 75.46 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE NORTHEAST LINE OF A CALLED 0.351 ACRE TRACT OF LAND CONVEYED TO KING STREET PROPERTIES IN VOLUME 13138, PAGE 258 (OPRBCT), THE WEST CORNER OF SAID PUZZLER PROPERTIES, LLC., TRACT, THE SOUTH CORNER OF SAID 0.120 ACRE TRACT, AND A SOUTHERN CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 0.120 AND 0.351 ACRE TRACTS, N 36° 10' 26" W, FOR A DISTANCE OF 35.68 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, FOR THE NORTH CORNER OF SAID 0.351 ACRE TRACT, THE SOUTH COMMON CORNER OF SAID 0.332 AND 0.120 ACRE TRACTS, AND AN INTERIOR CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTH COMMON CORNER OF SAID 0.112 AND 0.120 ACRE TRACTS BEARS N 36° 10' 26" W, A DISTANCE OF 35.68 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.332 AND 0.351 ACRE TRACTS, S 55° 21' 58" W, FOR A DISTANCE OF 129.83 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SECOND STREET, FOR THE WEST CORNER OF SAID 0.351 ACRE TRACT, THE SOUTH CORNER OF SAID 0.332 ACRE TRACT, AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS S 36° 16' 54" E, A DISTANCE OF 439.18 FEET;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SECOND STREET, AND WITH THE SOUTHWEST LINE OF SAID 0.332 ACRE TRACT, N 36° 16' 54" W, FOR A DISTANCE OF 110.02 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.573 ACRES OF LAND, MORE OR LESS.

REPLAT



ANNOTATIONS:

- ROW - Right-of-Way
- HMAC - Hot Mix Asphaltic concrete
- DBRCT - Deed Records of Brazos County, Texas
- ORBCT - Official Records of Brazos County, Texas
- OPRBCT - Official Public Records of Brazos County, Texas
- () - Record information
- (CM) - Controlling Monument used to establish property boundaries
- PUE - Public Utility Easement
- TYP - Typical
- N/F - Now or Formerly

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 NAB3 (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 1.00010940206389 (calculated using GEOID12B).
- 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 02, 2014.
- 5/8" Iron rods with Blue plastic cap stamped 'KERR Surveying' will be set at all angle points and lot corners unless otherwise stated.
- Utilities shown hereon are approximate located by marks on the ground in accordance with public locate request and City of Bryan GIS data. Additional utilities may exist not shown.
- Topography shown is based on GIS data.
- 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.
- Per Zoning Ordinance Section 130-29, Midtown Pattern Overlay District, the lots produced by this final plat are intended for the development of Midtown Pattern - Cottage and Flex House (MP-CF) development. No other primary structures or uses may be erected on these lots without prior approval of the Development Services Department or Planning and Zoning Commission, as applicable.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
- This survey plat was prepared to reflect the title report issued by University Title Company, GF No. 223685 (Tract 1), 223684 (Tract 2), and 223683 (Tract 3), certification date: October 12th, 2022. Items listed on schedule B are addressed as follows:
 - (GF No. 223685) - 10' wide drainage easement to the City of Bryan in 255/19 DBRCT, does apply to Tract 1, and an approximate location is shown hereon.
 - 5' wide sanitary sewer easement to the City of Bryan in 923/611 ORBCT, does apply to Tract 1, and a possible location is shown hereon. This easement may have been abandoned by Bryan City Ordinance. The sanitary sewer line appears to no longer run through this easement and appears to have been re-routed.
 - (GF No. 223684) - 10' wide drainage easement to the City of Bryan in 255/19 DBRCT, does not apply to Tract 2, but an approximate location is shown hereon.
 - 5' wide sanitary sewer easement to the City of Bryan in 923/611 ORBCT, does apply to Tract 2, and a possible location is shown hereon. This easement may have been abandoned by Bryan City Ordinance. The sanitary sewer line appears to no longer run through this easement and appears to have been re-routed.
 - (GF No. 223683) - 10' wide drainage easement to the City of Bryan in 255/19 DBRCT, does not apply to Tract 3, but an approximate location is shown hereon.
 - 5' wide sanitary sewer easement to the City of Bryan in 923/611 ORBCT, does not apply to Tract 3, but a possible location is shown hereon. This easement may have been abandoned by Bryan City Ordinance. The sanitary sewer line appears to no longer run through this easement and appears to have been re-routed.
 - All other items are not survey items and /or are not addressed by this plat.

Final Plat

**Dellwood Park
 Block 8, Lots 1R-1
 through 1R-9
 (0.573 acres)**

Being a replat of
 Block 8, Lot 1 and portion of lot 2 - 0.572 acres
 Zeno Phillips league No. 7 Survey, Abstract 45
 Bryan, Brazos County, Texas
 May 2023

Owner:
 Hammer Nails Homes
 4916 Whistling Straits Loop
 College Station TX 77845

Engineer:
 JA Engineering

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018300
 Proj # 22-936

PO Box 5192
 Bryan, TX 77805
 979-239-0567
 TBPE-F-9951

