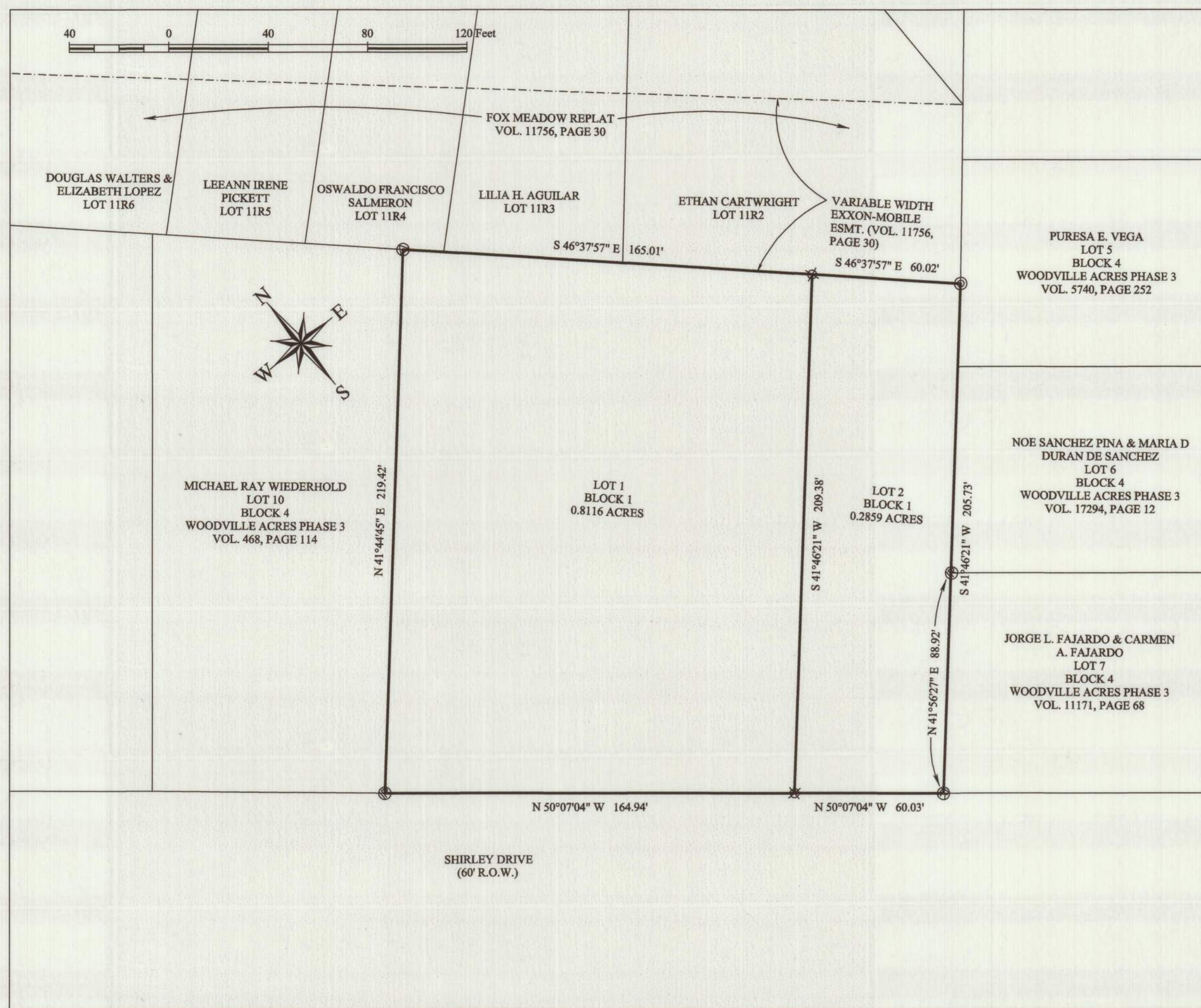
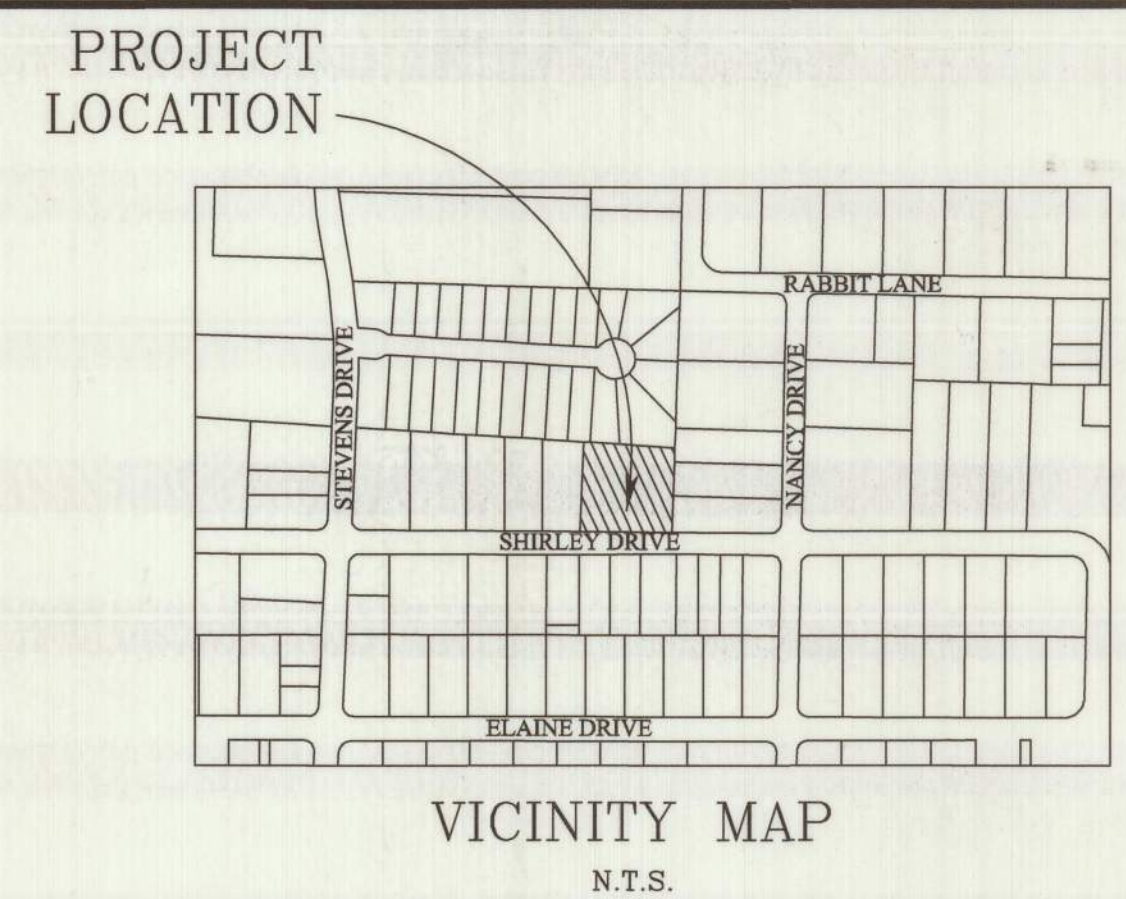


PRELIMINARY PLAN



FINAL PLAT



METES AND BOUND DESCRIPTION

Being a tract of land containing 1.098 acres in the Moses Baine Survey, A-8, City of Bryan, Brazos County, Texas, being the same tract as recorded in Vol. 8875, Page 33 of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2\"/>

BEGINNING at a 1/2\"/>

THENCE North 41°44'45\"/>

THENCE South 46°37'57\"/>

THENCE South 41°46'21\"/>

THENCE North 50°07'04\"/>

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, J. ENRIQUE GOMEZ and AIDA GOMEZ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Dead Records of Brazos County in Volume 8875, Page 33 of the B.C.O.R., 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.

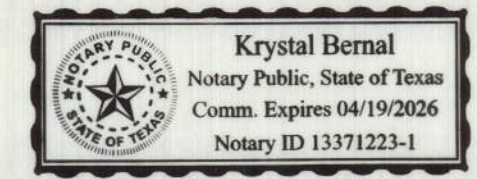
Owner: J. Enrique Gomez

Owner: Aida Gomez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. Enrique Gomez and Aida Gomez known to me to be the persons whose names are 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 of office this 4th day of September, 2024. Notary Public, Brazos County, Texas:

Kristal Bernal
Notary Public, Brazos County, Texas



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/3/2024 1:57:30 PM
In the PLAT Records

Doc Number: 2024 - 1544378
Volume - Page: 19562 - 170
Number of Pages: 1
Amount: 72.00
Order#: 2024120300084
By: JS



Karen McQueen
County Clerk Brazos County, Texas
By: Josephine Shaw

APPROVAL OF THE CITY ENGINEER

I, Paul Hays, 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 9th day of September, 2024.

City Engineer, Bryan, Texas: Paul Hays *PH*

APPROVAL OF THE CITY PLANNER

I, Adam Wallace, 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 9th day of September, 2024.

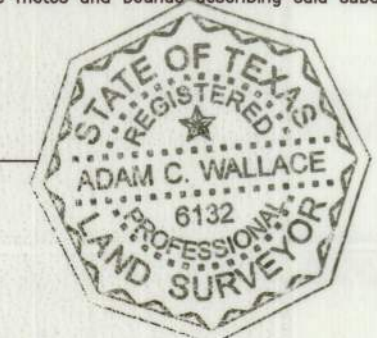
City Planner, Bryan, Texas: Adam Wallace *AW*

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF SURVEYOR

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
PUBLIC UTILITY EASEMENT
PLATTED BUILDING LINE
SEWER LINE
WATER LINE
GAS LINE
STORM SEWER LINE

WATER METER
ELECTRIC METER
POWER POLE
GAS METER
SEWER CLEANOUT
SEWER MANHOLE
A.C. UNIT
PETROLEUM/SUNOCO PIPELINE MARKER
UNDERGROUND WATERLINE FLAG

1/2\"/>

1/2\"/>

1/2\"/>

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2\"/>
- Drawing Scale is 1\"/>
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012.
- Zoning is Residential District-5000 (RD-5).
- Setback requirements:
-Front Setback: 25 feet
-Side Setback: 5 feet
-Rear Setback: 5 feet
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOT 1 BLOCK 1
LOT 2 BLOCK 1
OF THE
ALEXIS SUBDIVISION
BEING 1.098 ACRES OUT
OF THE
MOSES BAINE SURVEY,
A-8
Bryan, Brazos County, Texas

SCALE: 1" = 40'

JUNE, 2024

OWNER/DEVELOPER:
J. ENRIQUE GOMEZ AND
AIDA GOMEZ
3710 SHIRLEY DRIVE
BRYAN, TX 77808

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291