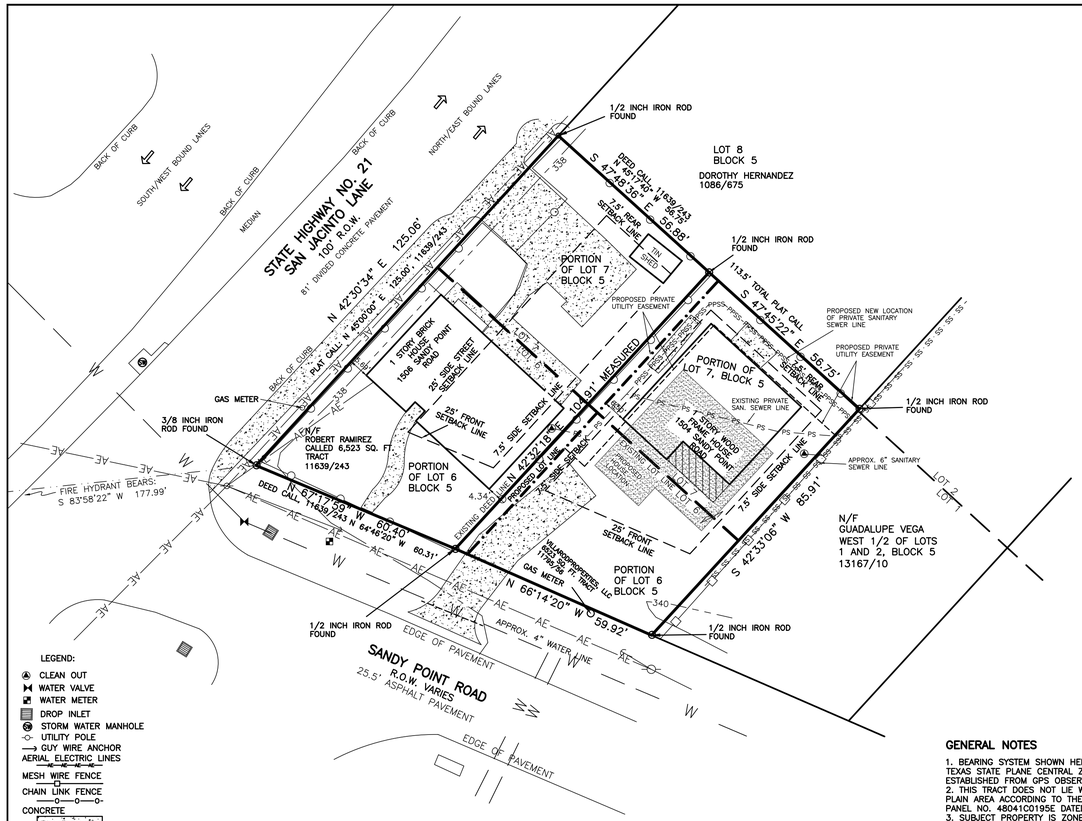
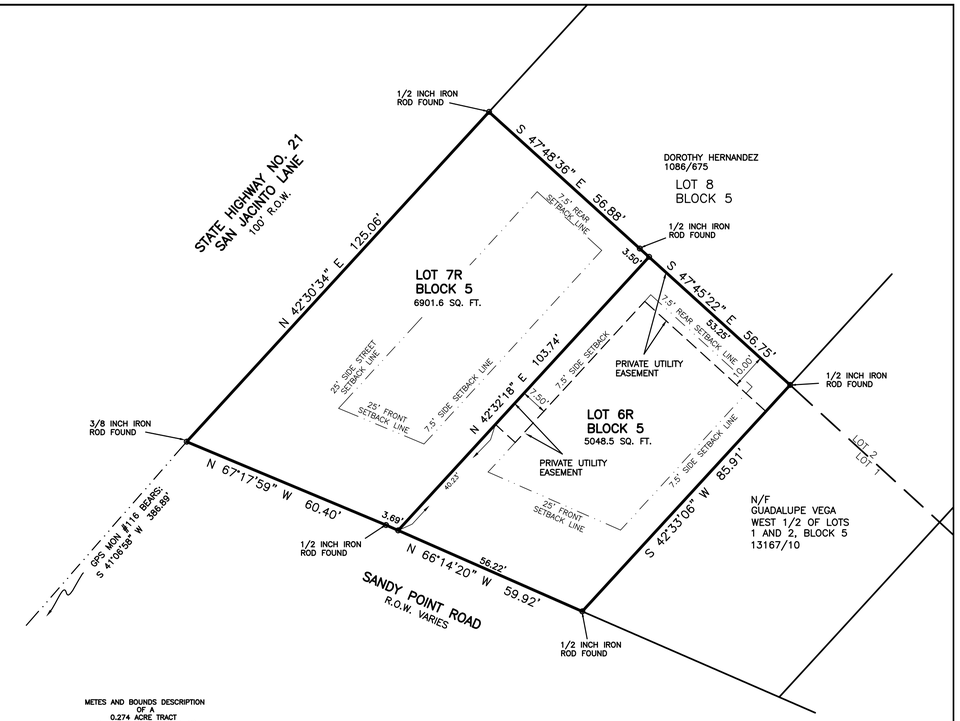


LEGEND:

- CLEAN OUT
- WATER VALVE
- WATER METER
- DROP INLET
- STORM WATER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES — AE — AE — AE —
- MESH WIRE FENCE
- CHAIN LINK FENCE — O — O — O —
- CONCRETE
- DECK
- EXISTING WATER LINE — W — W — W —
- EXISTING PUBLIC SANITARY SEWER LINE — SS - SS - SS - SS -
- EXISTING PRIVATE SANITARY SEWER LINE — PS - PS - PS - PS -
- PROPOSED PRIVATE SANITARY SEWER LINE — PPSS — PPSS —

SCALE: 1" = 20'

0 20 40 60



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED MAY 16, 2012.
3. SUBJECT PROPERTY IS ZONED MU-2 MIXED USE.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. WATER AND SEWER LINES SHOWN ARE PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
6. CONTOURS SHOWN HEREON ARE PER OVERLAY FROM CITY OF BRYAN MAPPING.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. THE PURPOSE OF THE PRIVATE UTILITY EASEMENT ON LOT 6R IS TO PROVIDE SANITARY SEWER OUTFLOW FROM LOT 7R TO THE EXISTING PUBLIC SANITARY SEWER LINE LOCATED ADJACENT TO LOT 6R. LOT 7R SHALL HAVE ACCESS TO THIS EASEMENT FOR NECESSARY MAINTENANCE OF THE PRIVATE SEWER LINE AS NEEDED.

METES AND BOUNDS DESCRIPTION
OF A
0.274 ACRE TRACT
S. F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 8 AND 7, BLOCK 5, HENDERSON ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 556 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF STATE HIGHWAY NO. 21 (SAN JACINTO LANE – 100' R.O.W.) AND THE NORTHEAST LINE OF SANDY POINT ROAD (VAR. R.O.W.) MARKING THE WEST CORNER OF SAID LOT 6;

THENCE: N 42° 30' 34" E ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 125.06 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 8, BLOCK 5;

THENCE: S 47° 48' 36" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 8 FOR A DISTANCE OF 56.88 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERT RAMIREZ RECORDED IN VOLUME 11639, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO VILLARODPROPERTIES, LLC RECORDED IN VOLUME 11795, PAGE 56 OF THE OFFICAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

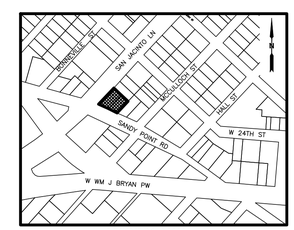
THENCE: S 47° 45' 22" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8 FOR A DISTANCE OF 56.75 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 7 AND 8 AND LOTS 1 AND 2, BLOCK 5;

THENCE: S 42° 33' 06" W ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 AND SAID LOT 1 FOR A DISTANCE OF 85.91 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SANDY POINT ROAD MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 66° 14' 20" W ALONG THE NORTHEAST LINE OF SANDY POINT ROAD FOR A DISTANCE OF 59.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID RAMIREZ AND VILLARODPROPERTIES TRACTS;

THENCE: N 67° 17' 59" W CONTINUING ALONG THE NORTHEAST LINE OF SANDY POINT ROAD FOR A DISTANCE OF 60.40 FEET TO THE POINT OF BEGINNING CONTAINING 0.274 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



VICINITY MAP
NOT TO SCALE

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 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ROBERT RAMIREZ , owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11639, Page 243, 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(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ROBERT RAMIREZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the _____ day of _____, 20__.

_____
Chairman

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, VILLARODPROPERTIES, LLC, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 11795, Page 56, 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(s)
_____
Title

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they 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 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, City of Bryan

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, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CAD NAME: 16-253

FINAL PLAT

OF

LOTS 6R & 7R, BLOCK 5

HENDERSON ADDITION

0.274 ACRES, S. F. AUSTIN LEAGUE, A-62

BEING A

REPLAT

OF

LOTS 6 AND 7, BLOCK 5
HENDERSON ADDITION
VOLUME 38, PAGE 556
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: APRIL 2016
PLAT DATE: 04-22-16
REVISED: 05-10-16

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER:
VILLARODPROPERTIES, LLC
100 E. 32nd STREET
BRYAN, TEXAS 77803

OWNER:
ROBERT RAMIREZ
1506 SANDY POINT ROAD
BRYAN, TEXAS 77803