

PRELIMINARY PLAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Albert Vasquez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 14236, Page 60, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Albert Vasquez
Albert Vasquez

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Martha Tumax, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 15088, Page 191, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Martha Tumax
Martha Tumax

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Albert Vasquez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 15th day of July, 2020

JEFFREY ALAN WITT
Notary ID #9714037
My Commission Expires
May 12, 2022

Jeffrey Alan Witt
Notary Public, Brazos County, Texas

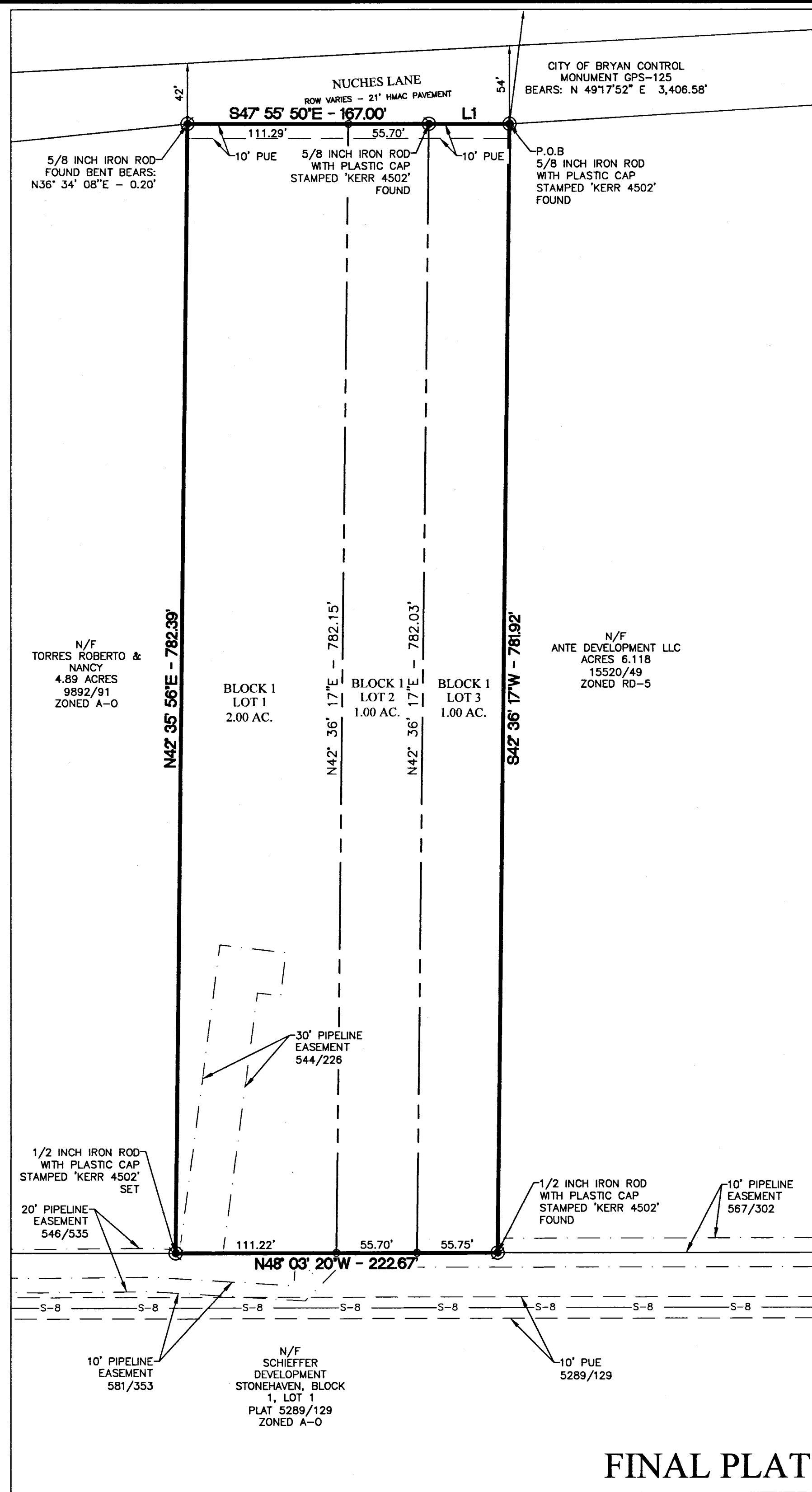
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Martha Tumax, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 15th day of July, 2020

JEFFREY ALAN WITT
Notary ID #9714037
My Commission Expires
May 12, 2022

Jeffrey Alan Witt
Notary Public, Brazos County, Texas



FINAL PLAT

APPROVAL OF THE CITY PLANNER

I, *Kerita Zimmach*, 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 21st day of July, 2020.

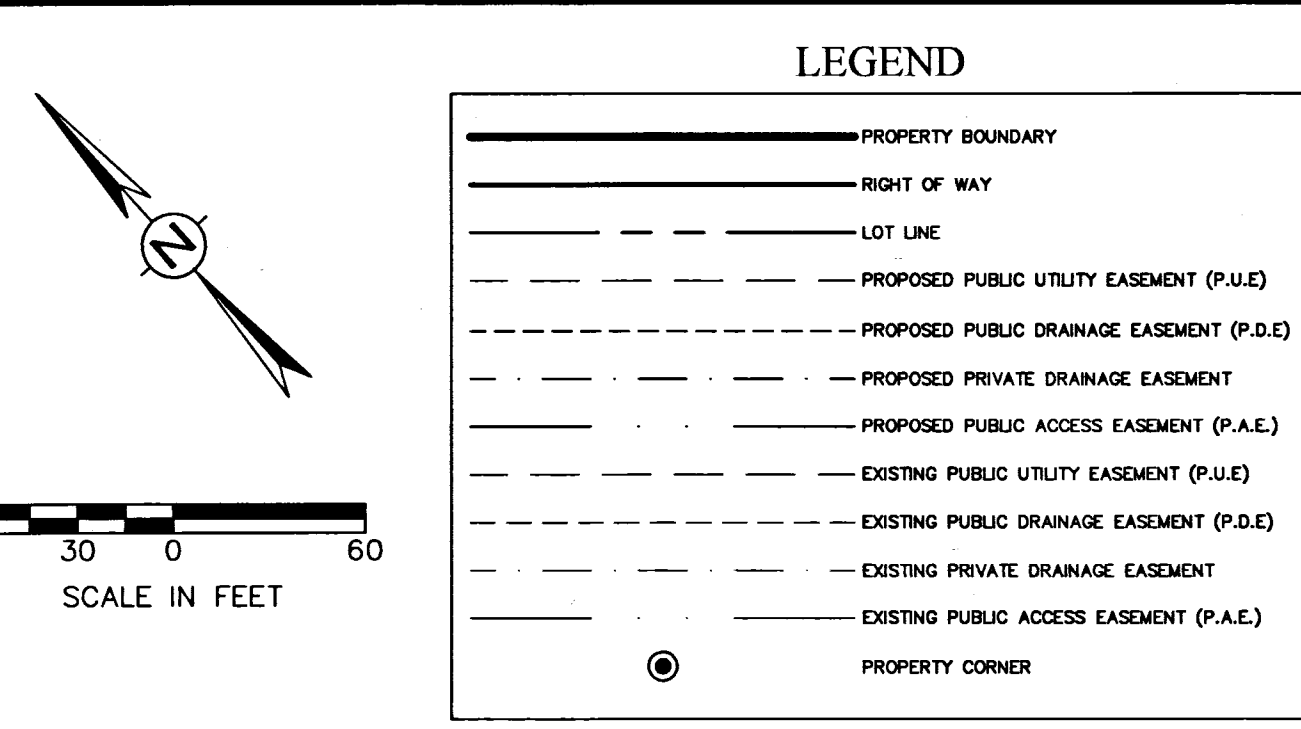
Kerita Zimmach
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *Sam Wilson*, 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 July, 2020.

Sam Wilson
City Engineer, Bryan, Texas

LINE #	LENGTH	DIRECTION
L1	55.75'	S47° 56' 13"E



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/20/2020 2:34:05 PM
In the PLAT Records

Doc Number: 2020-1399728
Volume-Page: 16213-40
Number of Pages: 1
Amount: 73.00
Ord #: 20200720000117
By: MO

Karen Vasquez / *By: Kerita Zimmach*
County Clerk
Brazos County, Texas
Deputy Clerk

I, *MO*, do hereby certify as filed for record in the Official Records

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobbi Gutierrez*, 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 15th day of June, 2020, and same was duly approved on the 15th day of June, 2020 by said Commission.

Bobbi Gutierrez
Chair
Planning & Zoning Commission
Bryan, 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 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

- 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-125 (Y:10242367.294; X:3545959.049) 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 1.00011753 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0205F, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - CONTOUR DATA IS FROM AERIAL CONTOURS.
 - ZONING FOR THIS TRACT IS AGRICULTURAL OPEN (A-O).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 200261, EFFECTIVE DATE: 01-06-2020. ITEMS LISTED ON SCHEDULE 'B' ARE ADDRESSED AS FOLLOWS:
 - 10d: EASEMENT TO FERGUSON CROSSING PIPELINE CO., 544/226, DOES APPLY TO THIS TRACT AS SHOWN HEREON.
 - 10e: BLANKET EASEMENT TO LONE STAR GAS CO., 71/579, DOES APPLY TO THIS TRACT.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

METES AND BOUNDS DESCRIPTION OF ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 3.0 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALBERT A. VASQUEZ RECORDED IN VOLUME 14236, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF A CALLED 1 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MARTHA ALICIA TUMAX RECORDED IN VOLUME 15088, PAGE 191 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 WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10240145.77; X:3543376.49) ON THE SOUTHWEST LINE OF NUCHES LANE MARKING THE EAST CORNER OF SAID 1 ACRE TRACT AND THE NORTH CORNER OF A 6.118 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ANTE DEVELOPMENT, LLC RECORDED IN VOLUME 15520, PAGE 49 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-125 (Y:10242367.294; X:3545959.049) AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011753 (CALCULATED USING GEOID12B)];

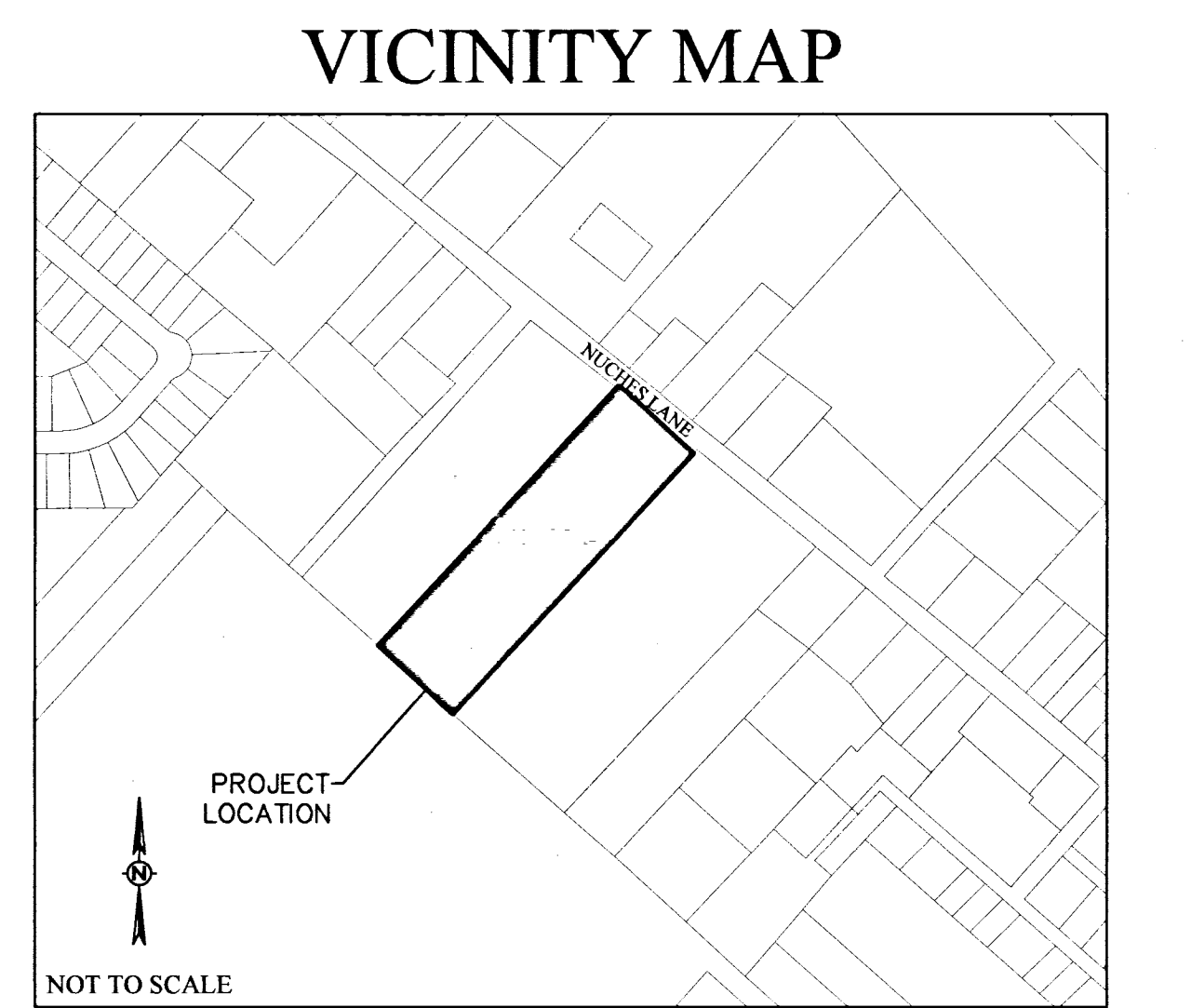
THENCE: S 42° 36' 17" W ALONG THE COMMON LINE OF SAID 1 ACRE TRACT AND SAID 6.118 ACRE TRACT FOR A DISTANCE OF 781.92 FEET (DEED CALL: S 45° W 780 FEET, 15088/191) (DEED CALL AND MEASURED, 15520/49) TO 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, STONEHAVEN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 5289, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID 6.118 ACRE TRACT;

THENCE: N 48° 03' 20" W ALONG THE NORTHEAST LINE OF SAID STONEHAVEN SUBDIVISION FOR A DISTANCE OF 222.67 FEET (DEED CALL: N 45° W - 222.84 FEET, 14236/60) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET (FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID STONEHAVEN SUBDIVISION BEARS: N 48° 03' 20" W FOR A DISTANCE OF 455.12 FEET);

N 42° 35' 56" E, AT 2.51 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID 3.0 ACRE TRACT AND THE SOUTHWEST LINE OF A CALLED 4.89 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERTO TORRES AND WIFE, NANCY TORRES RECORDED IN VOLUME 9892, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 782.39 FEET (DEED CALL: N 45° E - 780 FEET, 14236/60) TO A POINT ON THE SOUTHWEST LINE OF NUCHES LANE MARKING THE NORTH CORNER OF SAID 3.0 ACRE TRACT (FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: N 36° 34' 08" E FOR A DISTANCE OF 0.20 FEET AND A 3/8 INCH IRON ROD FOUND BEARS: N 53° 47' 46" W FOR A DISTANCE OF 240.29 FEET);

THENCE: S 47° 55' 50" E ALONG THE NORTHEAST LINE OF SAID 3.0 ACRE TRACT FOR A DISTANCE OF 167.00 FEET (DEED CALL: S 45° E - 167 FEET, 14236/60) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE EAST CORNER OF SAID 3.0 ACRE TRACT AND THE NORTH CORNER OF SAID 1 ACRE TRACT;

THENCE: S 47° 56' 13" E ALONG THE NORTHEAST LINE OF SAID 1 ACRE TRACT FOR A DISTANCE OF 55.75 FEET (DEED CALL: S 47° 45' E - 55.84 FEET, 15520/49) TO THE POINT OF BEGINNING CONTAINING 4.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2020.



FINAL PLAT
ALBERT VASQUEZ SUBDIVISION
4.00 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
3 LOTS
BLOCK 1, LOTS 1-3

OWNER/DEVELOPER:
ALBERT VASQUEZ
2022 Nuches Lane
Bryan, TX 77803
(979) 820-0923

OWNER/DEVELOPER:
MARTHA TUMAX
3201 Bethany Drive
Bryan, TX 77803
(979) 402-8505

SCALE 1" = 60'
MAY 2020

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, L.L.C.
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPEL FIRM # 10018500

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900