

NOTES:

North Orientation is based on rotating the northeast line of the 0.23 acre tract to Grid North NAD83(2011) epoch 2010.00 Texas State Plane, Central Zone by utilizing GPS methods.

● Denotes a 1/2" Iron Rod with Cap Set

All existing easements and/or utilities may not be shown on this plat. Strong Surveying, LLC did not engage in any easement research.

The easement to the City of Bryan in Vol. 214, Page 351 does affect this tract and is shown.

The easement to the City of Bryan in Vol. 265, Page 145, does affect this tract and is shown.

Patio Home Lot Configuration approved by the Bryan Planning & Zoning Commission per CU21-03 on June 3, 2021.

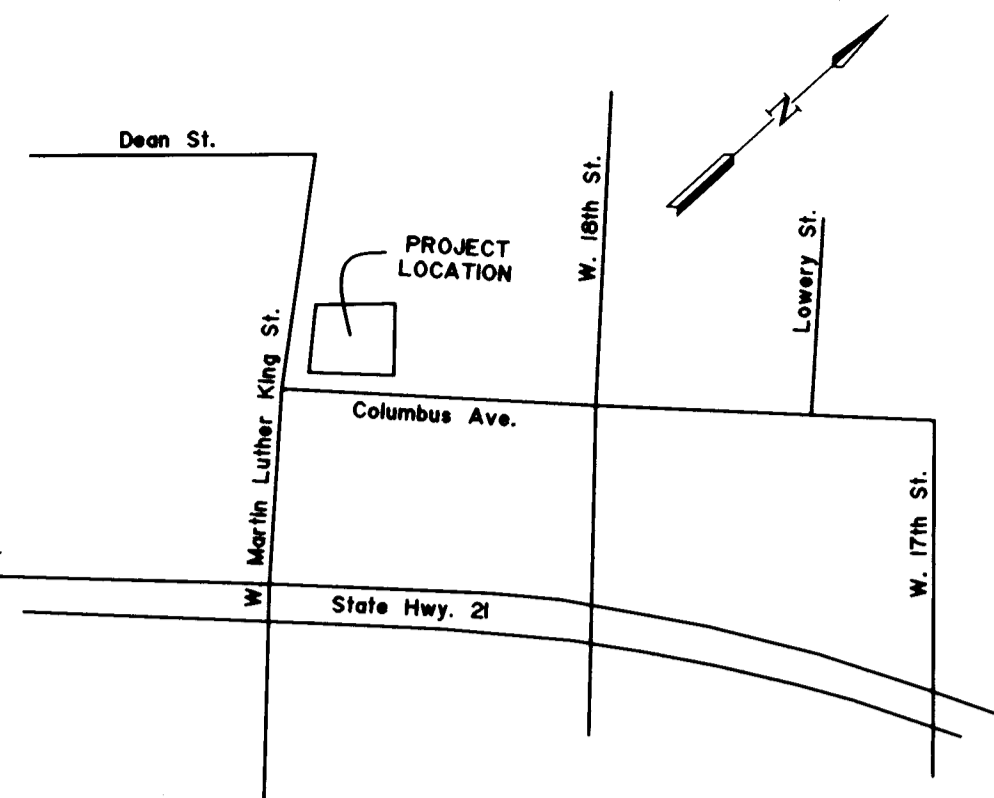
NOTES:

This property is not located within a 100 - year flood hazard area as depicted on the FLOOD INSURANCE RATE MAP NO. 48041C0195E, eff. May 16, 2012 revised to reflect LOMR 12-06-1920P eff. May 9, 2014.

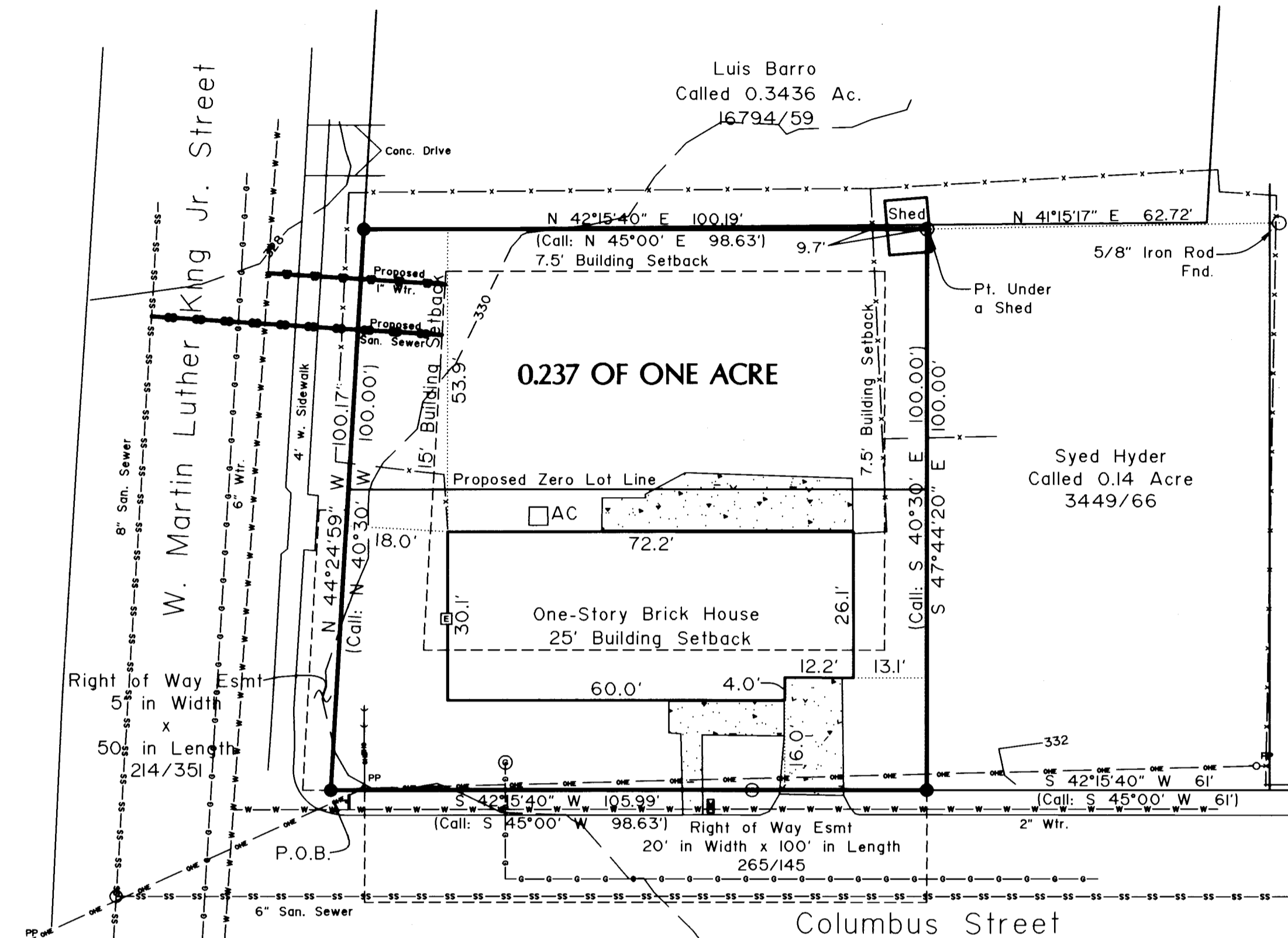
All building setbacks are in accordance with the City of Bryan Zoning Ordinances - RD-5 and Land and Site Development Ordinance Section 62-167 Patio Home Requirements, although the existing lot of record and the existing house and lot lines have been in their current location prior to May 1967.

This property is out of the Johnson Family Homestead, LLC Called 0.23 Acre Tract as described in Volume 8391, Page 215.

Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, 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.



VICINITY MAP NOT TO SCALE



PRELIMINARY PLAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I (We), Johnson Family Homestead, LLC, the owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 8391, Page 215, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Marisol Johnson, known to me to be the person(s) whose name(s) is/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 6th day of October, 2021.

Notary Public, DALLAS County, Texas



NOTARY SEAL

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 20th day of October, 2021.

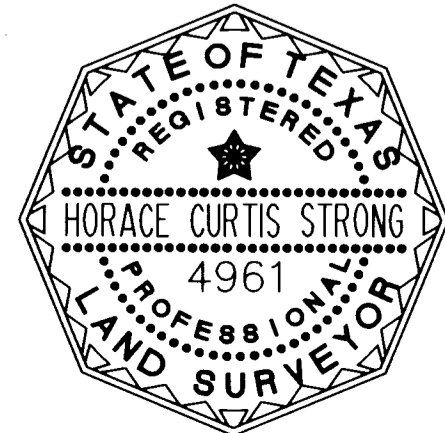
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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.

Registered Professional Land Surveyor No. 4961



CERTIFICATION OF THE

filed for record in my office

County Clerk Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission at 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 20th day of October, 2021.

City Planner, Bryan, Texas

Filed for Record Official Public Records Of: Brazos County Clerk On: 11/2/2021 2:39:59 PM In the PLAT Records Doc Number: 2021-1451456 Volume-Page: 17482-194 Number of Pages: 1 Amount: 73.00 Order#: 20211102000122 By: TD



that this plat together with its certificates of authentication was filed for record in my office in the Official Public Records of Brazos County in Volume _____, Page _____.

METES AND BOUNDS DESCRIPTION

All that certain lot, tract, or parcel of land being 0.237 of one acre situated in the STEPHEN F. AUSTIN LEAGUE NO. 9, Abstract No. 62, Brazos County, Texas being all of that certain Called 0.23 acre tract as described in deed from Cary Johnson, Jr also known as Carry Johnson, Jr of record in Volume 8391, Page 215, Official Records of Brazos County, Texas, said 0.237 of one acre being more particularly described by metes and bounds as follows:

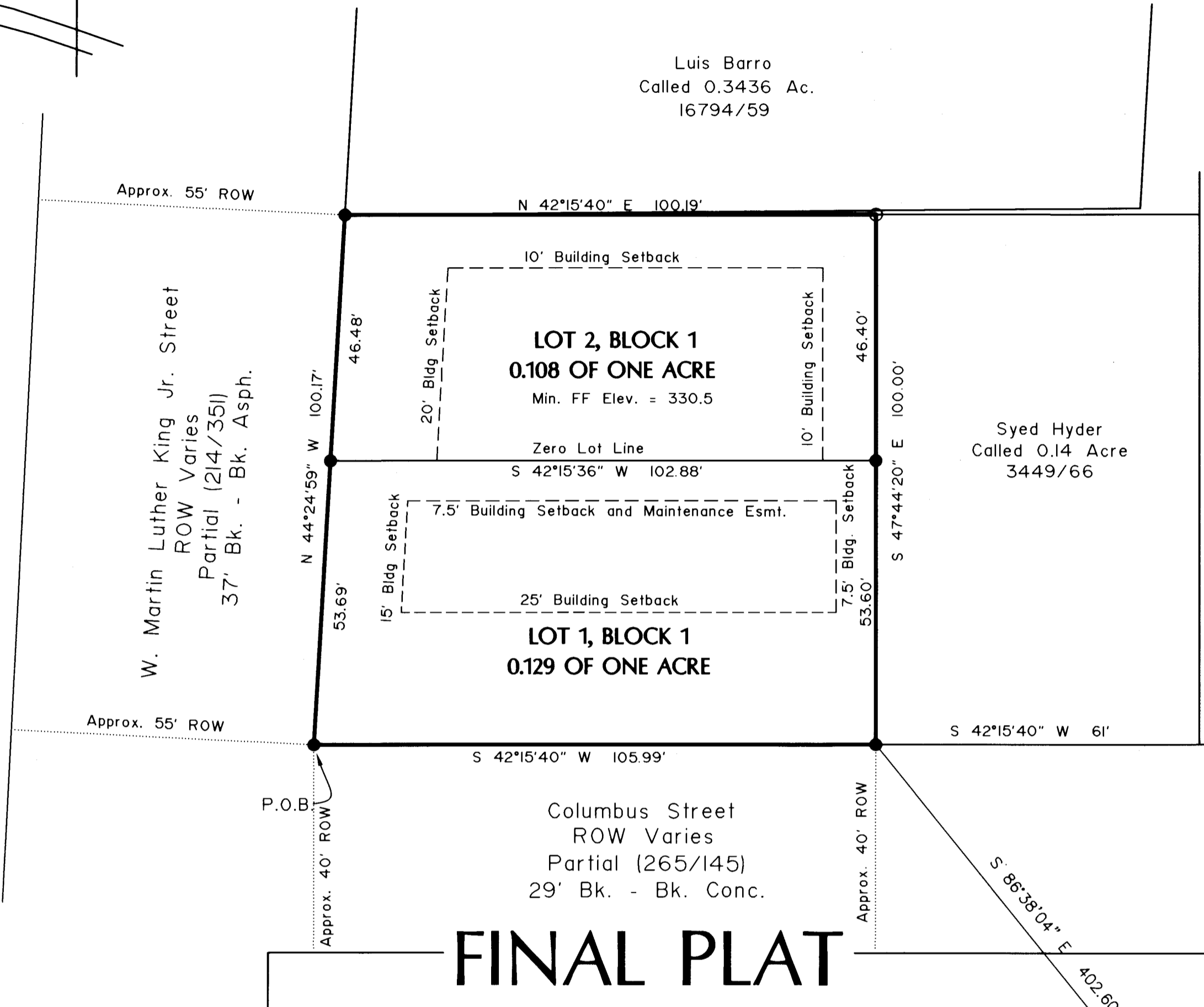
BEGINNING at a 1/2" Iron Rod with Cap set in the northeast right-of-way line of W. Martin Luther King Jr. Street as described in Volume 214, Page 351, Deed records of Brazos County, Texas and the northwest right-of-way line of Columbus Street as described in Volume 265, Page 145, Deed Records of Brazos County, Texas for the most southerly corner, said corner also being the most southerly corner of said Called 0.23 acre tract, a 5/8" Iron Rod found for reference bears S 15°31'57" W a distance of 65.80 feet;

THENCE N 44°24'59" W along the northeast right-of-way line of said W. Martin Luther King Jr. Street and the southwest line of said Called 0.23 acre tract a distance of 100.17 feet to a 1/2" Iron Rod with Cap set for the most westerly corner, said corner being the most westerly corner of said Called 0.23 acre tract, said corner also being the southwest corner of the remainder of the G.W. Williams said Called 2 acre tract as described in Volume 94, Page 598, Deed Records of Brazos County, Texas, a 1/2" Iron Rod found for reference bears N 52°29'29" W a distance of 434.30 feet;

THENCE N 42°15'40" E along the northwest line of said Called 0.23 acre tract and a southeast line of the remainder of said Called 2 acre tract at a distance of 1.91 feet passing a 3/4" Iron Rod with Cap found stamped "RPLS 2972" and continuing for a total distance of 100.19 feet to a point under a shed for the most northerly corner, said corner being the most northerly corner of said Called 0.23 acre tract, said corner being the most southerly corner of the Leanna Rush Jordan Called 8 foot in width by 61 foot in length tract as described in Volume 191, Page 539, Deed Records of Brazos County, Texas, said corner also being the most westerly corner of the Syed Hyder Called 0.14 acre tract as described in Volume 3449, Page 66, Official Records of Brazos County, Texas, a 5/8" Iron Rod found for reference bears N 41°15'17" E a distance of 62.72 feet;

THENCE S 47°44'20" E along the northeast line of said Called 0.23 acre tract and the southwest line of said Called 0.14 acre tract for a distance of 100.00 feet to a 1/2" Iron Rod set in the northwest right-of-way line of said Columbus Street for the most easterly corner, said corner being the most easterly corner of said Called 0.23 acre tract, said corner also being the most southerly corner of said Called 0.14 acre tract, a 1/2" Iron Rod found for reference bears N 07°17'39" E a distance of 2.97 feet, a 1/2" Iron Rod also found for reference bears S 58°33'55" W a distance of 6.05 feet;

THENCE S 42°15'40" W along the northwest right-of-way line of said Columbus Street and the southeast line of said Called 0.23 acre tract at a distance of 104.45 feet passing a 3/4" Iron Rod found and continuing for a total distance of 105.99 to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.237 OF ONE ACRE OF LAND MORE OR LESS according to a survey performed on the ground during the month of October 2020 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the northeast line of Called 0.23 acre tract to Grid North, NAD83 (2011) epoch 2010.00 by utilizing GPS methods.



FINAL PLAT

FINAL PLAT OF LOTS 1 & 2, BLOCK 1 CARY L. JOHNSON SR. ADDITION 0.237 OF ONE ACRE BEING ALL OF THE CALLED 0.23 ACRE TRACT VOLUME 8391, PAGE 215 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRAZOS COUNTY, TEXAS SCALE: 1" = 20' JULY 29, 2021

OWNER & DEVELOPER: J & R Developers 1802 Creek Crossing Garland, Tx. 75040 Phone: 469-628-2642 email: jrdevelopers@outlook.com

