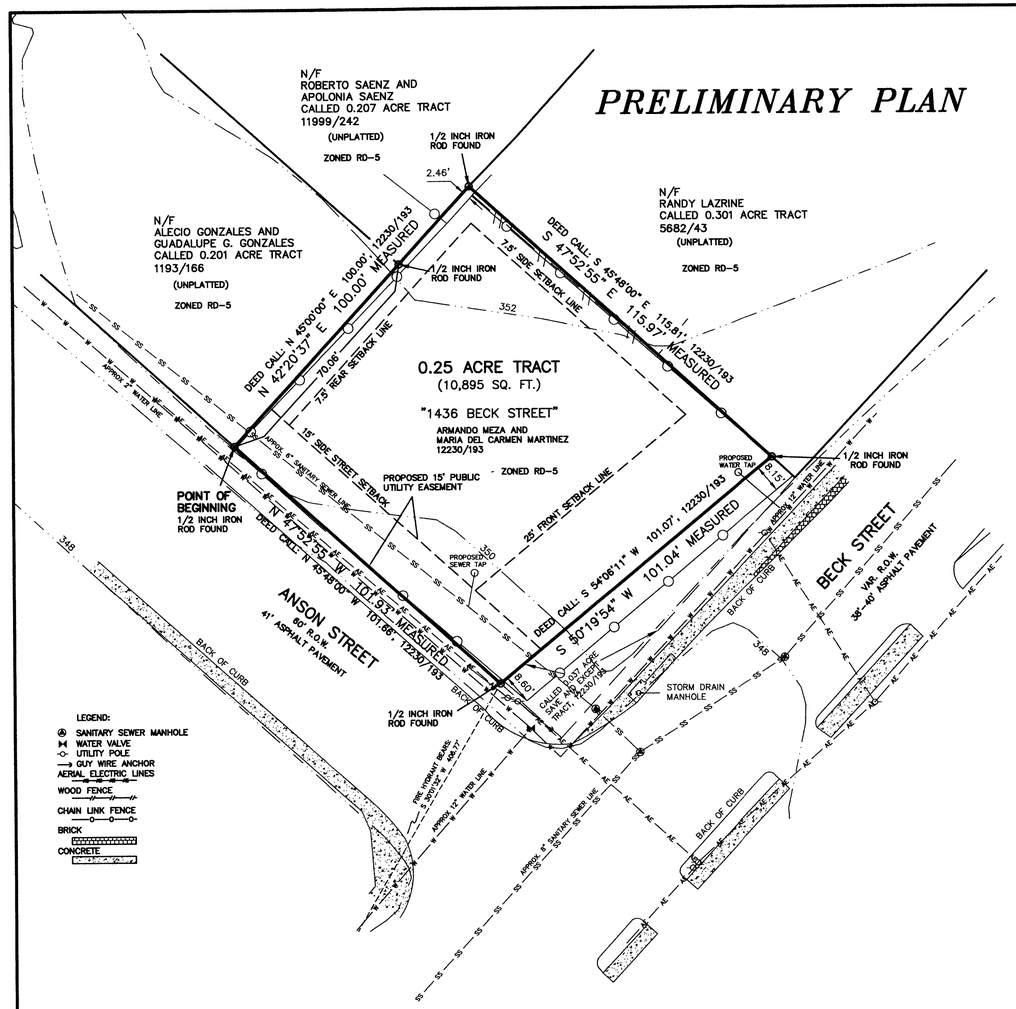
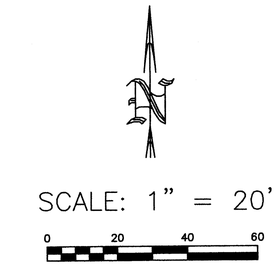
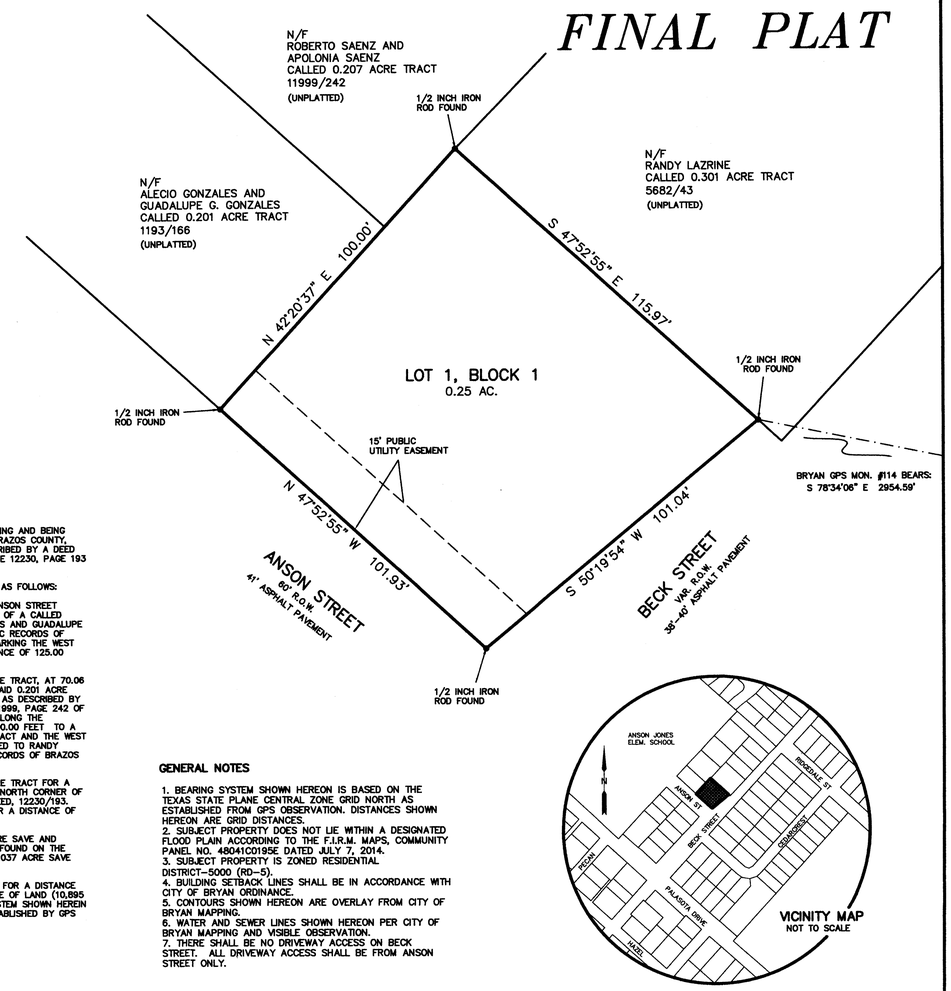
PRELIMINARY PLAN





FINAL PLAT



METES AND BOUNDS DESCRIPTION
OF A
0.25 ACRE TRACT
S. F. AUSTIN NO. 9 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 NO. 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO ARMANDO MEZA AND MARIA DEL CARMEN MARTINEZ RECORDED IN VOLUME 12230, PAGE 193 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 FOUND ON THE NORTHEAST LINE OF ANSON STREET MARKING THE WEST CORNER OF SAID MEZA TRACT AND THE SOUTH CORNER OF A CALLED 0.201 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALECIO GONZALES AND GUADALUPE G. GONZALES RECORDED IN VOLUME 1193, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.201 ACRE TRACT BEARS: N 47° 52' 55" W FOR A DISTANCE OF 125.00 FEET;

THENCE: N 42° 20' 37" E ALONG THE SOUTHEAST LINE OF SAID 0.201 ACRE TRACT, AT 70.06 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.201 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERTO SAENZ AND APOLONIA SAENZ RECORDED IN VOLUME 11999, PAGE 242 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTHEAST LINE OF SAID 0.207 ACRE TRACT FOR A TOTAL DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID MEZA TRACT AND THE WEST CORNER OF A CALLED 0.301 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RANDY LAZRINE RECORDED IN VOLUME 5682, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 52' 55" E ALONG THE SOUTHWEST LINE OF SAID 0.301 ACRE TRACT FOR A DISTANCE OF 115.97 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.037 ACRE SAVE AND EXCEPT TRACT AS DESCRIBED BY SAID DEED, 12230/193. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 50° 19' 54" E FOR A DISTANCE OF 0.52 FEET;

THENCE: S 50° 19' 54" W ALONG THE NORTHWEST LINE OF SAID 0.037 ACRE SAVE AND EXCEPT TRACT FOR A DISTANCE OF 101.04 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANSON STREET MARKING THE WEST CORNER OF SAID 0.037 ACRE SAVE AND EXCEPT TRACT;

THENCE: N 47° 52' 55" W ALONG THE NORTHEAST LINE OF ANSON STREET FOR A DISTANCE OF 101.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.25 OF AN ACRE OF LAND (10,895 SQUARE FEET), AS SURVEYED ON THE GROUND MARCH, 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED JULY 7, 2014.
3. SUBJECT PROPERTY IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING.
6. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE OBSERVATION.
7. THERE SHALL BE NO DRIVEWAY ACCESS ON BECK STREET. ALL DRIVEWAY ACCESS SHALL BE FROM ANSON STREET ONLY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ARMANDO MEZA and MARIA DELL CARMEN MARTINEZ, 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 12230, Page 193, 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 _____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

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

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, KAREN McQUEEN 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

PRELIMINARY PLAN
AND
FINAL PLAT
OF
LOT 1, BLOCK 1
MEZA ADDITION
0.25 AC., S. F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

MAY 31 2016
RECEIVED

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 05-18-16
PLAT DATE: 05-22-16
REVISED: 05-31-16
JOB NUMBER: 16-366
CAD NAME: 16-366
CR5 FILE: BOT-GTG (cont); 16-366 (job)

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

OWNER: ARMANDO MEZA
920 CLEARLEAF #253
BRYAN, TEXAS 77803
PHONE (979) 492-4302