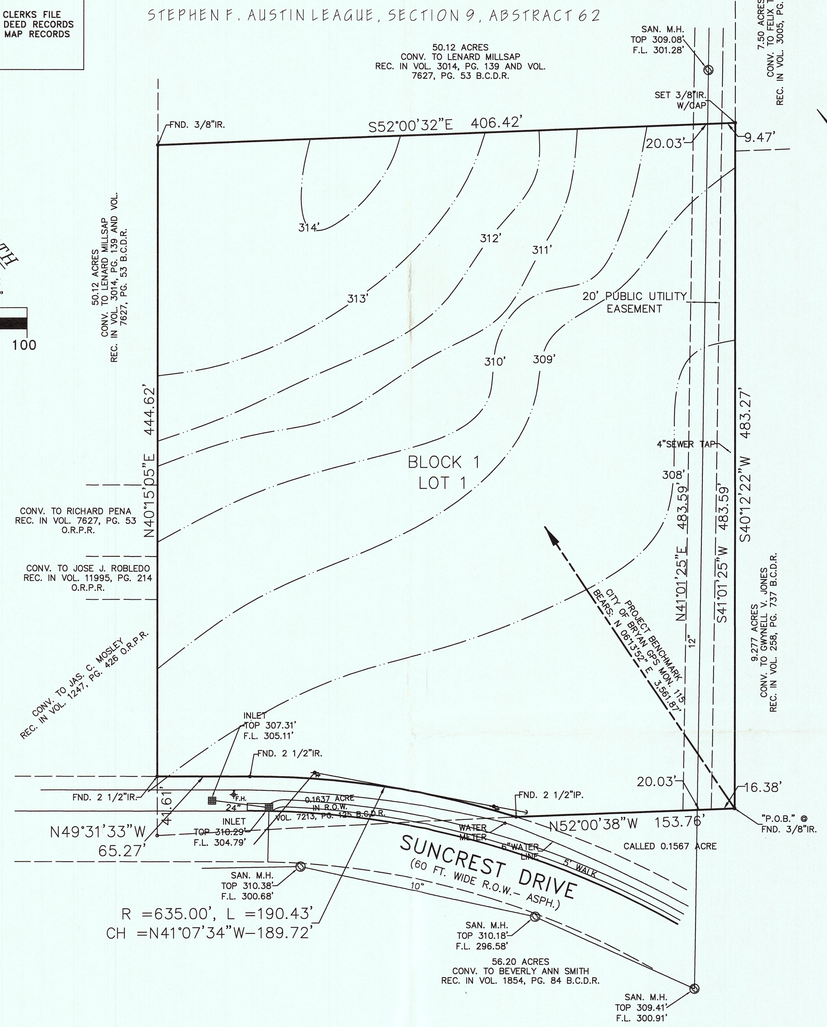
LEGEND:
AC. – ACRES
B.L. – BUILDING LINE
ESMT. – EASEMENT
FC – FILM CODE
BCCF – BRAZOS COUNTY CLERKS FILE
BCDR – BRAZOS COUNTY DEED RECORDS
BCMR – BRAZOS COUNTY MAP RECORDS
R.O.W. – RIGHT OF WAY
SQ. FT. – SQUARE FEET

PRELIMINARY PLAN

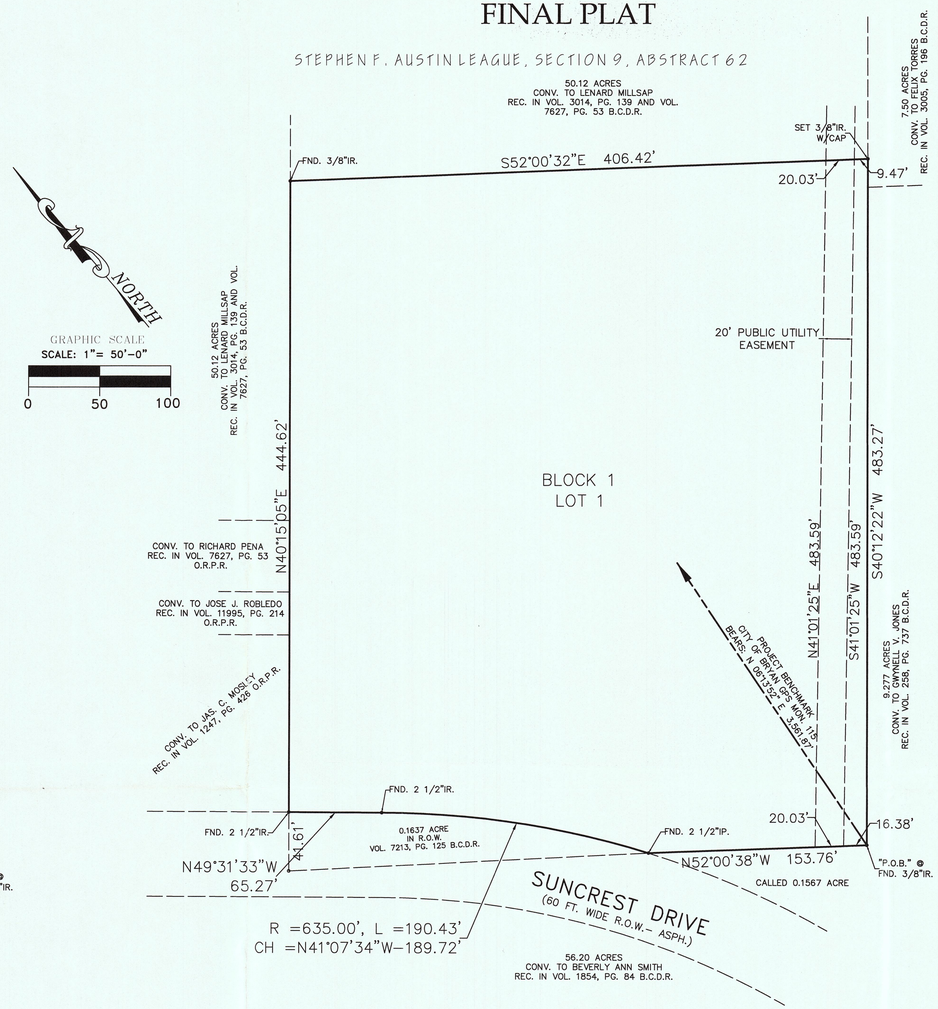
STEPHEN F. AUSTIN LEAGUE, SECTION 9, ABSTRACT 62



561 Suncrest
est in Berkeley

FINAL PLAT

STEPHEN F. AUSTIN LEAGUE, SECTION 9, ABSTRACT 62



NOTES:

1) BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3) ADDRESS: 561 SUNCREST STREET, BRYAN, TEXAS 77803.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paulo Moreno, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Paulo Moreno, owner

STATE OF TEXAS
COUNTY OR BRAZOS

Before me, the undersigned authority, on this day personally appeared Paulo Moreno, owner, 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 of office this day of _____ of _____, 2016.

_____
Notary Public, Brazos County, Texas

My Commission Expires: _____

I, Charles A. McKinley, a Registered Professional Land Surveyor 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.

Charles A. McKinley
Registered Public Land Surveyor No. 1184

STATE OF TEXAS
REGISTERED
C. A. MCKINLEY
1184
PROFESSIONAL
LAND SURVEYOR

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 on the _____ day of _____, 2016, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk of Brazos County, Texas
(Seal of County Clerk)

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 _____, 2016 and same was duly approved on the _____ day of _____ 2016 by said Commission.

_____
Chair, Planning & Zoning Commission of Bryan, Texas

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 _____, 2016.

_____
City Planner, Bryan, Texas

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 _____, 2016.

_____
City Engineer, Bryan, Texas

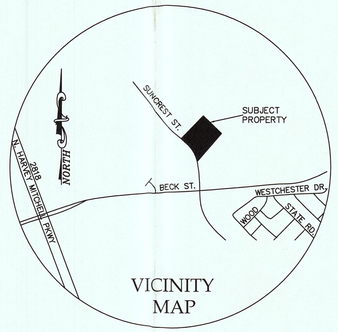
OWNER(S):
PAULO MORENO
PHONE: (832)315-9517

SURVEYOR:
THE JEAN McKINLEY CO., INC.
CHARLES A. McKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

FLOOD INFORMATION

**THIS TRACT OR LOT __IS NOT__ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE __"X"__ AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. __481195__, MAP No. __48041C__, PANEL No. __0195E__, DATED __07/07/2014__.*

**THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.*



VICINITY MAP

PRELIMINARY PLAN & FINAL PLAT OF PAULO MORENO

BEING A SUBDIVISION OF 4.3541 ACRES OR 189,664.54 SQUARE FEET OF LAND IN THE STEPHEN F. AUSTIN LEAGUE, SECTION 9, ABSTRACT 62 IN BRAZOS COUNTY, TEXAS.

ONE (1) LOT ONE (1) BLOCK

SCALE: 1"= 50' DATE: OCTOBER 2, 2015

METES AND BOUNDS DESCRIPTION OF 4.3541 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 4.3541 ACRES BEING OUT OF AN ORIGINAL 4.500 ACRE TRACT LESS 0.1637 ACRE IN PUBLIC STREET DESCRIBED IN VOLUME 7213, PAGE 125 OF THE DEED RECORDS OF BRAZOS COUNTY CONVEYED TO PAULO MORENO IN SHERIFF DEED NOTED AS LOT 8, BLOCK 14 OF THE STEPHEN F. AUSTIN LEAGUE, SECTION 9, ABSTRACT 62 IN BRAZOS COUNTY, TEXAS, BEING THAT SAME TRACT RECORDED IN VOLUME 249, PAGE 357 OF THE DEED OF BRAZOS COUNTY ALSO CONVEYED TO PAULO MORENO IN INSTRUMENT RECORDED IN VOLUME 692, PAGE 292 OF THE DEED RECORDS OF BRAZOS COUNTY SAID 4.3541 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO–WIT:

BEGINNING at a 3/8 inch iron rod found at the South corner of the herein described 4.3541 acre tract at an old fence corner in the Northwest boundary of the Gwynell V. Jones 9.277 acre tract described in instrument in Volume 258, Page 737 of the Deed Records of Brazos County marking the Easterly corner of a 0.1567 acre tract so called remainder of the Beverly Ann Smith 56.20 acre tract described in Volume 1854, Page 84 of the Deed Records of Brazos County;

THENCE North 52 degrees 00 minutes 38 seconds West with an old fence a distance of 153.76 ft. to a 2 ½ inch iron pipe found at an angle point of the herein described tract in the Northeasterly right–of–way line of Suncrest Drive (60 ft. right–of–way) and the PC of a curve to the left;

THENCE in a Westerly direction with said curve to the left having a radius of 635.00 ft., an arc length of 190.43 ft. and long chord bears North 41 degrees 07 minutes 34 seconds West a distance of 189.72 ft. to a 2 ½ inch iron pipe found at the PT of said curve in the Northeasterly right–of–way line of said Suncrest Drive;

THENCE North 49 degrees 31 minutes 33 seconds West with the Northeast right–of–way line of said Suncrest Drive a distance of 65.27 ft. to a 2 ½ inch iron pipe found at the West corner of the herein described tract, the North corner of said portion of road right–of–way recorded in Volume 7213, Page 125 of the Deed Records of Brazos County marking the South corner of the James C. Mosley Tract described in Volume 1247, Page 426 of the Deed Records of Brazos County at a fence corner;

THENCE North 40 degrees 15 minutes 05 seconds East with an old fence line, the Northwest boundary of said Moreno Tract, the Jose J. Robledo Tract described in Volume 11995, Page 214 of the Deed Records of Brazos County, the South corner of the Richard Pena Tract described in Volume 7627, Page 53 of the Deed Records of Brazos County and with the Southeast boundary of the Lenard Millsap 50.12 acre tract described in Volume 3014, Page 139 of the Deed Records of Brazos County a total distance of 444.62 ft. to a 3/8 inch iron rod set at the North corner of said so called 4.5000 acre tract and a re–entrant corner of said Millsap 50.12 acre tract;

THENCE South 52 degrees 00 minutes 32 seconds East with the Southwesterly boundary of said Millsap Tract a total distance of 406.42 ft. to a 3/8 inch iron rod set with cap marking the East corner of the herein described tract, the Northwest boundary of the Felix Torres, Jr. so called 7.50 acre tract described in Volume 3005, Page 196 of the Deed Records of Brazos County;

THENCE South 40 degrees 12 minutes 22 seconds West with an old fence, the Northwest boundary of said Torres and the Northwest boundary of said Jones Tract passing a 3/8 inch iron rod set for reference in all a total distance of 483.27 ft. to the PLACE OF BEGINNING and containing 4.3541 acre of land.