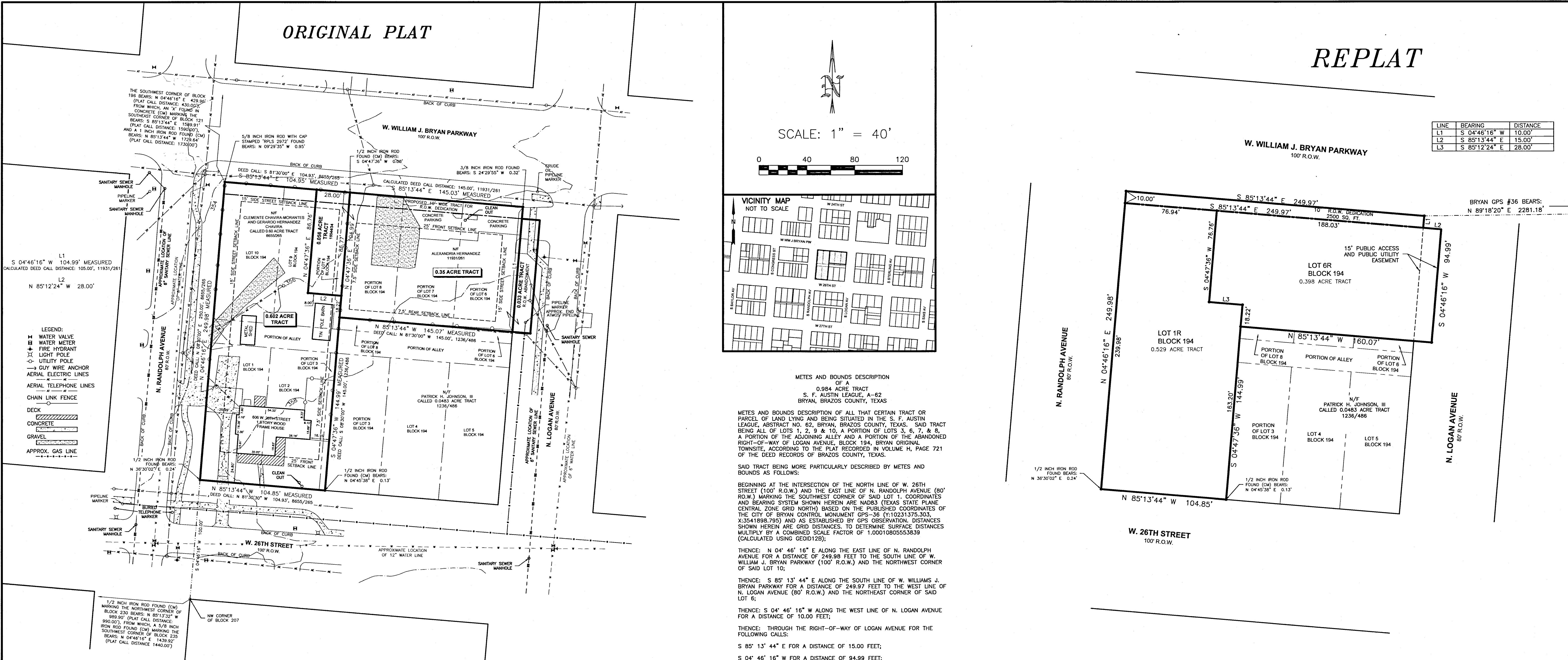


ORIGINAL PLAT

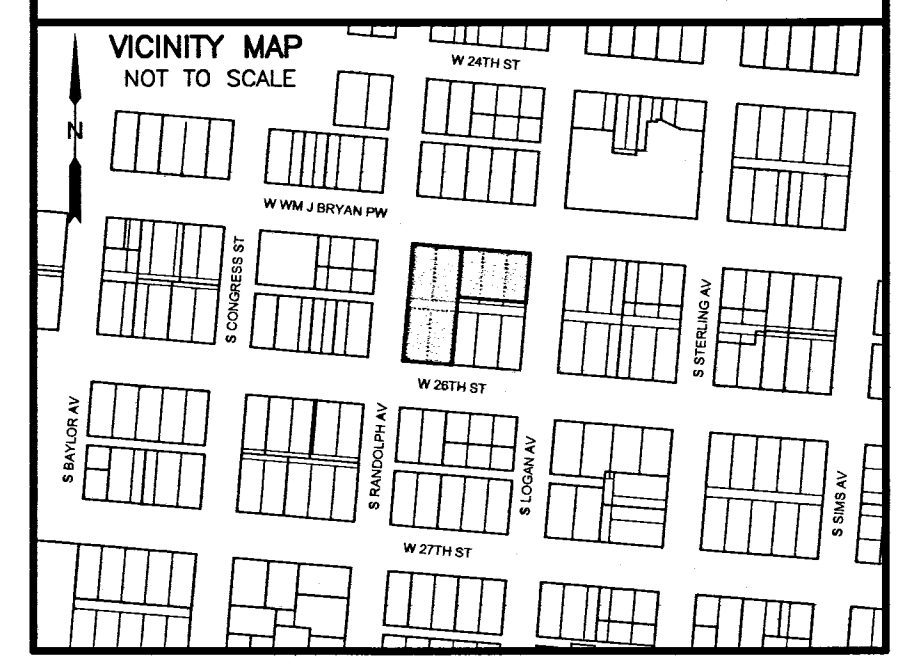
REPLAT

SCALE: 1" = 40'

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, and L3.



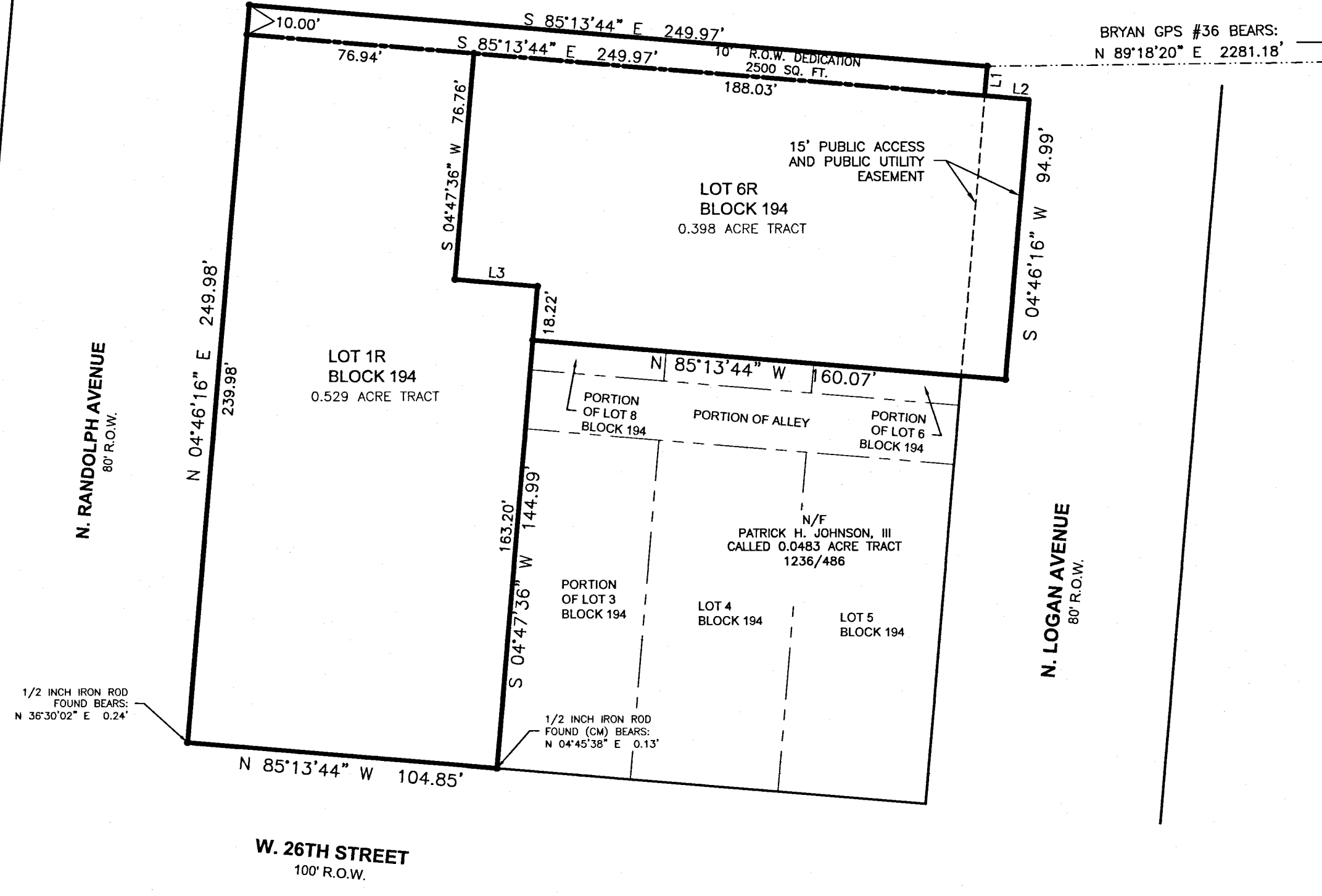
- LEGEND:
M WATER VALVE
W WATER METER
F FIRE HYDRANT
L LIGHT POLE
U UTILITY POLE
A AERIAL TELEPHONE LINES
C CHAIN LINK FENCE
D DECK
CONCRETE
GRAVEL
APPROX. GAS LINE



METES AND BOUNDS DESCRIPTION OF A 0.984 ACRE TRACT S. F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF W. 26TH STREET (100' R.O.W.) AND THE EAST LINE OF N. RANDOLPH AVENUE (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1...

THENCE: N 04° 46' 16" E ALONG THE EAST LINE OF N. RANDOLPH AVENUE FOR A DISTANCE OF 249.98 FEET TO THE SOUTH LINE OF W. WILLIAM J. BRYAN PARKWAY (100' R.O.W.) AND THE NORTHWEST CORNER OF SAID LOT 10.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, CLEMENTE CHAVIRA-MORANTES & GERARDO HERNANDEZ CHAVIRA, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County, in Volume 8555, Page 255, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, ALEXANDRIA HERNANDEZ, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, in Volume 8555 & 15544, Page 285 & 34, 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.

Before me, the undersigned authority, on this day personally appeared Clemente Chavira-Morantes & Gerardo Chavira known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Before me, the undersigned authority, on this day personally appeared Alexandria Hernandez known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Notary Public, Brazos County, Texas. Includes notary seal for Margaret Aguilar.

Notary Public, Brazos County, Texas. Includes notary seal for Paige Jackson.

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public 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 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.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby 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 & Zoning Commission of the City of Bryan on the 11th day of November, 2019, and same was duly approved on the 16th day of January, 2020.

CERTIFICATION OF CITY PLANNER I, Martin Zimmermann, 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 16th day of January, 2020.

Filed for Record Official Public Records Of: Brazos County Clerk On: 4/7/2020 9:05:08 AM in the PLAT Records Doc Number: 2020-1389754 Volume - Page: 15962-226 Number of Pages: 1 Amount: 73.00 Order#: 20200407000021 By: MO

APPROVAL OF THE CITY ENGINEER I, W. 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 and was approved on the 16th day of March, 2020.

- GENERAL NOTES 1. 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-36 (Y:10231375.303; X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010805553839 (CALCULATED USING GEOD12B).

FINAL PLAT OF LOT 1R & LOT 6R, BLOCK 194 BRYAN ORIGINAL TOWNSITE 0.984 ACRES, S. F. AUSTIN LEAGUE, A-62 BEING A REPLAT OF ALL OF LOTS 1, 2, 9 & 10 A PORTION OF LOTS 3, 6, 7, & 8 A PORTION OF THE ADJOINING ALLEY A PORTION OF LOGAN AVENUE R.O.W. BLOCK 194 BRYAN ORIGINAL TOWNSITE VOLUME H, PAGE 721 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET SURVEYOR: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 TBP&L FIRM#10018500 BRAD@KERRSURVEYING.NET