

### METES AND BOUNDS DESCRIPTION

JOSE A. & ESPERANZA

RAMIREZ GARCIA

LOT 6

BLOCK 10

VOL. 1049, PAGE 580

JOSE E. & VERONICA

BLOCK 10

0.1204 ACRES

S 40°38'15" W 50.00

S 40°38'15" W

CHARLES D. FRANK

LOT 15 AND

NORTHEAST 20' OF

BLOCK 10

VOL. 5125, PAGE 57

MONTANEZ

BLOCK 10

VOL. 6288, PAGE 238

J.B. ELLEN

BLOCK 10

VOL. 7970, PAGE 189

N 40°38'15" E 150.00'

JOHN P. HENCERLING JR.

LOTS 1-3

BLOCK 10

VOL. 7122, PAGE 38 GPS- 107

BRYAN

Being a tract of land containing 1.9857 acres, being all of Lots 7, 8, 9, 10, 11, 12, 13, 17, 18, 19 and west 30' of Lot 16, Block 10 of the Beason Addition, Brazos County, Texas, as plat recorded in Vol. 128, Page 178, 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", 3/8" and 5/8" iron rods, 1" iron pipe and 1" iron bar found and referred to the previous recorded plat, and as surveyed on the ground on September 14th of 2020. This description is also referred to the plat prepared by ATM Surveying, Project No. 2020-0472, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO-RPLS 1562" found for an east corner of this tract, also being a point in the northwest right-of-way line of W. Carson Street (40' R.O.W.), also being the south corner of the Charles D. Frank called Lot 15 and northeast 20' of Lot 16, Block 10, as recorded in Vol. 5125, Page 57 of the B.C.O.R.;

THENCE South 40°59'55" West, a distance of 180.10 feet along the common line between this tract and said W. Carson Street to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being the east corner of the RRRH Group LLC. Called Lot 20, Block 10, as recorded in Vol. 12805, Page 37 of the B.C.O.R., from which a 5/8" iron rod found bears S 40°55'41" W, a distance of 49.92 feet for

THENCE along the common line between this tract and said Lot 20, for the following calls:

North 46°05'22" West, a distance of 20.03 feet to a point in the southwest line of this tract;

North 46°05'22" West, a distance of 130.46 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this

South 40°38'15" West, a distance of 49.84 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for a point in the southeast line of this tract, also being the north corner of the RRRH Group LLC. Called Lots 21-22, Block 10, as recorded in Vol. 12805, Page 37 of the B.C.O.R., from which a 5/8" iron rod found bears \$ 43°34'07" W, a distance of 1.36 feet for

THENCE South 40°38'15" West, a distance of 50.59 feet along the common line between this tract and said Lots 21-22 to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a south corner of this tract, also being the east corner of the Carmen J. and Viola Y. Garay called Lot 14R, Block 10, as recorded in Vol. 4156, Page 116 of the B.C.O.R., from which a 3/8" iron rod found bent bears S 73°13'44" W, a distance of 1.12 feet for reference;

THENCE along the common line between this tract and said Lot 14R, for the following calls:

North 46°57'09" West, a distance of 65.00 feet to a point in the southwest line of this tract;

North 46°57'09" West, a distance of 105.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point in the southeast right-of-way line of W. Duncan Street (50' R.O.W.), from which a 1/2" iron rod found bears N 34°32'15" E, a distance of 2.85 feet for reference, also from which another 1/2" iron rod found bears \$ 40°44'50" W, a distance of 71.44 feet for

THENCE along the common line between this tract and said W. Duncan Street, for the following calls:

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

northwest line of this tract;

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 40°38'15" East, a distance of 50.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 40°38'15" East, a distance of 50.00 feet to a calculated north corner of this tract, also being the west corner of the Jose A. and Esperanza Ramirez Garcia called Lot 6, Block 10, as recorded in Vol. 1049, Page 580 of the B.C.O.R., from which a 1" iron pipe found bears N 46°57'09" W, a distance of 1.43 feet for reference, also from which a 1/2" iron rod found bears S

46°45'34" E, a distance of 71,27 feet for reference, also from which another 1/2" iron rod found bears N 66°05'40" E, a distance of 162.89 feet for THENCE South 46°57'09" East, a distance of 105.00 feet along the common line between this tract and said Lot 6, and then along the Jose E.

and Veronica Montanez called Lot 5, Block 10, as recorded in Vol. 6288, Page 238 of the B.C.OR. to a point in the northeast line of this tract;

THENCE South 46°57'09" East, a distance of 65.00 feet along the common line between this tract and said Lot 5, and then along the J.B. Ellen called Lot 4, Block 10, as recorded in Vol. 7970, Page 189 of the B.C.O.R. to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for an east corner of this tract, also being the west corner of the John P. Hencerling Jr. called Lots 1-3, Block 10, as recorded in Vol. 7122, Page 38 of the B.C.O.R., also being the north corner of the said Frank tract, from which a 1/2" iron rod found bears N 40°38'15" E, a distance of 150.00 feet, also from which another 1/2" iron rod found bears N 49°40'41" W, a distance of 1.49 feet for reference;

THENCE along the common line between this tract and said Frank tract, for the following calls:

South 40°38'15" West, a distance of 50.00 feet to a point in the southeast line of this tract;

tract, from which a 1" iron bar found bears N 21°30'45" W, a distance of 0.26 feet for reference;

South 40°38'15" West, a distance of 20.96 feet to a calculated bend in this

South 46°40'36" East, a distance of 131.52 feet to a point in the northeast line of this tract;

South 46°40'36" East, a distance of 20.02 feet to the PLACE OF **BEGINNING** containing 1.9857 acres.

FINAL PLAT

BLOCK 10

1.9857 ACRES

**BEASON ADDITION** 

**BEING A REPLAT** 

AND WEST 30' OF LOT 16

BLOCK 10

**BEASON ADDITION** 

VOL. 128, PAGE 178

Bryan, Brazos County, Texas

SCALE: 1"= 40'

BRAZOS LAGNIAPPE

Houston, TX 77024

PROPERTIES LLC

AND MARY COX

# FINAL PLAT

0.0826 ACRES

R.O.W. DEDICATION - (20' WIDE)

W. CARSON STREET

(40' R.O.W.)

48' PAVEMENT

S 40°59'55" W 180.10'

(50' R.O.W.)

22' - 28' PAVEMENT

BLOCK 10

0.1204 ACRES

BLOCK 10

0.1204 ACRES

S 40°44'50" W 71.44' N 40°38'15" E 50.00' N 40°38'1

BLOCK 10

0.1204 ACRES

BLOCK 10

1.0602 ACRES

LOT 11R

BLOCK 10

0.1201 ACRES

N 40°38'15" E 49.90' N 40°38'15" E 49.73' N 40°38'15" E 50.00' N 40°38'15" E 50.00'

LOT 12R

0.1203 ACRES

S 43°34'07" W

S 40°38'15" W 49.84'

BLOCK 10

BLOCK 10

0.1208 ACRES

S 40°38'15" W 50.59'

RRRH GROUP LLC.

LOTS 21-22

BLOCK 10

VOL. 12805, PAGE 37

S 40°52'10" W 99.71'

County, do hereby certify that this plat together with its

\_\_\_\_ and same was duly approved on the

rd in my office the \_\_\_\_\_ day of \_\_\_\_ :os County in Volume \_\_\_\_\_, Page \_\_\_\_

S 40°55'41" W 49.92'

encroachment of replat of 14R

CARMEN J. &

VIOLA Y. GARAY

LOT 14R

BLOCK 10

VOL. 4156, PAGE 116

JOSE A. & ESPERANZA

RAMIREZ GARCIA

VOL. 1049, PAGE 580

MONTANEZ

VOL. 6288, PAGE 238

J.B. ELLEN

BLOCK 10

VOL. 7970, PAGE 189

N 40°38'15" E 150.00'

JOHN P. HENCERLING JR.

LOTS 1-3

BLOCK 10 VOL. 7122, PAGE 38

GPS- 107

Before me, the undersigned authority, on this day personally appeared MARY COX, 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 \_\_\_\_\_\_ day of \_\_\_\_\_\_. Notary Public, Brazos County, Texas:

Telaba, 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 day of day of 2070 and same was duly approved on the day of 2020 by said Commission.

I, The King 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 day of Lecture, 2025

## 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 the metes and bounds describing said subdivision will

LOTS 7R, 8R, 9R, 10R, 11R, 12R, 13R & 17R **SURVEY LEGEND** SEWER CLEANOUT
WATER METER
ELECTRIC METER
POWER POLE
GAS METER
AGASLINE SIGN SUBJECT PROPERTY LINE SUBJECT PROPERTY LINE

ADJOINING PROPERTY LIN

PUBLIC UTILITY EASEMEN

PLATTED BUILDING LINE

SEWER LINE

WATER LINE GAS LINE
STORM SEWER LINE (2) 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND **⑤** 5/8" IRON ROD W/ ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPL\$ 1562" FND. of part of LOTS 7,8,9,10,11,12,13,17,18,19 1/2" IRON ROD FOUND 1" IRON BAR FOUND ♦ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET O CALCULATED CORNER 9 3/8" IRON ROD FOUND BENT 1). 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", 3/8" and 5/8" iron rods, 1" iron pipe and 1" iron bar found and referred to the previous recorded plat. 2). Drawing Scale is 1"=40' 3). Drawn by: Adam Wallace

4). Said lot does not appear to be under the 100 year flood plain, as dentified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014. 5). All setbacks shall be in accordance with the City of Bryan Code of

6). The zoning of the subject property is Residential District -5000 7). Lots 7, 8, 9, 11, and 13 have structures that are considered legally on-conforming and shall be permitted to remain until removed.

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

DECEMBER, 2020

SURVEYOR: OWNER/DEVELOPER: Adam Wallace, RPLS 6132 ATM Surveying 1403 Lemon Tree College Station TX 77840 12335 Kingsride Lane #390 (979) 209-9291

2" WATERLINE

STORY

WOOD

HOUSE

LOT 8

BLOCK 10

0.1950 ACRES

STORY

/WOOD

BLOCK 10

0.1950 ACRES

CHARLES D.

FRANK

LOT 15 AND

OF LOT16

VOL. 5125,

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record Official Public Records Of:

On: 12/29/2020 11:44:45 AM

Doc Number: 2020 - 1416381

Volume -- Page: 16625 -- 60

APPROVAL OF THE PLANNING AND ZONING COMMISSION

Chair, Planning & Zoning Commission Bryan, Texas:

**Brazos County Clerk** 

In the PLAT Records

Number of Pages: 1

Order#: 20201229000101

Amount: 73.00

NORTHEAST 20'

BLOCK 10 .

6" SEWER LINE

STORY

WOOD

BLOCK 10

0.1950 ACRES

S 40°38'15" W 50.00' S 40°38'15" W 50.00' S 40°38'15" W 50.00' S 40°38'15" W 50.00

8" SEWER LINE

W. DUNCAN STREET

(50' R.O.W.)

22' - 28' PAVEMENT

STORY

0.1950 ACRES

ONE STORY

LOT 17, 18, 19 & WEST 30' OF LOT 16

BLOCK 10

0.6210 ACRES.

W. CARSON STREET (40' R.O.W.)

48' PAVEMENT

ORIGINAL PLAT

TIN BLDG.

STORY

HOUSE

0.1947 ACRES

S 43°34'07" W

\$ 40°38'15"W 49.8

We, BRAZOS LAGNIAPPE PROPERTIES II, LLC and MARY COX, the owners and developers of the land shown on

Before me, the undersigned authority, on this day personally appeared BRAZOS LAGNIAPPE PROPERTIES II, LLC,

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 \_\_\_\_\_\_ day of \_\_\_\_\_\_ 20\_\_\_\_\_\_. Notary Public, Brazos County, Texas:

this plat, being the tract of land as conveyed to me us, in the Deed Records of Brazos County in Volume 11937, Page 245 and Volume 14341, Page 263, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places

wood k

STORY

LOT LINES

BLOCK 16

0.1941\_ACRES

WOOD

File name: 20-0472-DUNCAN-503-515-REPLAT.DWG Plot date: 10/07/20 Revised: 12/09/20

of replat of

CARMEN J. & VIOLA Y

LOT 14R

BLOCK 10

VOL. 4156, PAGE 116

STORY

WOOD

BLOCK 10

S 73°13'44" W

S 40°38'15" W 50.59'

RRRH GROUP LLC.

LOTS 21-22

BLOCK 10

VOL. 12805, PAGE 37

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

STATE OF TEXAS

COUNTY OF BRAZOS