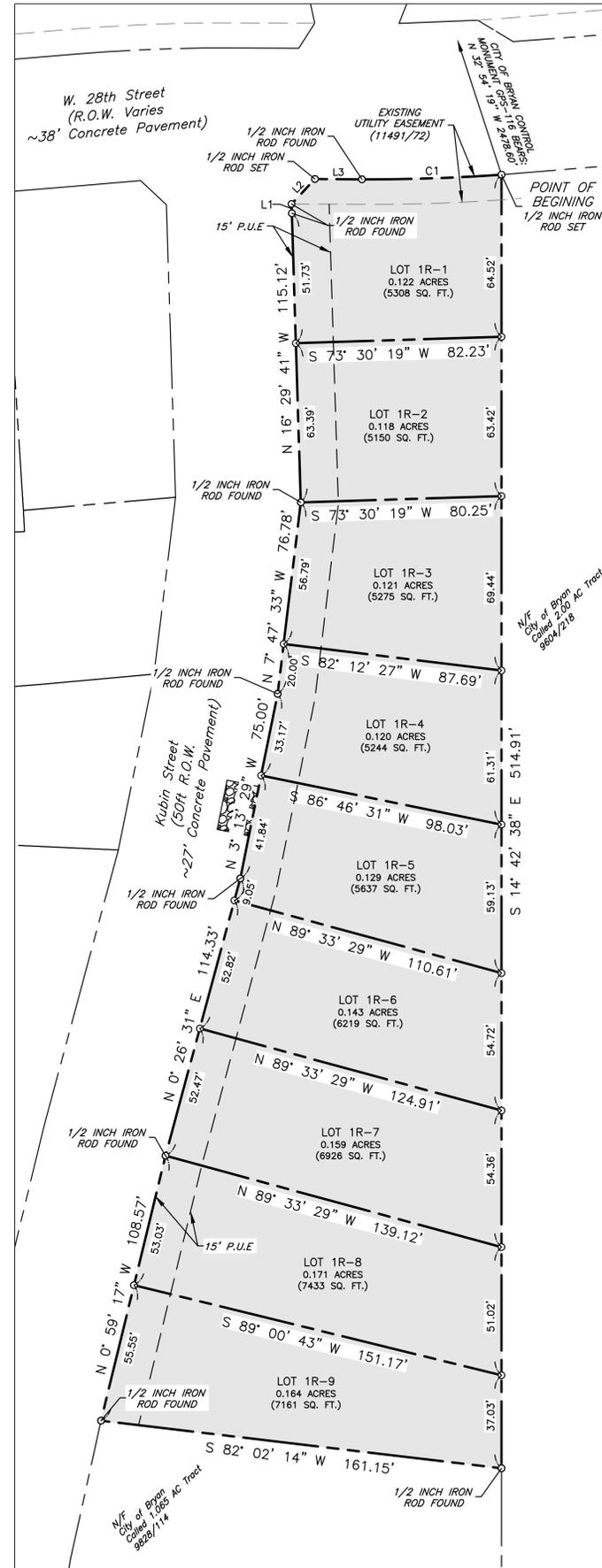
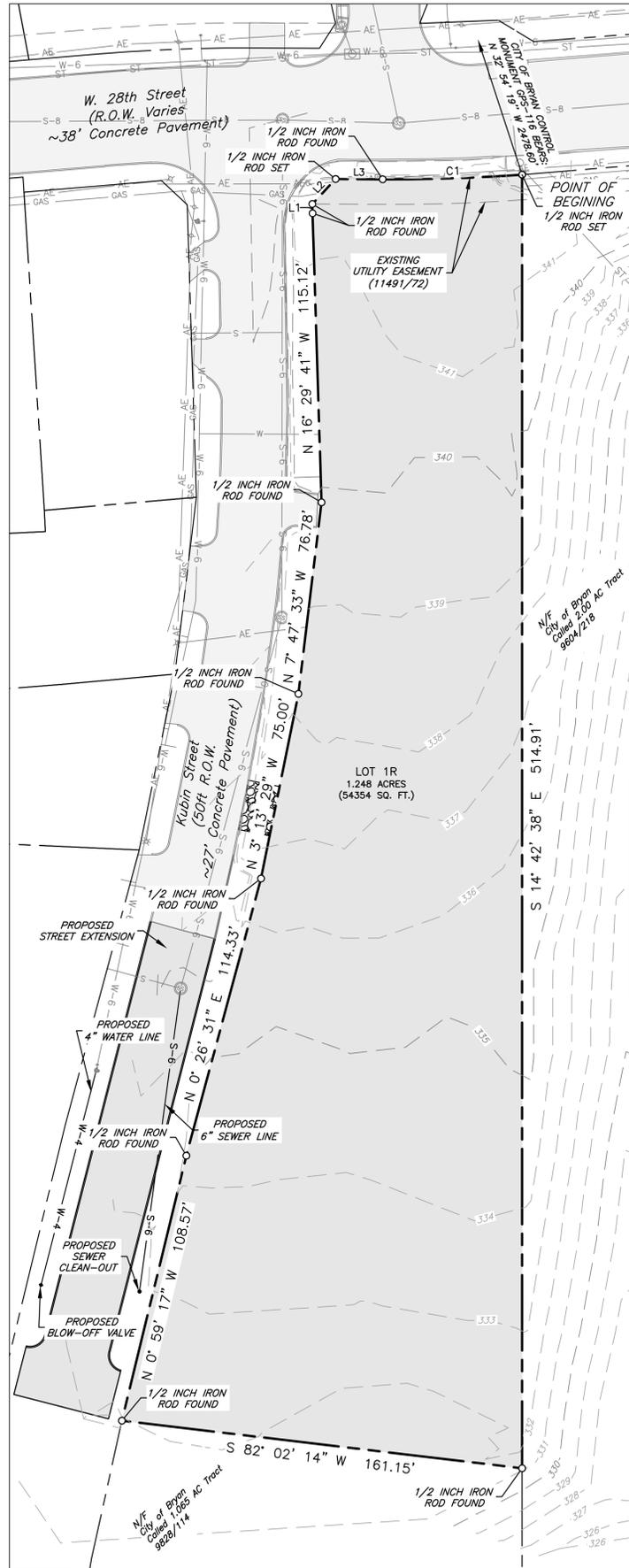


ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, John Contreras, President of Contreras Construction Inc., owner of the 1.248 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 9778, Page 103, and designated herein as Lot 1R Block A, Kubin Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public for all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

John Contreras, President
 Contreras Construction Inc

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, John Contreras, 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, _____ County, _____

Seal:

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

Seal:

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 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 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 Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.70'	N 16° 23' 03" W
L2	13.64'	N 28° 27' 36" E
L3	18.81'	N 75° 36' 56" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	55.81'	726.00'	4° 24' 16"	N 73° 24' 04" E	55.80'	27.92'

METES AND BOUNDS DESCRIPTION

OF A
 1.248 ACRE TRACT
 STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF LOT 1R, BLOCK "A" ACCORDING TO THE PLAT RECORDED IN VOLUME 13239, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO CONTRERAS CONSTRUCTION COMPANY, INC. RECORDED IN VOLUME 13239, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (N: 10229724.13, E: 3537460.98) ON THE SOUTHEAST LINE OF W. 28TH STREET (R.O.W. VARIES) AND THE SOUTHWEST LINE OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 9604, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-116 BEARS: N 32° 54' 19" W FOR A DISTANCE OF 2478.60 FEET. COORDINATES AND BEARINGS SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-116 AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 14° 42' 38" E ALONG THE COMMON LINE OF SAID LOT 1R AND SAID 2.00 ACRE TRACT FOR A DISTANCE OF 514.91 FEET (DEED CALL: S 14° 43' 16" E - 515.04 FEET, 13239/181) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 1R AND THE NORTHEAST CORNER OF LOT 2R OF SAID BLOCK "A";

THENCE: S 82° 02' 14" W ALONG THE COMMON LINE OF SAID LOTS 1R AND 2R FOR A DISTANCE OF 161.15 FEET (PLAT CALL: S 82° 05' 14" W - 161.16 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF KUBIN STREET (50' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1R AND THE NORTHWEST CORNER OF SAID LOT 2R;

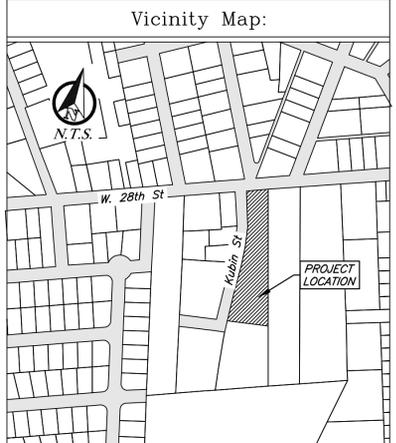
THENCE: ALONG THE EAST LINE OF KUBIN STREET AND THE WEST LINE OF LOT 1R FOR THE FOLLOWING CALLS:

- N 0° 59' 17" W FOR A DISTANCE OF 108.57 FEET (PLAT CALL: N 01° 02' 21" W - 108.59 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND;
- N 0° 26' 31" E FOR A DISTANCE OF 114.33 FEET (PLAT CALL: N 00° 24' 33" E - 114.35 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND;
- N 0° 13' 29" W FOR A DISTANCE OF 75.00 FEET (PLAT CALL: N 03° 11' 07" W - 75.00 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND;
- N 07° 47' 33" W FOR A DISTANCE OF 76.78 FEET (PLAT CALL: N 07° 44' 31" W - 76.71 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND;
- N 16° 29' 41" W FOR A DISTANCE OF 115.12 FEET (PLAT CALL: N 16° 30' 13" W - 115.07 FEET, 9778/103) TO A 1/2 INCH IRON ROD FOUND;
- N 16° 23' 03" W FOR A DISTANCE OF 3.70 FEET (DEED CALL: N 16° 39' 42" W - 4.00 FEET, 11491/67) TO A 1/2 INCH IRON ROD FOUND;

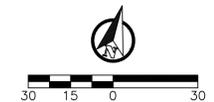
THENCE: ALONG THE SOUTHEAST LINE OF W. 28TH STREET (R.O.W. DEED, 11491/67) FOR THE FOLLOWING CALLS:

- N 28° 27' 36" E FOR A DISTANCE OF 13.64 FEET (DEED CALL: N 28° 30' 10" E - 13.65 FEET, 11491/67) TO A 1/2 INCH IRON ROD SET;
- N 75° 36' 56" E FOR A DISTANCE OF 18.81 FEET (DEED CALL: N 75° 36' 40" E - 18.80 FEET, 11491/67) TO A POINT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 726.00 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 13° 23' 40" W FOR A DISTANCE OF 0.14 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 24' 16" FOR AN ARC DISTANCE OF 55.81 FEET (CHORD BEARS: N 73° 24' 04" E - 55.80 FEET) (DEED CALL CHORD: N 73° 24' 35" E - 55.76 FEET, 11491/67) TO THE POINT OF BEGINNING CONTAINING 1.248 ACRES OF LAND, AS SURVEYED ON THE GROUND MAY, 2016. SEE PLAT PREPARED JUNE, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010118880119 (CALCULATED USING GEOID12A).



- General Notes:
- Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
 - This property is zoned RD-5, Residential District.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and incorporated areas, Map No. 48041C0189E, effective July 7, 2014.
 - Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the RD-5 Zoning District.
 - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
 - Existing contours shown here are from field data.
 - The following Lots shall have a minimum FF elevation as listed:
 - a. Lot 1R-6 FF=336.50'
 - b. Lot 1R-7 FF=337.25'
 - c. Lot 1R-8 FF=337.50'
 - d. Lot 1R-9 FF=337.50'
 - The existing home shall be demolished prior to filing of Final Plat.



FINAL PLAT

1025 Kubin Replat

Lots 1R-1 to 1R-9
 Block A, Kubin Subdivision
 Being a Replat of Lot 1R, Block A
 Kubin Subdivision ~ 1.248 AC
 Bryan, Brazos County, Texas

September 2016

Owner:
 Contreras Construction Inc
 1708 Wilson St
 Bryan, TX 77803

Engineer:
 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE-F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195

J4 Engineering 9/28/2016 Kubin-Replat.dwg J4E Project # 16-012