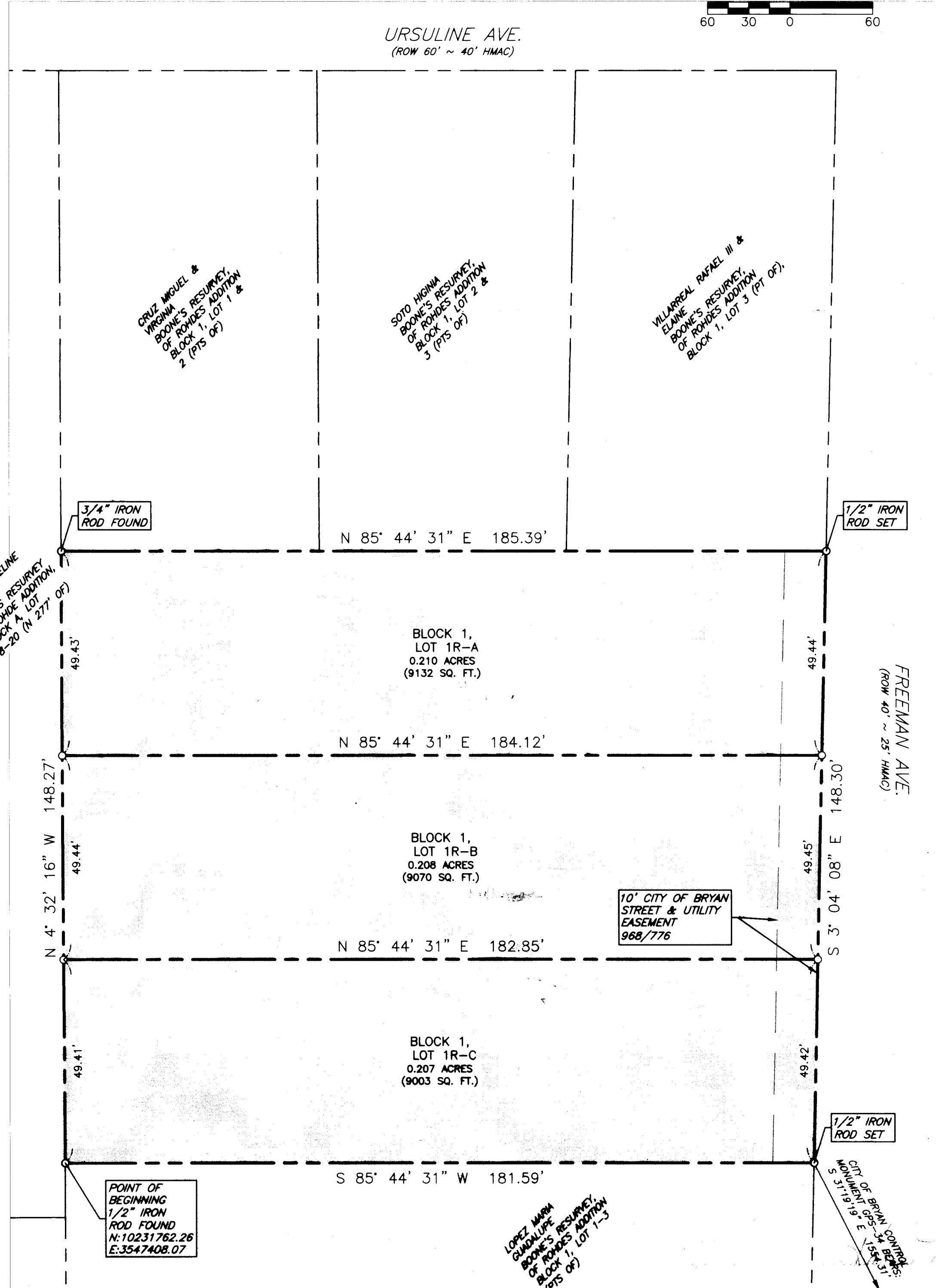
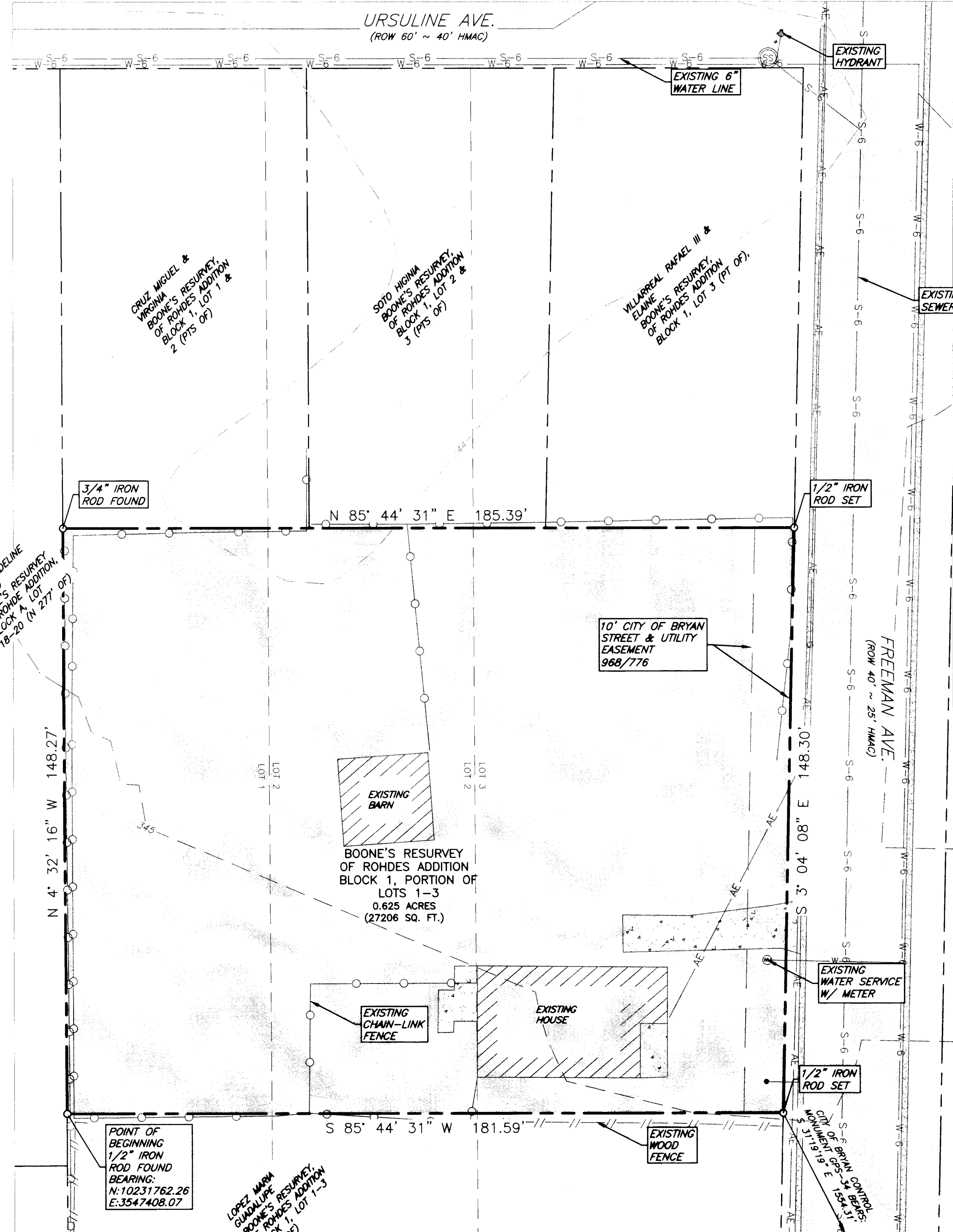


ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Anael Cacho Lopez, owner of KD Home Builders LLC, owner of the 0.625 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 38, Page 644, and designated herein as Lots 1R-A, 1R-B & 1R-C, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Anael Cacho Lopez  
 KD Home Builders LLC, Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared, Anael Cacho Lopez 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 5 day of March, 2019.

Thomas C. McNamee  
 Notary Public, Brazos County, 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 bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Martin Zimmermann, 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 25 day of March, 2019.

Martin Zimmermann  
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, W. Paul Logan, 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 25 day of March, 2019.

W. Paul Logan  
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 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 and Zoning Commission of the City of Bryan on the 25 day of March, 2019, and same was duly approved on the 14 day of August, 2019, by said Commission.

Bobby Gutierrez  
 Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Kevin McNamee, County Clerk, authentication was filed for record in my County in Volume          Page         .

Kevin McNamee  
 County Clerk, Brazos County, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/26/2019 9:04:09 AM  
 In the PLAT Records  
 Doc Number: 2019-1356083  
 Volume - Page: 15222-135  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20190326000009  
 By: TD

METES AND BOUNDS DESCRIPTION  
 OF A  
 0.625 ACRE TRACT  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK 1, BOONE'S RE-SURVEY OF ROHDES'S ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 644 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACTS OF LAND AS DESCRIBED BY A DEED TO MARGARET KATHERINE FORD RECORDED IN VOLUME 387, PAGE 426 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BY A DEED TO MARGARET KATHERINE FORD RECORDED IN VOLUME 387, PAGE 431 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

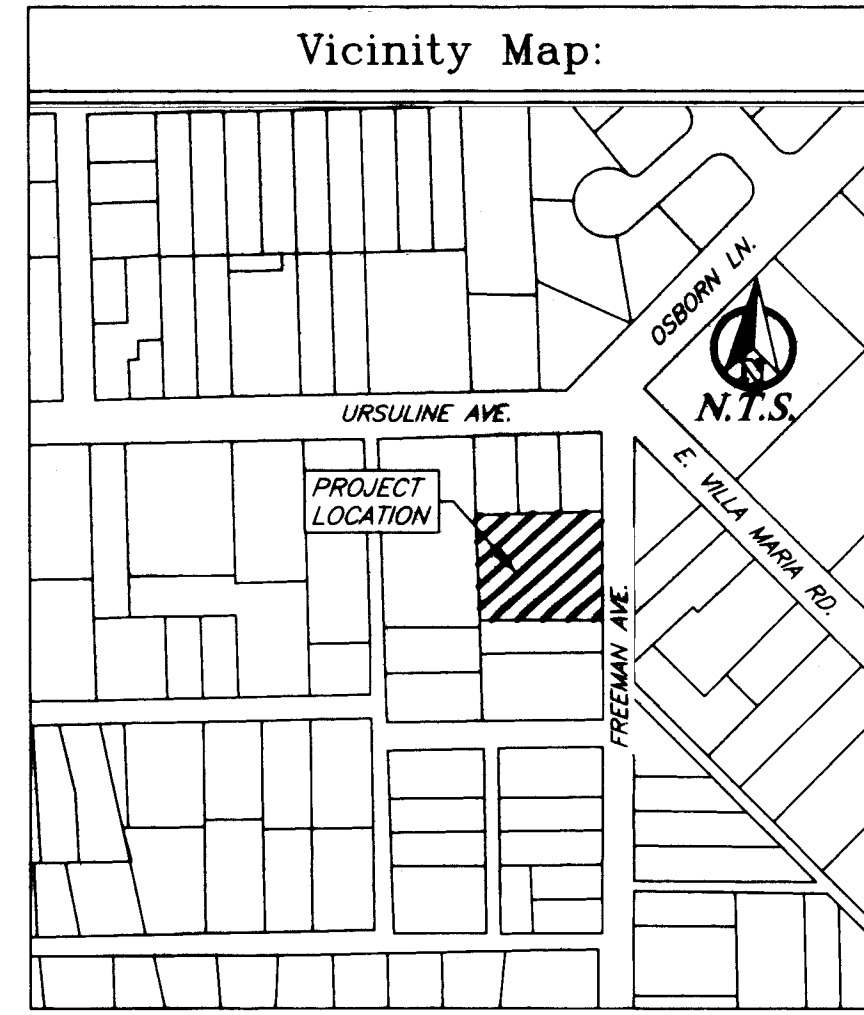
BEGINNING AT A 1/2 INCH IRON ROD FOUND (N:10231762.26, E:3547408.07) ON THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 20, BLOCK 'A', ROHDES'S ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 36, PAGE 5 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID FORD TRACT (387/431) AND THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED AS THE SOUTH 50 FEET OF SAID LOTS 1, 2, AND 3, BLOCK 1 BY A DEED TO MARIA GUADELUPE LOPEZ RECORDED IN VOLUME 8896, PAGE 281 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: N 04° 32' 16" E FOR A DISTANCE OF 149.49 FEET. 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-33 (N:10230645.06, E:3550917.70) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000098501 (CALCULATED USING GEOID 12B);

THENCE: N 04° 32' 16" W ALONG THE COMMON LINE OF SAID LOTS 1 AND 20 FOR A DISTANCE OF 148.27 FEET (DEED CALL DISTANCE: 150.00 FEET, 387/426 & 387/431) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID FORD TRACT (387/426) AND THE SOUTHWEST CORNER OF SAID LOTS 1 AND 2 BY A DEED TO MIGUEL CRUZ AND WIFE, VIRGINIA CRUZ RECORDED IN VOLUME 2329, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF URSULINE AVENUE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 20 BEARS: N 04° 32' 16" W FOR A DISTANCE OF 115.86 FEET;

THENCE: N 85° 44' 31" E THROUGH SAID LOTS 1, 2, AND 3 FOR A DISTANCE OF 185.39 FEET (DEED CALL DISTANCE: ~182 FEET, 387/426) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE WEST LINE OF FREEMAN AVENUE (40' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID FORD TRACT (387/426) AND THE SOUTHWEST CORNER OF A CALLED 0.17 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RAFAEL VILLARREAL AND ELAINE VILLARREAL RECORDED IN VOLUME 4344, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 03° 04' 08" E ALONG THE WEST LINE OF FREEMAN AVENUE FOR A DISTANCE OF 148.30 FEET (DEED CALL DISTANCE: 150.00 FEET, 387/426 & 387/431) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE SOUTHWEST CORNER OF SAID FORD TRACT (387/426) AND THE NORTHEAST CORNER OF SAID LOPEZ TRACT (8896/281). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 85° 44' 31" E FOR A DISTANCE OF 0.89 FEET AND A 3/8 INCH IRON ROD FOUND ON THE WEST SIDE OF FREEMAN AVENUE BEARS: S 03° 04' 08" E FOR A DISTANCE OF 190.03 FEET, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS: S 03° 04' 08" E FOR A DISTANCE OF 272.88 FEET;

THENCE: S 85° 44' 31" W THROUGH SAID LOTS 1, 2, AND 3, AND ALONG THE COMMON LINE OF SAID FORD TRACT (387/431) AND SAID LOPEZ TRACT (8896/281) FOR A DISTANCE OF 181.59 FEET (DEED CALL DISTANCE: 182 FEET, 387/431) TO THE POINT OF BEGINNING CONTAINING 0.625 OF AN ACRE OF LAND (27,206 SQUARE FEET), AS SURVEYED ON THE GROUND MAY 2018. SEE PLAT PREPARED MAY 2018, FOR MORE DESCRIPTIVE INFORMATION.



General 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-33 (N:10230645.06; E:3550917.70) 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 1.000098501 (Calculated using GEOID12B).
- This property is Zoned (RD-5), Residential District-5000.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DPTM for Brazos County, Texas and Incorporated areas. Map No. 48041C0215P, effective April 2, 2014.
- Building setback lines Per City of Bryan Ordinance.
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
- All existing buildings shall be removed prior to the filing of this replat.
- Planning variance (PV 18-09) was approved by the City of Bryan Planning and Zoning Commission on July 19, 2018 to reduce the minimum required lot width.

**FINAL PLAT**

**Boone's Re-Survey of Rohdes Addition, Lots 1R-A, 1R-B & 1R-C**

Being a Replat of  
 Boone's Re-Survey of Rohdes Addition  
 Block 1, Portions of Lots 1, 2 & 3  
 ~ 0.625 Acres  
 Bryan, Brazos County, Texas

March 2019

Owner:  
 K D Home Builders LLC  
 3010 E Villa Maria Rd  
 Bryan, TX 77803

Engineer:  
 M.C. Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195