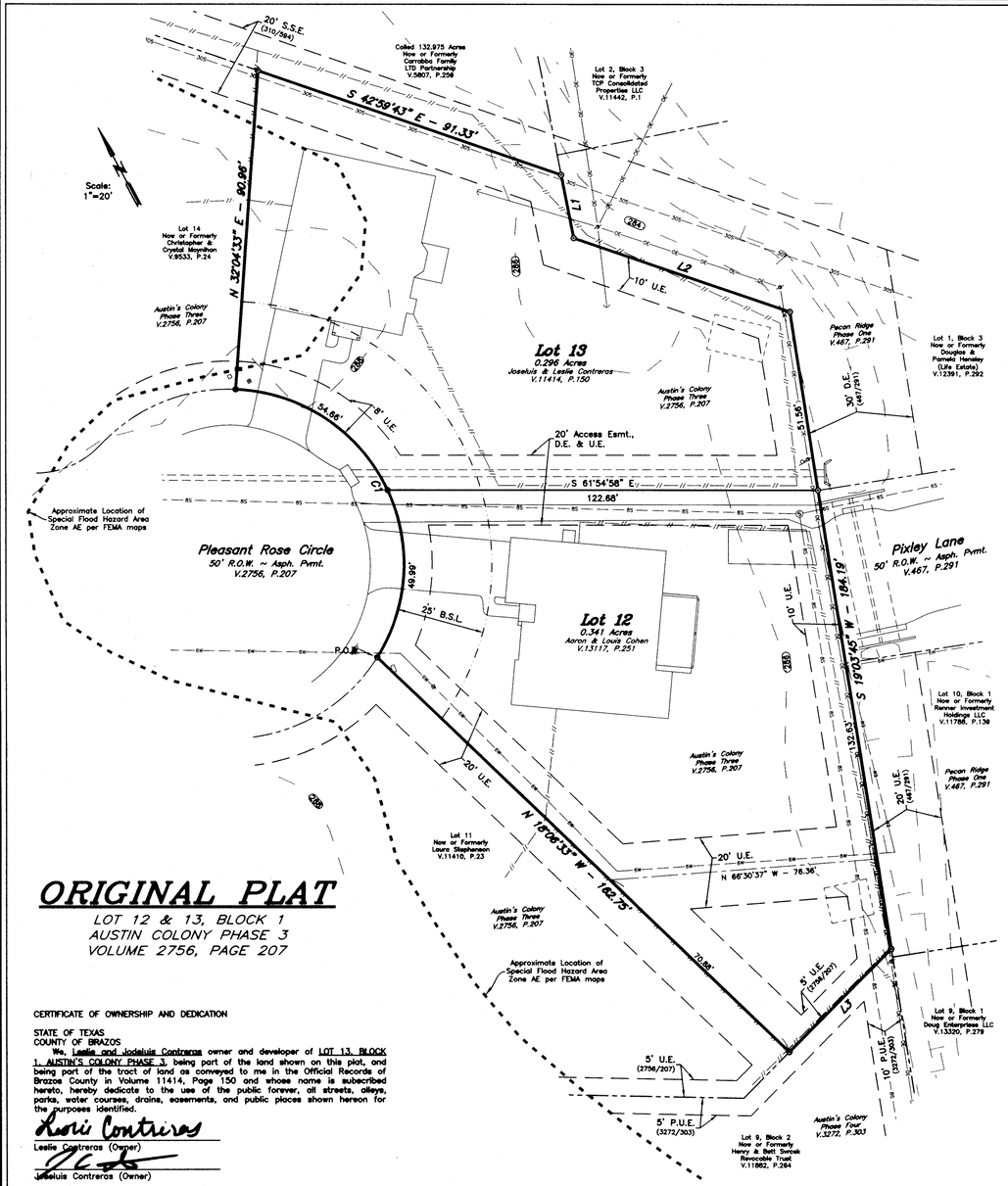


ORIGINAL PLAT

LOT 12 & 13, BLOCK 1
AUSTIN COLONY PHASE 3
VOLUME 2756, PAGE 207

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Leslie and Joseluis Contreras owner and developer of LOT 13, BLOCK 1, AUSTIN'S COLONY PHASE 3, being part of the land shown on this plat, and being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11414, Page 150 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.

Leslie Contreras (Owner)

Joseluis Contreras (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Leslie Contreras 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 19th day of February 2019.

Kaili Prium
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

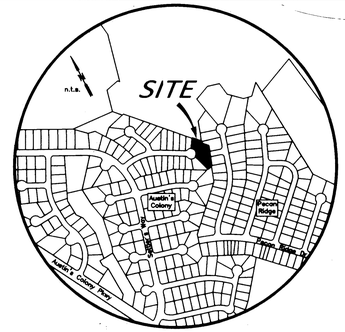
Before me, the undersigned authority, on this day personally appeared Joseluis Contreras known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this 19th day of February 2019.

Kaili Prium
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell 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 26th day of March 2019.

Kevin Russell
City Planner, Bryan, Texas



VICINITY MAP

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with AUSTIN'S COLONY PHASE 3 final plat recorded in Volume 2756, Page 207 of the Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, a portion of this property is located in a Special Flood Hazard Area.
3. All lots have 5' side and rear setbacks per original plat (2756/207).
4. This property is currently zoned Residential District–5000 (RD–5).
5. Building setback lines to be in accordance with the City of Bryan Code of Ordinance for RD–5 zoning district. Additional building setback lines may be required by deed restrictions.
6. All distances shown along curves are arc lengths.
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ – 1/2" Iron Rod Found
● – 5/8" Iron Rod Found

8. Abbreviations:
   - B.S.L. – Building Setback Line
   - B.E. – Drainage Easement
   - P.U.E. – Public Utility Easement
   - U.E. – Utility Easement
   - V.L.H. – Vehicle Lay of Hose

FIELD NOTES
0.637 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being all of Lots 12 and 13, Block 1, AUSTIN'S COLONY, PHASE THREE recorded in Volume 2756, Page 207 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the common most northerly corner of Lots 12 and 11, Block 1 of said AUSTIN'S COLONY, PHASE THREE (2756/207) and being in the right–of–way line of Pleasant Rose Circle (width varies at this location);

THENCE: along the arc of a counter–clockwise curve, at 49.99 feet, pass a found 5/8–inch iron rod marking the common corner of said Lots 12 and 13, Block 1, continue for a total distance of 104.85 feet along the arc of said curve having a central angle of 119° 55' 07", a radius of 50.00 feet, a tangent of 86.46 feet and a long chord bearing N 0° 22' 28" W at a distance of 86.57 feet to a found 5/8–inch iron rod marking the common corner of said Lot 13 and Lot 14, Block 1 of said AUSTIN'S COLONY, PHASE THREE (2756/207) for corner;

THENCE: N 32° 04' 33" E along the common line of said Lots 13 and 14, Block 1 for a distance of 90.96 feet to a found 1/2–inch iron rod marking the common north corner of said Lots 13 and 14, said iron also being in the southeast line of the called 132.975 acre Carrabba Family LTD Partnership recorded in Volume 5807, Page 259 (O.R.B.C.);

THENCE: S 42° 59' 43" E along the common line of said Lot 13, Block 1 and the called 132.975 acre Carrabba tract for a distance of 91.33 feet to a found 5/8–inch iron rod marking the south corner of the called 132.975 acre tract and being in a north line of Lot 1, Block 3 of PECAN RIDGE, PHASE ONE recorded in Volume 467, Page 291 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the common line of said AUSTIN'S COLONY, PHASE THREE (2756/207) and said PECAN RIDGE, PHASE ONE (467/291) for the following three calls:

1) S 16° 48' 02" W for a distance of 18.42 feet to a found 1/2–inch iron rod for an angle point,
2) S 43° 07' 59" E for a distance of 65.00 feet to a found 1/2–inch iron rod for an angle point, and
3) S 19° 03' 45" W, at 51.56 feet, pass a found 1/2–inch iron rod marking the common south corner of said Lots 13 and 12, continue for a total distance of 184.19 feet to a found 1/2–inch iron rod marking the southeast corner of said Lot 13, the northeast corner of Lot 9, Block 2 of AUSTIN'S COLONY, PHASE FOUR recorded in Volume 3272, Page 303 (O.R.B.C.) and said iron rod also being in the northwest line of Lot 10, Block 1 of said PECAN RIDGE, PHASE ONE (467/291);

THENCE: S 72° 37' 26" W along the common line of said Lot 12, Block 1 and said Lot 9, Block 2 for a distance of 41.41 feet to a found 1/2–inch iron rod marking the southwest corner of said Lot 12 and the southeast corner of Lot 11, Block 1 of said AUSTIN'S COLONY, PHASE THREE (2756/207);

THENCE: N 18° 06' 33" W along the common line of said Lots 12 and 11, Block 1 for a distance of 162.75 feet to the POINT OF BEGINNING and containing 0.637 acres of land, more or less.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/14/2019 2:29:41 PM
In the PLAT Records

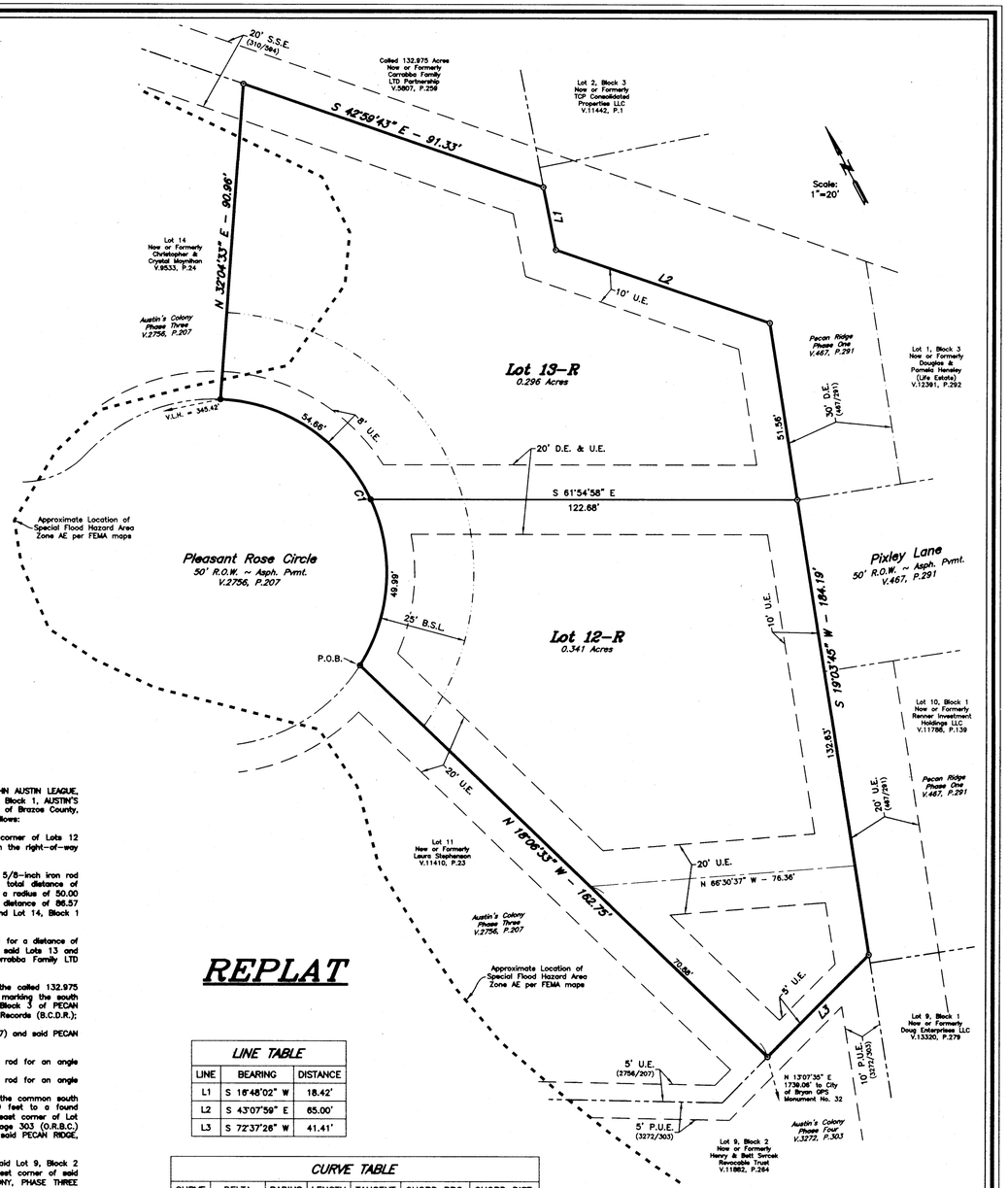
Doc Number: 2019–1355122
Volume–Page: 15204–289
Number of Pages: 1
Amount: 73.00
Order#: 20190314000088
By: TD

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez Chairman 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 17th day of January 2019 and same was duly approved on the 7th day of February 2019 by said Commission.

Chairman, Planning and Zoning Commission



REPLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°48'02" W	18.42'
L2	S 43°07'59" E	65.00'
L3	S 72°37'26" W	41.41'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	119°55'07"	50.00'	104.65'	86.46'	N 0°22'28" E	86.57'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Aaron and Louis Cohen owner and developer of LOT 12, BLOCK 1, AUSTIN'S COLONY PHASE 3, being part of the land shown on this plat, and being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13117, Page 251 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.

Aaron Cohen (Owner)

Louis Cohen (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Aaron Cohen 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 19th day of February 2019.

Kaili Prium
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Louis Cohen 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 19th day of February 2019.

Kaili Prium
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam Venson the undersigned, Chief 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 26th day of March 2019.

Sam Venson for Paul Kaspar P.E.
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650
7/12/19

STATE OF TEXAS REGISTERED KEVIN R. McCLURE 5650 PROFESSIONAL LAND SURVEYOR

FINAL PLAT

LOTS 12–R AND 13–R IN BLOCK 1
AUSTIN'S COLONY
PHASE THREE

BEING A REPLAT OF LOTS 12 AND 13 IN BLOCK 1
AUSTIN'S COLONY, PHASE 3
RECORDED IN VOLUME 2756, PAGE 207

0.637 ACRES

JOHN AUSTIN LEAGUE, A–2
BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2018
SCALE: 1" = 20'

Owner information:

Lot 12:
Aaron and Louis Cohen
2414 Pleasant Rose Circle
Bryan, Texas 77808
(979) 241–6605

Lot 13:
Leslie and Joseluis Contreras
2413 Pleasant Rose Circle
Bryan, TX 77808
(979) 324–4860

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

100003583–rp.dwg