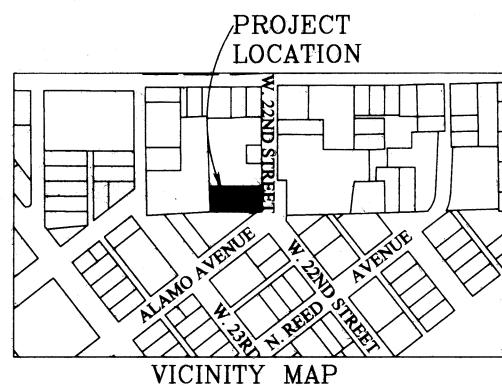


FINAL PLAT



N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4033 acres, being part of Block 11 of the Bryan's Second Addition, Brazos County, Texas, being the same tract as recorded in Vol. 3737, Page 58, of the Brazos County Deed Records (B.C.D.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 5/8" iron rods found and referred the previously recorded deed, and adjoining tracts in Vol. 16658, Page 164, and Vol. 3737, Page 70, and as surveyed on the ground on October 14th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-03620, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the south corner of this tract, also being a point in the northwest line of the Marion Haynes called fractional of Block 247 of the City of Bryan Original Townsite, as recorded in Vol. 3737, Page 140 of the B.C.O.R., also being the east corner of the Brenda and Armando Gamboa called Lot 1R-B Block 1, called 0.801 acres of the Gamboa Subdivision, as recorded in Vol. 16658, Page 164 of the Brazos County Official Records(B.C.O.R.);

THENCE North 45°03'06" West, a distance of 87.86 feet along the common line between this tract and said Gamboa tract 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 the south corner of the Tamara R. Jackson called part of Block 11, as recorded in Vol. 3737, Page 70 of the B.C.O.R. from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found bears N 45°03'06" W, a distance of 229.50 feet for reference;

THENCE North 43°37'00" East, a distance of 200.00 feet along the common line between this tract and said Jackson tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the southwest right-of-way line of West 22nd Street (Variable Width R.O.W.);

THENCE South 45°03'06" East, a distance of 87.86 feet along the common line between this tract and said West 22nd Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the southwest right-of-way line of Alamo Avenue (80' R.O.W.);

THENCE South 43°37'00" West, a distance of 200.00 feet across said Alamo Avenue, and then along the said Haynes tract to the PLACE OF BEGINNING containing 0.4033 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

i, PEDRO ULLOA CANIZALEZ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Decil Records of Brazze County in Volume 17487, Rage 87 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, eccements and public places hereon shown for the purposes identified.

PRELIMINARY PLAN

OWNER: PEdro ULLOA CANIZALEZ

STATE OF TEXAS COUNTY OF BRAZOS

Revised: 01/18/23

Before me, the undersigned authority, on this day personally appeared PELVO ULLOA CAN! ZALEZ the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seel of office this _______ day of _______. Notary Public, Brezoe County, Texas:

FOR MARKED CONTERAS

Sec. 3. 20,20

and the second recognition of the second second

Maria D. Corttelas.

Notary Public, Brazos County, Texas

File name: 22 - 04869 - W. 22ND STREET - 1/101-REPLAT.DWG.DWG Plot dule: 12/15/22 CERTIFICATION BY THE COUNTY CLERI In STATE OF TEXAS COUNTY OF BRAZOS

I, _____, County Clerk in a On Or Certification was file

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/22/2023 8:26:30 AM
In the PLAT Records

Doc Number: 2023 – 1495585
Volume – Page: 18479 – 142
Number of Pages: 1
Amount: 73.00
Order#: 20230222000010
By: MG

.....

Clerk Brezes County, Texas: Kassa Manager Quelle Clerk Brezes County, Texas: Kassa Manager Manager County

APPROVAL OF THE CITY ENGINEER

I, Applicate 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 the city of Bryan and was approved on the City Engineer, Bryan, Texas:

City Engineer, Bryan, Texas:

I, Adem Wellese, Registered Professional Land Surveyor No. 8132, in the State of Taxes, hereby certify that this plot is true and correct and was prepared from an actual survey of the property and that property markers and minuments were priced under my supervision on the ground, and the the motoe and bounds disprintly said subdivision will desirbe a closed geometric form.

Calon Wallen

- GREWOUNG BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- BUILDING LINE(B.L.)
- ELECTRICAL LINE
- BARBIED WITH PIENCE

SAT BION ROD FOUND - BENT
- SAT BION ROD WITH ORANGE PLASTIC CAP MARKED "CABLOMAGNO.
- RELS 1942" FOUND
- 1/2" BY ROUND - PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- SURVEY NOTES:

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 5/8" iron rods found & referred to the previous
- recorded deed.

SURVEY LEGEND

2). Drawing Scale is 1"=20'

3). Drawin by: Adam Wallace

4). 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. 48041C0195E effective date, 05-16-2012.

5). Property is zoned Residential District - 5000 (RD-5).

6). Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, retonstruct, 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
BRYAN'S ESTATE
LOT 6R (0.4033 ACRES)
BLOCK 11
BEING A PLAT OF
BRYAN'S SECOND ADDITION
0.4033 ACRES
PORTION OF BLOCK 11
Bryan, Brazos County, Texas

SCALE: 1"= 20'
OWNER/DEVELOPER:
PEDRO ULLOA CANIZALES
1101 WEST 22ND STREET
BRYAN, TX 77803

JANUARY, 2023
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
Callege Station TX 77840
(979) 209-9291