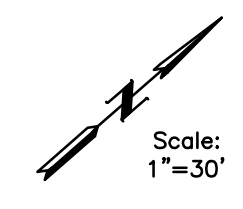
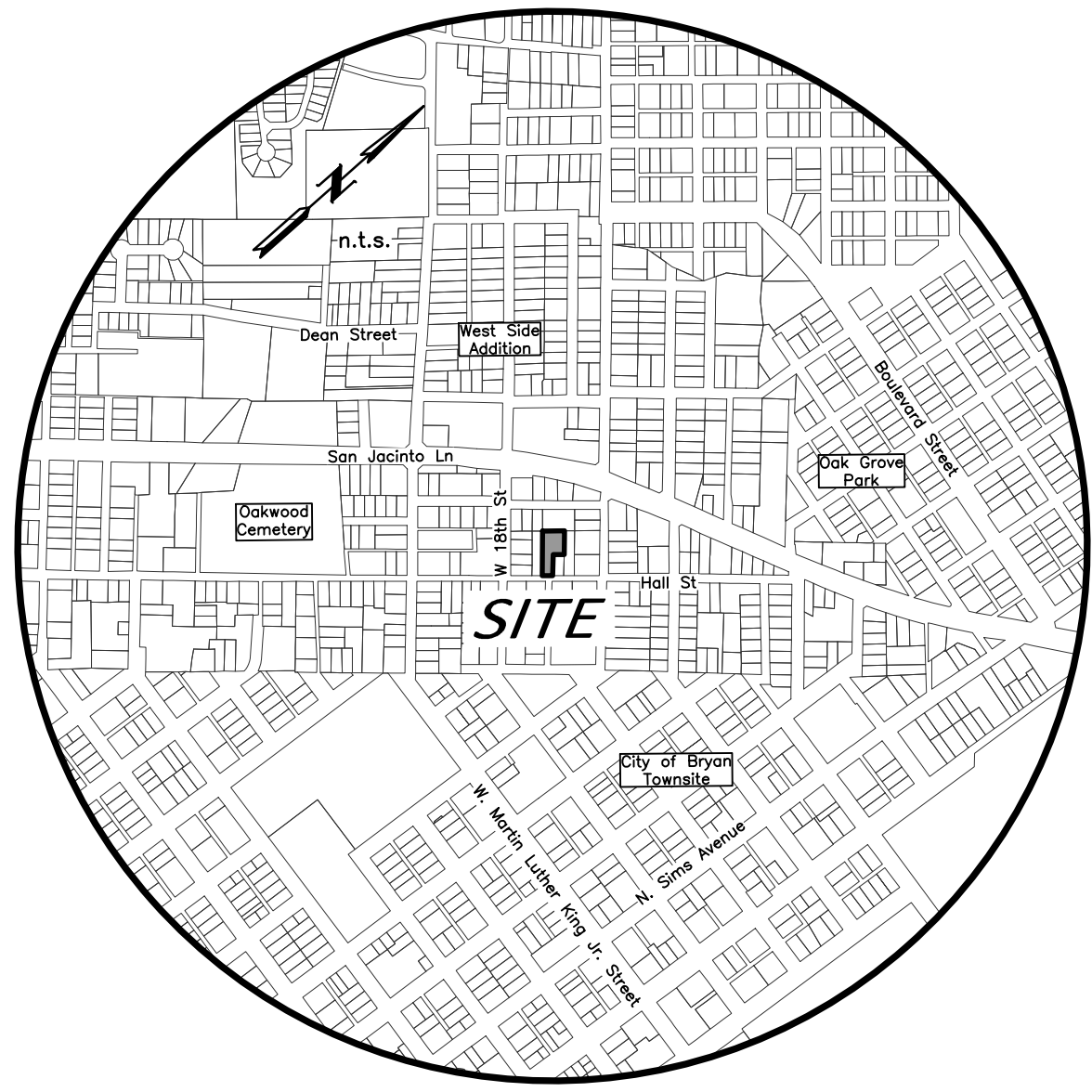


LINE	BEARING	DISTANCE
L1	S 41°10'17\" W	52.23'
L2	S 41°17'00\" W	51.80'
L3	S 48°43'00\" E	103.23'

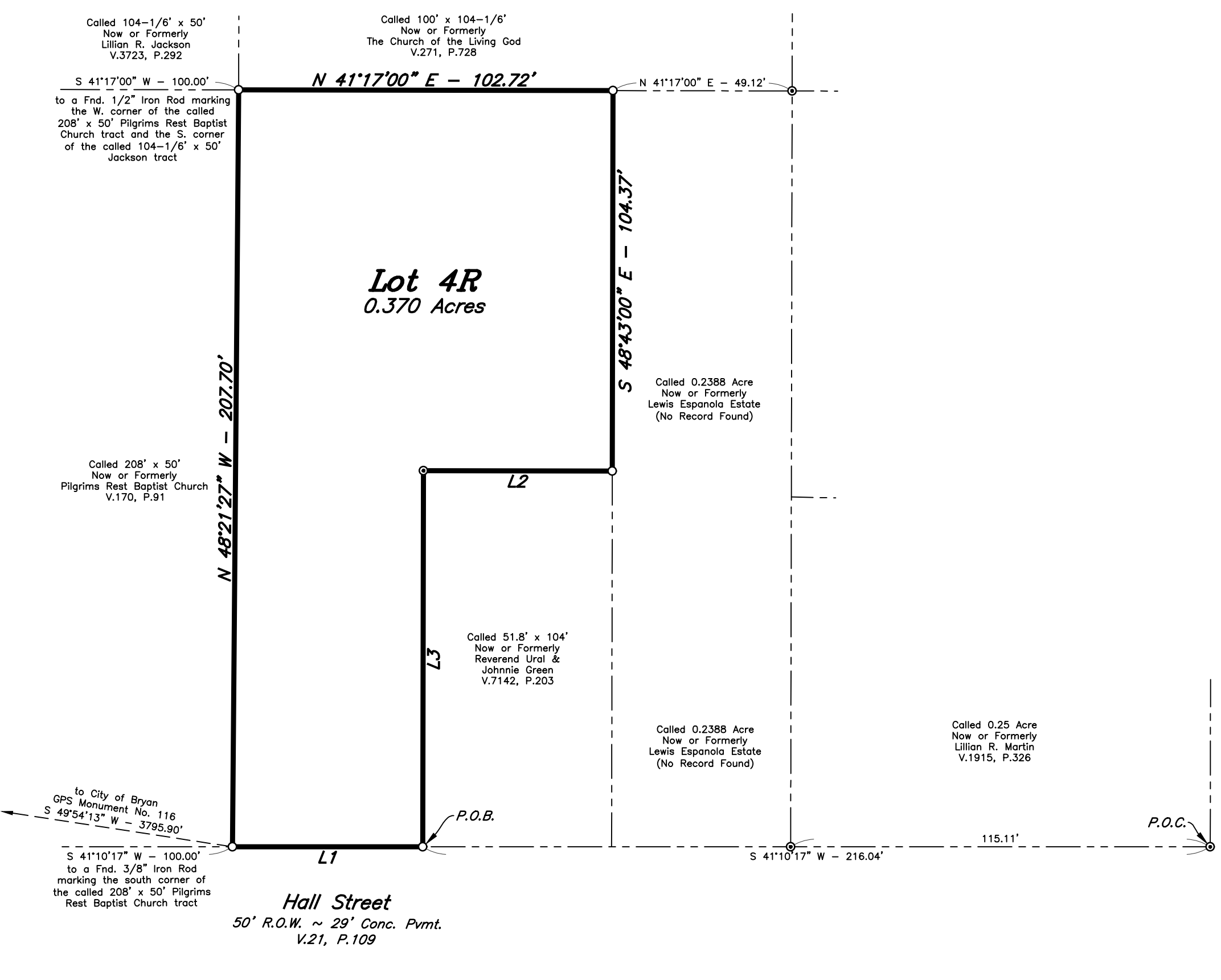


ORIGINAL PLAT

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



VICINITY MAP



REPLAT

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.

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, 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.

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

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 _____.

County Clerk, Brazos County, Texas

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____.

City Engineer, Bryan, Texas

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____.

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 328 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: N 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.

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100195E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 4. This property is currently zoned Residential District 5000 (RD-5).
 5. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 7. Distances shown along curves are arc lengths.
 8. Abbreviations:
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - CM - Controlling Monument
 - WM - Water Meter
 - 6S— - Sewer Line
 - 12W— - Water Line
 - (350) - Contour Elevations

FINAL PLAT

LOT 4R
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.
1707 Mockingbird Road
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