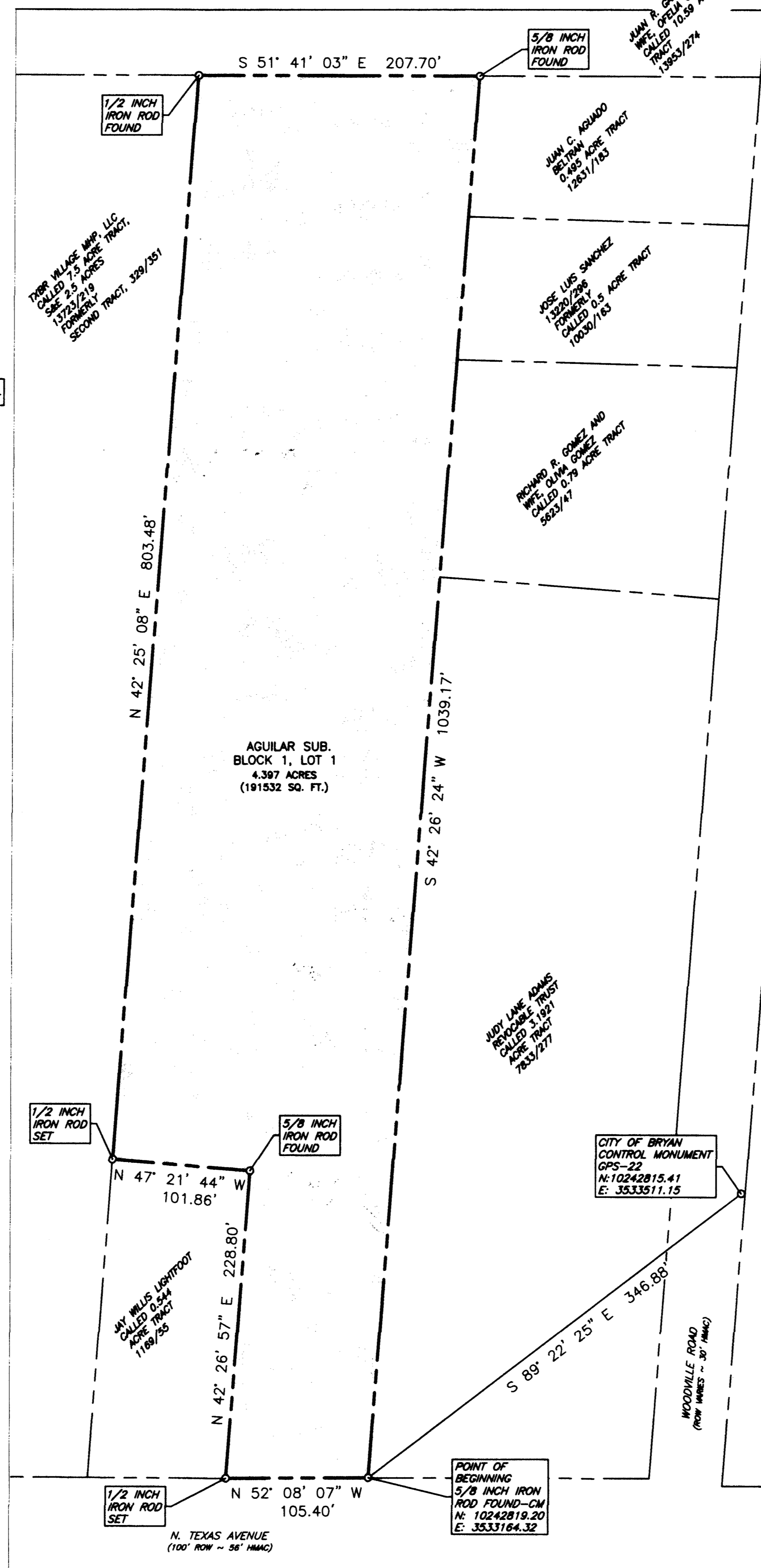
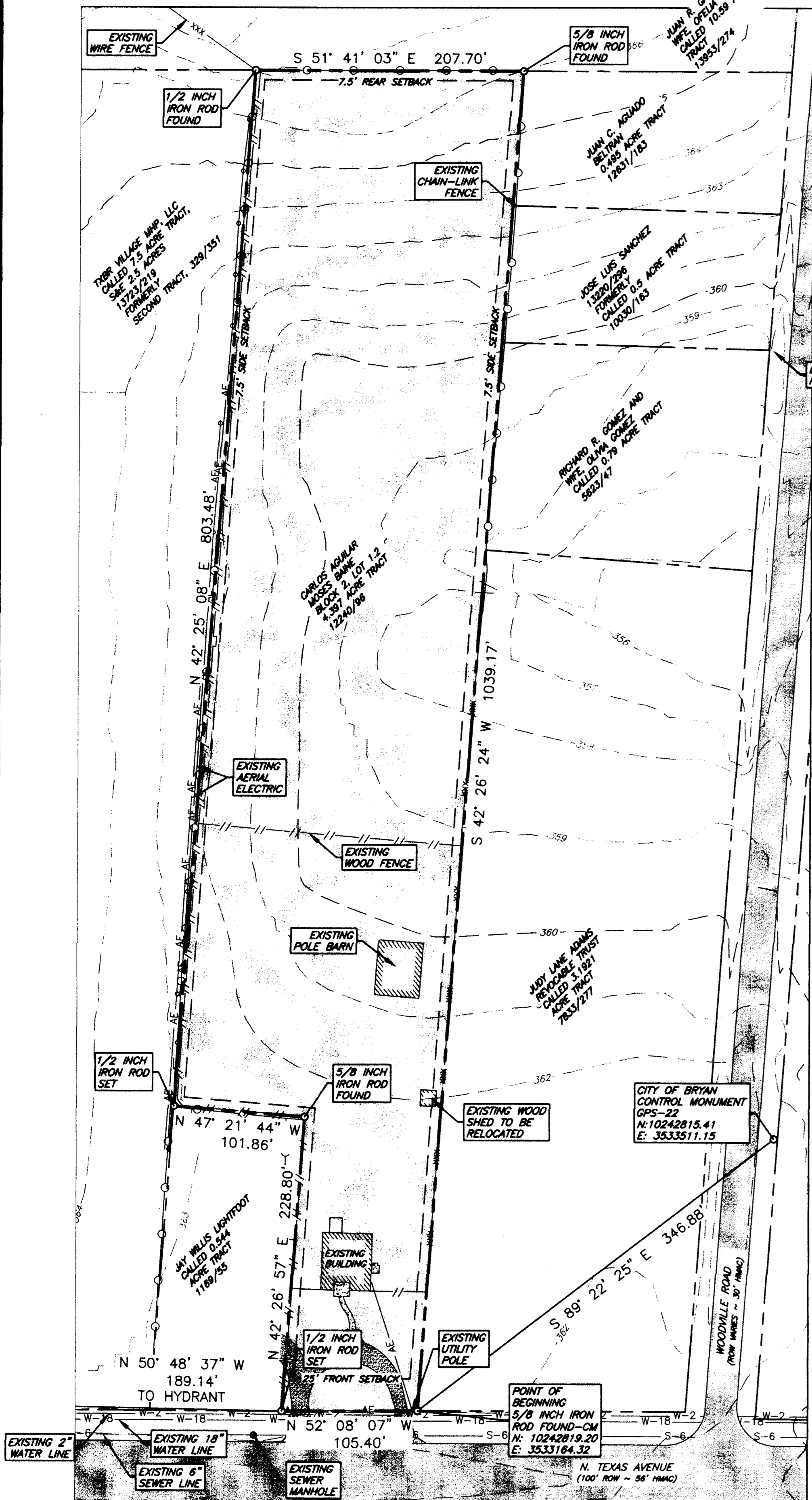


PRELIMINARY PLAN

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Carlos Aguilar, owner of the 4.397 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 12240, Page 95, and designated herein as 1.2, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever of streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.

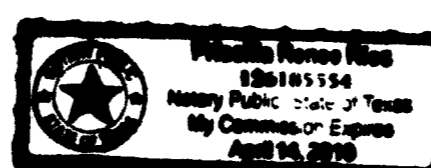
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, do hereby certify that this plat together with its contents, as shown on the face hereof, is a true and correct copy of the original as recorded in the Public Records of Brazos County in Volume 12631, Page 183 of the Plat Records.
 Doc Number: 2018-1325480
 Volume - Page: 14589-166
 Number of Pages: 1
 Amount: 73.00
 Order#: 20180405000028
 By: MG

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Carlos Aguilar, 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 5th day of March, 2018.

Shirley R. Smith
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land 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, and that the metes and bound describing said subdivision will describe a closed geometric form.

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



APPROVAL OF THE CITY PLANNER

I, *Maria Z...*, 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 20th day of March, 2018.

APPROVAL OF THE CITY ENGINEER

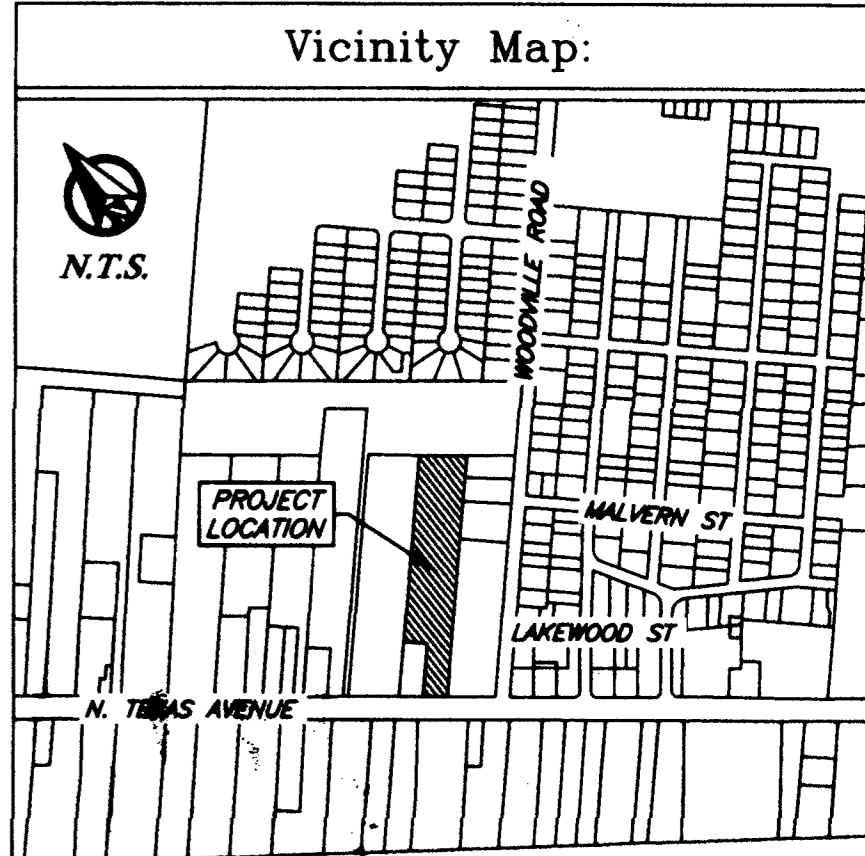
I, *Paul Krueger*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of March, 2018.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Robb G...*, 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 20th day of March, 2018, and same was duly approved on the 20th day of March, 2018, by said Commission.

METES AND BOUNDS DESCRIPTION OF A 4.397 ACRE TRACT MOSES BAINE LEAGUE, A-3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 4.40 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARLOS AGUILAR RECORDED IN VOLUME 12240, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD FOUND (N:10242815.20, E:3533164.32) ON THE NORTHEAST LINE OF N. TEXAS AVENUE (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID 4.40 ACRE TRACT AND THE WEST CORNER OF A CALLED 3.1921 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE JUDY LANE ADAMS REVOCABLE TRUST RECORDED IN VOLUME 7833, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (N:10247894.93, E:3535993.09) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010112422521 (CALCULATED USING GEOID12B);
 THENCE: N 52° 08' 07" W ALONG THE NORTHEAST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 105.40 FEET (DEED CALL: N 52° 11' 09" W - 105.59 FEET, 12240/96) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE SOUTH CORNER OF A CALLED 0.544 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JAY WILLS LIGHTFOOT RECORDED IN VOLUME 1189, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 4 INCH AXLE FOUND BEARS: S 42° 26' 57" W FOR A DISTANCE OF 0.64 FEET;
 THENCE: N 42° 28' 57" E ALONG THE COMMON LINE OF SAID 4.40 ACRE TRACT AND SAID 0.544 ACRE TRACT, AT 185.45 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.544 ACRE TRACT;
 THENCE: N 47° 21' 44" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 101.86 FEET (DEED CALL: N 47° 23' 37" W - 102.07 FEET, 12240/96) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 7.5 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TERRY VILLAGE MHP, LLC RECORDED IN VOLUME 13723, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID 0.544 ACRE TRACT. FOR REFERENCE, A BROKEN 504 HALL FOUND IN A TREE ROOT BEARS: S 78° 56' 48" W FOR A DISTANCE OF 0.21 FEET AND A 2 INCH IRON PIPE FOUND BEARS: S 42° 25' 08" W FOR A DISTANCE OF 236.89 FEET;
 THENCE: N 42° 25' 08" E ALONG THE COMMON LINE OF SAID 4.40 ACRE TRACT AND SAID REMAINDER OF 7.5 ACRE TRACT FOR A DISTANCE OF 803.48 FEET (DEED CALL: N 42° 28' 54" E - 803.48 FEET, 12240/96) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 10.59 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JUAN R. GALVAN AND WIFE, OFELIA GALVAN RECORDED IN VOLUME 13953, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 4.40 ACRE TRACT AND THE EAST CORNER OF SAID REMAINDER OF 7.5 ACRE TRACT;
 THENCE: S 51° 41' 03" E ALONG THE COMMON LINE OF SAID 4.40 ACRE TRACT AND SAID 10.59 ACRE TRACT FOR A DISTANCE OF 207.70 FEET (DEED CALL: S 51° 42' 16" E - 207.63 FEET, 12240/96) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 4.40 ACRE TRACT AND THE NORTH CORNER OF A 0.48 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JUAN R. AGUADO BELTRAN RECORDED IN VOLUME 12631, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
 THENCE: S 42° 26' 24" W ALONG THE SOUTHWEST LINE OF SAID 4.40 ACRE TRACT FOR A DISTANCE OF 1039.17 FEET (DEED CALL: S 42° 26' 54" W - 1039.20 FEET, 12240/96) TO THE POINT OF BEGINNING CONTAINING 4.397 ACRES OF LAND, AS SURVEYED ON THE GROUND JANUARY 2018. SEE PLAT PREPARED JANUARY 2018, FOR MORE DESCRIPTIVE INFORMATION.



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-5 (N:10247894.93; E:3535993.09) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010112422521 (Calculated using GEOID12B).
- This Property is Zoned (RD-5), Residential District-5000
- 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041001055, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
- All existing Structures are to remain.
- This Survey Plat was prepared to reflect the title commitments issued by University Title Company, GF No. 142360, Effective Date: 05-08-2014
- The Following Blanket Easements Do Apply to the Tract:
 City of Bryan 98/257
 City of Bryan 100/241

FINAL PLAT
Aguilar Subdivision
Block 1, Lot 1
~4.397 AC
 Being
 Moses Baine League, A-3
 Bryan, Brazos County, Texas
 January 2018

Owner:
 Carlos Aguilar
 4409 N. Texas Avenue
 Bryan, TX 77803

Engineer:
 M Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-991

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