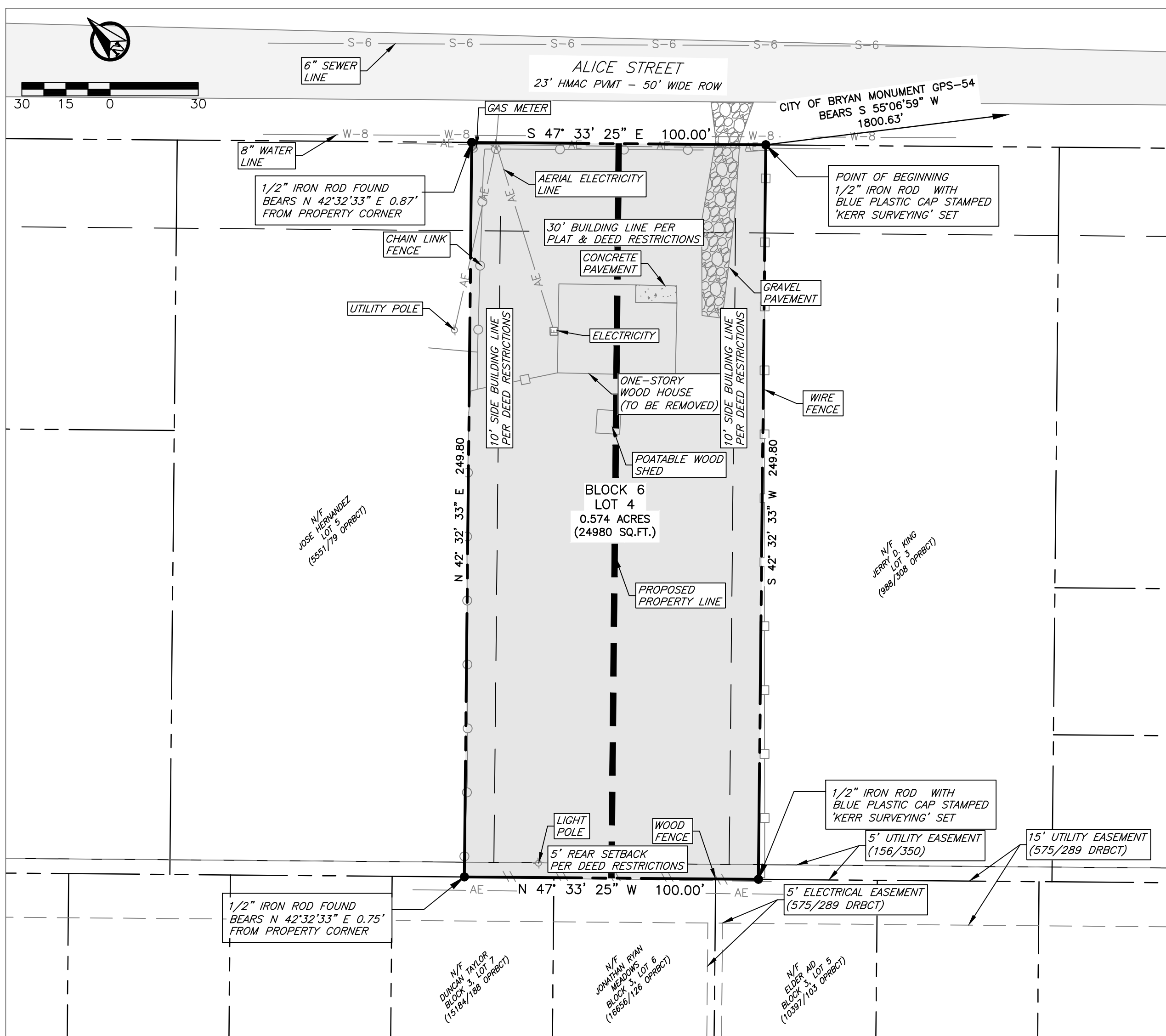
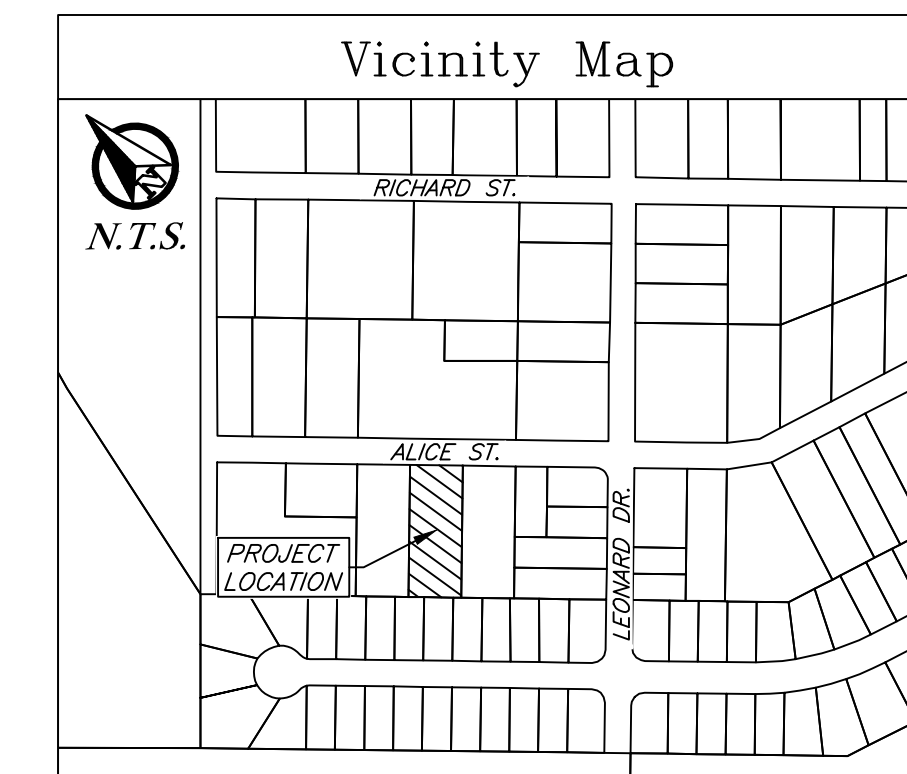
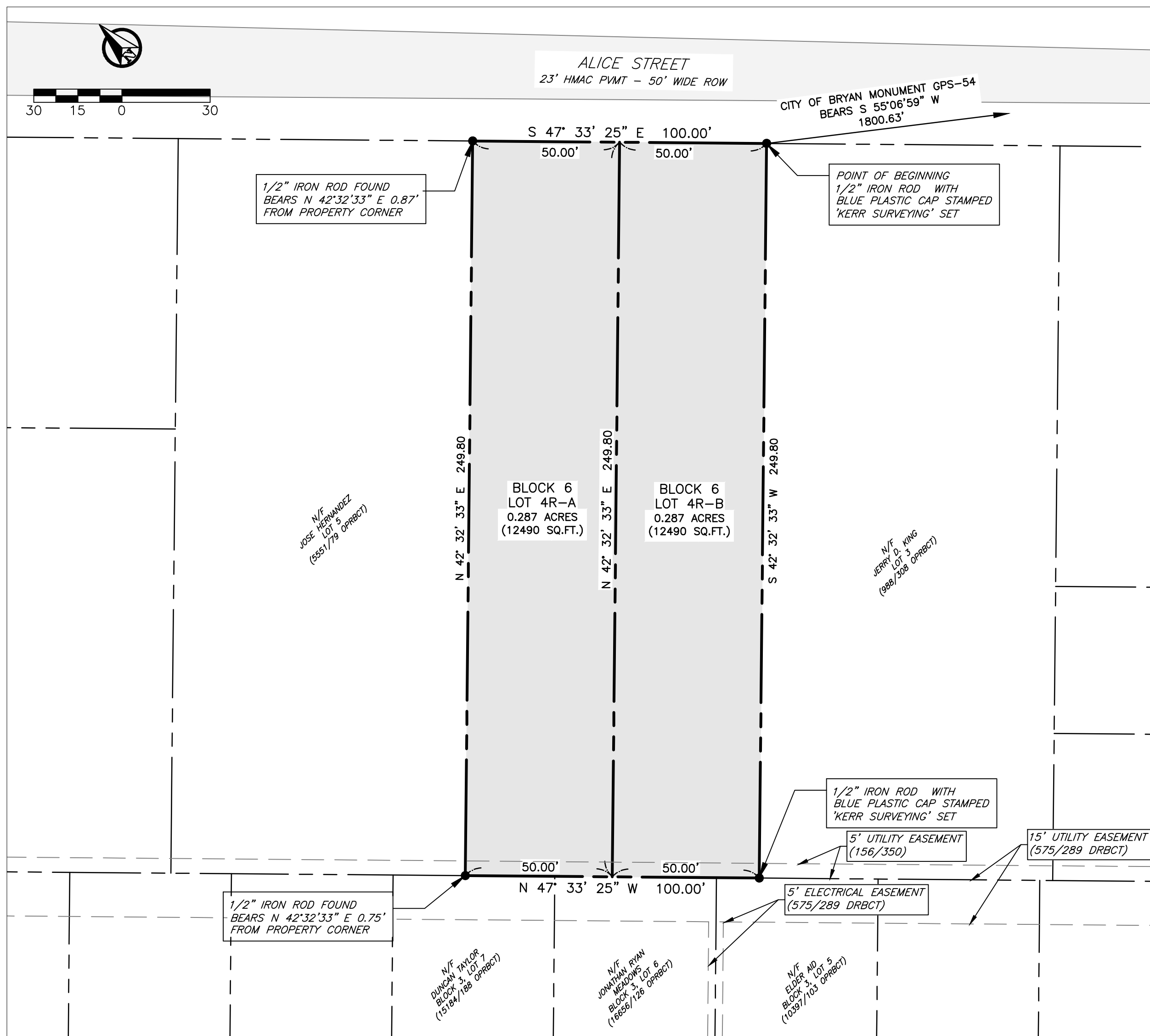


ORIGINAL



REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica SmartNet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).

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 156, Page 350, 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.

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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski, R.P.L.S. No. 6531

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

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 Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

FIELD NOTES DESCRIPTION
OF A
0.574 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.574 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK 6 OF THE THOMAS HEIGHTS ADDITION, FILED IN VOLUME 156, PAGE 350, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO MARY SUE W. SHEARER IN VOLUME 1248, PAGE 211 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.574 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ALICE STREET (CALLED 50' WIDE RIGHT-OF-WAY, 156/350 DRBCT), BEING THE NORTH COMMON CORNER OF SAID LOT 4 AND LOT 3, BLOCK 6 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS N 42° 32' 33" E A DISTANCE OF 50.00 FEET, AND S 47° 33' 25" E, A DISTANCE OF 274.07 FEET, ALSO FROM WHICH CITY OF BRYAN MONUMENT "GPS-54" BEARS S 55° 06' 59" E, A DISTANCE OF 1,800.63 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 AND 3, S 42° 32' 33" W, A DISTANCE OF 249.80 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST LINE OF LOT 5, BLOCK 3 OF THE WESTPARK SUBDIVISION, PHASE III, FILED IN VOLUME 575, PAGE 289 (DRBCT), BEING THE COMMON SOUTH CORNER OF SAID LOTS 4 AND 3;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 4, SAME BEING THE NORTHEAST LINES OF LOTS 5, 6 AND 7, BLOCK 3 OF SAID WESTPARK SUBDIVISION, N 47° 33' 25" W, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER, BEING IN THE NORTHEAST LINE OF LOT 7, BLOCK 3 OF SAID WESTPARK SUBDIVISION, SAME BEING THE COMMON SOUTH CORNER OF SAID LOT 4, AND LOT 5, BLOCK 6 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 42° 32' 33" E, A DISTANCE OF 0.75 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 AND 5 OF SAID THOMAS HEIGHTS ADDITION, N 42° 32' 33" E, A DISTANCE OF 249.80 FEET TO A POINT FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY OF SAID ALICE STREET, SAME BEING THE NORTH COMMON CORNER OF SAID LOTS 4 AND 5 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 42° 32' 33" E, A DISTANCE OF 0.87 FEET, ALSO FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 42° 26' 35" E A DISTANCE OF 50.00 FEET, AND N 47° 33' 25" W, A DISTANCE OF 299.57 FEET;

THENCE, SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALICE STREET, SAME BEING THE NORTHEAST LINE OF SAID LOT 4, S 47° 33' 25" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.574 ACRES OF LAND, MORE OR LESS.

ANNOTATIONS:

- ROW- Right-of-Way
HMAL- Hot mix Asphaltic concrete
DRBCT- 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

FINAL PLAT

Thomas Heights Addition
Block 6, Lot 4R-A & 4RB

Being a replat of a 0.574 acre tract
Volume 156, Page 350 DRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas
July 2023

Owner:
Alice Rodgers
P.O. Box 12329
College Station, TX 77842

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 23-050