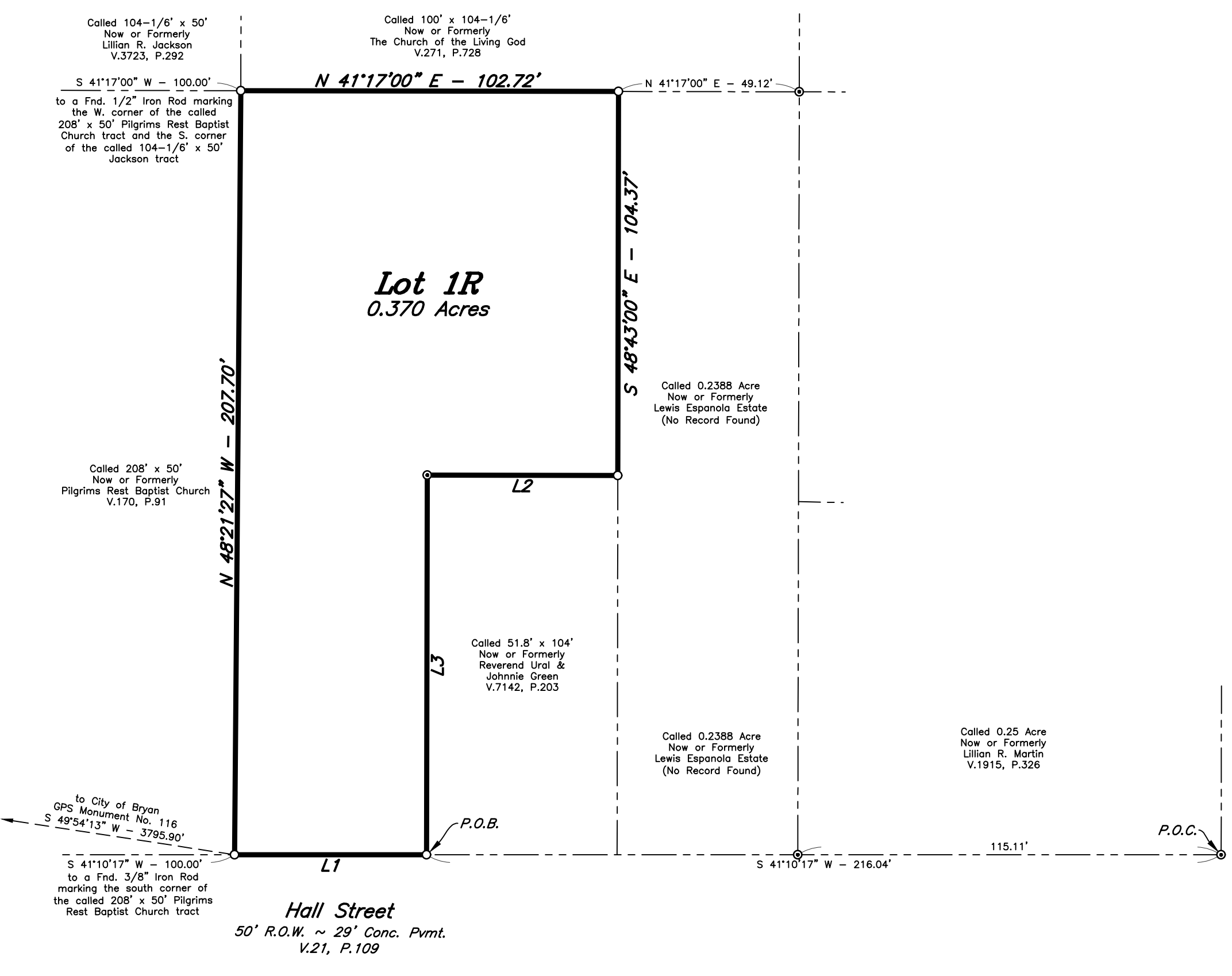
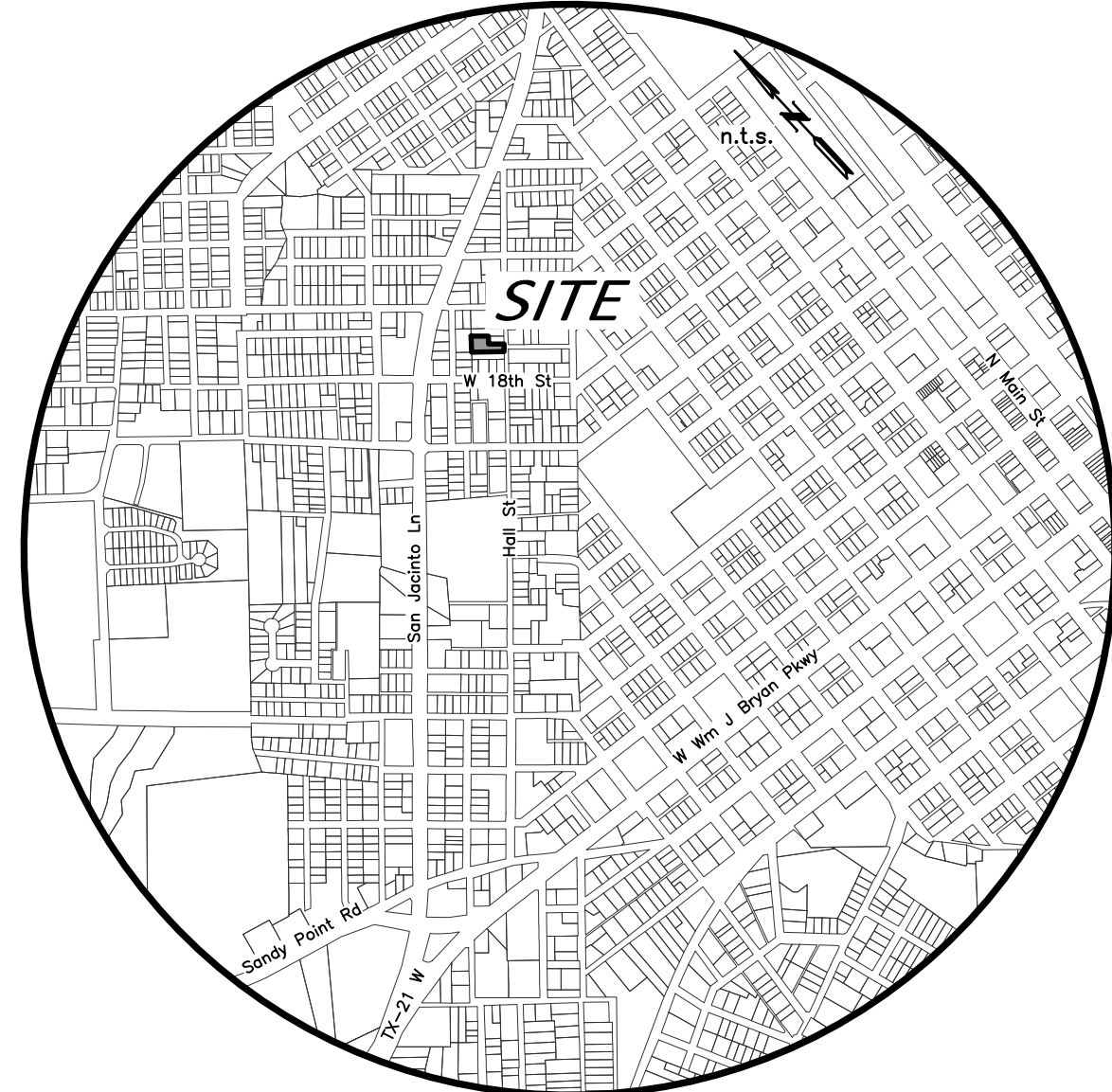


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°10'17" W	52.23'
L2	S 41°17'00" W	51.80'
L3	S 48°43'00" E	103.23'

ORIGINAL PLAT
 LOTS 1 & 2 (PART OF)
 J.A. CHEWS SUBDIVISION (21/109)



REPLAT



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Belson Construction, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me by heirship and as recorded in the Brazos County Deed Records to H.K. Harnsberry in Volume 267, Page 427 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.

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McQueen, 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 Records of Brazos County, Texas in Volume _____, Page _____.

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____.

APPROVAL OF THE CITY ENGINEER
 I, _____, 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____.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

APPROVAL OF THE 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____.

Cody Karisch, R.P.L.S. No. 7004

City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of the called 50 x 104 First Tract and all of the called 50 x 104 Second Tract described in the deed from John Gabriel Harnsberry, Individually and as Independent Executor of the Estate of Johnnie Thelma Harnsberry to Belson Construction, LLC, recorded in Volume 18821, Page 134 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of Lots 1 and 2, J.A. CHEWS SUBDIVISION according to the Final Plat recorded in Volume 21, Page 109 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the common east corner of the called 0.25 acre Lillian R. Martin tract recorded in Volume 1915, Page 326 of the Official Records of Brazos County, Texas (O.R.B.C.) and Lot 1, J.A. CHEWS SUBDIVISION, said iron rod also being in the northwest right-of-way of Hall Street (based on a 50-foot width) and the southwest margin of West 17th Street;

THENCE: S 41° 10' 17" W along the northwest right-of-way of said Hall Street, at 115.11 feet pass a found 1/2-inch iron rod marking the south corner of the called 0.25 acre Martin tract and the east corner of the 0.2388 acre Lewis Espanola Estate tract (No record found), continue for a total distance of 216.04 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also marking the south corner of the called 51.8 x 104 Reverend Ural Green and Johnnie Green tract recorded in Volume 7142, Page 203 (O.R.B.C.) and the POINT OF BEGINNING;

THENCE: S 41° 10' 17" W continue along the northwest right-of-way of said Hall Street for a distance of 52.23 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, said iron rod also marking the east corner of the called 208 x 50 Pilgrims Rest Baptist Church tract recorded in Volume 170, Page 91 (B.C.D.R.), from whence a found 3/8-inch iron rod marking the south corner of the called 208 x 50 Pilgrims Rest Baptist Church tract bears S 41° 10' 17" W at a distance of 50.00 feet for reference;

THENCE: N 48° 21' 27" W along the common line of this tract and the called 208 x 50 Pilgrims Rest Baptist Church tract for a distance of 207.70 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the north corner of the called 208 x 50 Pilgrims Rest Baptist Church tract, the east corner of the called 104-1/6 x 50 Lillian R. Jackson tract recorded in Volume 3723, Page 292 (O.R.B.C.) and the south corner of the 100 x 104-1/6 The Church of the Living God tract recorded in Volume 271, Page 728 (B.C.D.R.), from whence a found 1/2-inch iron rod marking the west corner of the called 208 x 50 Pilgrims Rest Baptist Church tract and the south corner of the called 104-1/6 x 50 Jackson tract bears S 41° 17' 00" W at a distance of 50.00 feet for reference;

THENCE: S 41° 17' 00" E along the common line of this tract and the called 100 x 104-1/6 The Church of the Living God tract for a distance of 102.72 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also marking the west corner of the 0.2388 acre Lewis Espanola Estate tract, from whence a found 1/2-inch iron rod marking the north corner of the 0.2388 acre Lewis Espanola Estate tract, the west corner of the called 0.296 acre Maurice H. Frederick Trust tract recorded in Volume 13037, Page 51 (O.R.B.C.) and the south corner of the called 0.1321 acre Anthony Samuel Jackson and Jennifer Maelynn Jackson tract recorded in Volume 15986, Page 32 (O.R.B.C.) bears N 41° 17' 00" E at a distance of 49.12 feet for reference;

THENCE: S 48° 43' 00" E along the common line of this tract and the 0.2388 acre Lewis Espanola Estate tract for a distance of 104.37 feet to a 1/2-inch iron rod set for an exterior corner of this tract, said iron rod also marking the north corner of the called 51.8 x 104 Green tract;

THENCE: along the common line of this tract and the called 51.8 x 104 Green tract for the following two (2) calls:

1) S 41° 17' 00" W for a distance of 51.80 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the west corner of the called 51.8 x 104 Green tract, and

2) S 48° 43' 00" E for a distance of 103.23 feet to the POINT OF BEGINNING and containing 0.370 acres of land.

FINAL PLAT

LOT 1R
J.A. CHEWS SUBDIVISION
 BEING A REPLAT OF LOT 1 & 2 (PART OF)
 RECORDED IN VOLUME 21, PAGE 109
 0.370 ACRES
 STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2023
 SCALE: 1" = 30'

Owner: Belson Construction, LLC.
 1008 Woodcreek Dr., Suite 103
 Bryan, Texas 77803
 (979) 985-0686

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103300
 MB