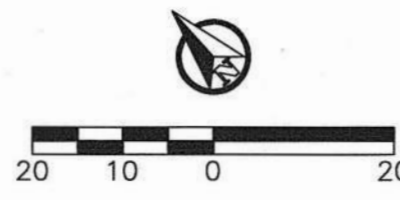
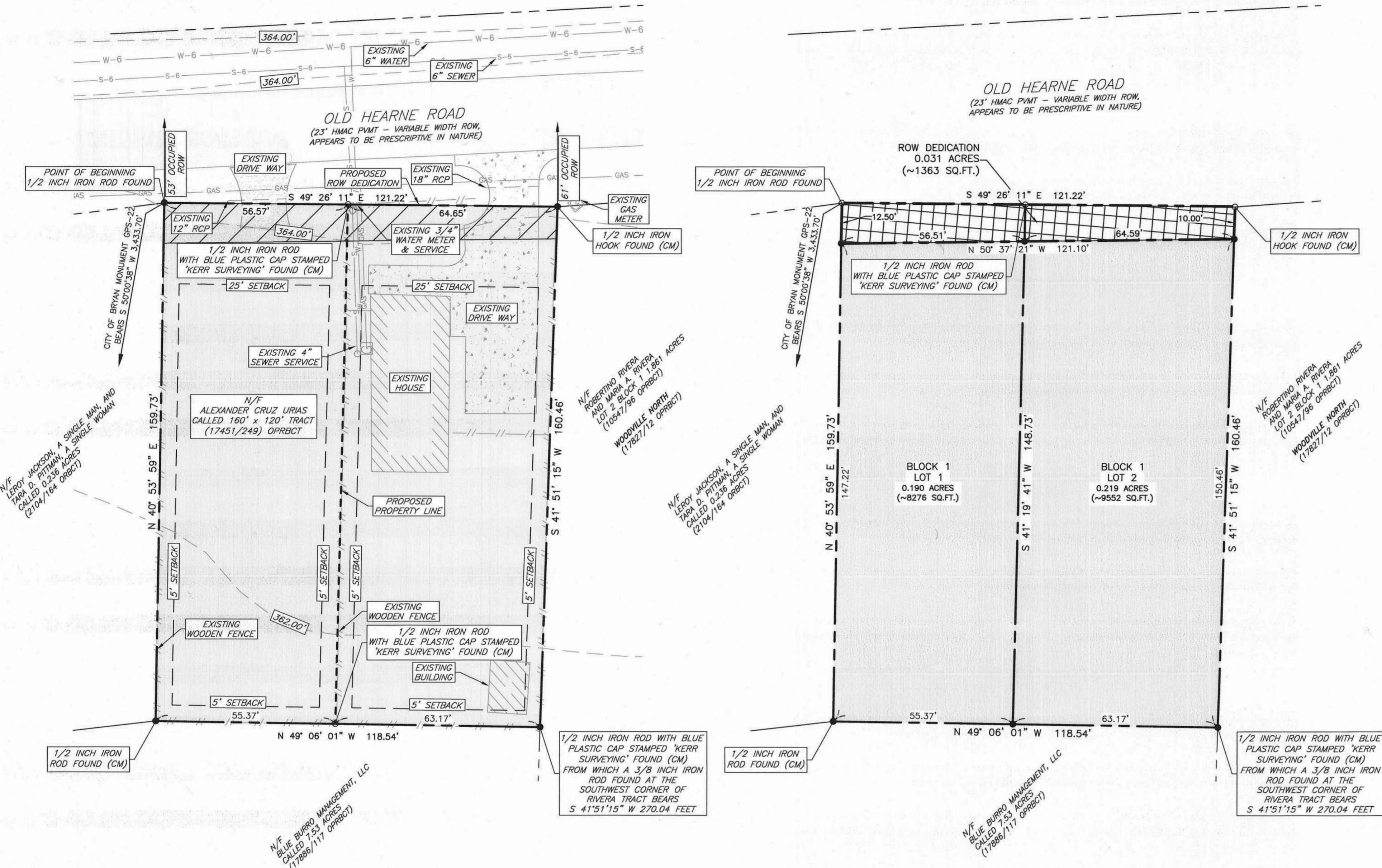
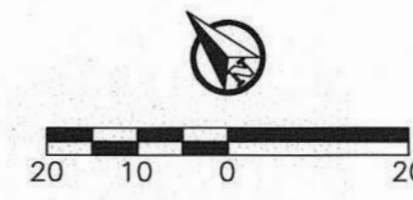


PRELIMINARY PLAN



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Alexander Cruz Urias, owner of the called 0.441 acre tract shown on this plat, being the same tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 17451, Page 249, and designated herein as Chero Subdivision Block 1, Lot 1 and Lot 2 in Bryan, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all Right-of-Way, Easements, and other public places shown herein.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Alexander Cruz Urias known 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 14 day of March, 2023.

Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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 bounds describing said subdivision will describe a closed geometric form.

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 day of March, 2023.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam Herndon, 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 March, 2023.

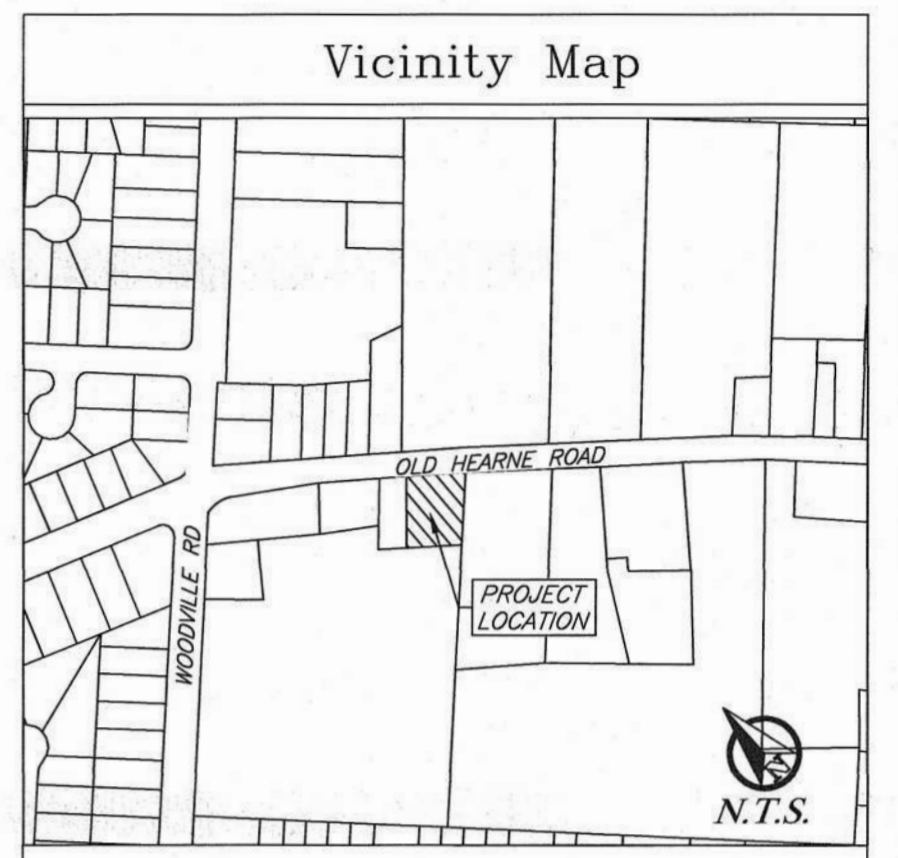
CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/17/2023 9:22:04 AM
In the PLAT Records
Doc Number: 2023-1499847
Volume - Page: 18572-230
Number of Pages: 1
Amount: 75.00
Order#: 00290417000023
By: LG
Karen McCQueen
Rajana Chakraborty



said counties, do authentication was Volume

- ANNOTATIONS:
- ROW - Right-of-Way
 - HMAC - Hot mix Asphaltic concrete
 - DRBCT - Deed Records Of Brazos County, Texas
 - ORBCT - Official Records Of Brazos County, Texas
 - OPRBCT - Official Public Records Of Brazos County, Texas
 - (-) - Record information
 - (CM) - Controlling Monument used to establish property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/F - Now or Formerly



General Notes:

- Bearing system shown hereon is based on the Texas State Plane Central Zone grid North as established from GPS observation using the IEGCA SmartNET NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001274649654 (calculated using GEOID12B).
- No portion of this tract lies within a special flood hazard area subject to the 1% annual chance flood (100 year flood plain) according to the Brazos County flood insurance rate map (FIRM) panel NO. 48041C0185E, revised date: 05-16-2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- Utilities shown hereon are approximate located by marks on the ground in accordance with public locale request and City of Bryan GIS data. Additional utilities may exist not shown.
- This property is zoned Single-Family Residential, 5000 (RD-5).
- Topography shown is based on City of Bryan GIS data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, reconstruct, 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.
- No single-family dwelling may take direct access to arterial streets or collector streets. Adequate maneuvering space must be provided, as vehicles will not be allowed to back directly into these streets.
- This survey plat was prepared to reflect the title report issued by University Title Company, CP No. 222842, Certification date: August 21st, 2022. Items listed on schedule B are addressed as follows:
 - Right-of-Way Easement recorded in Volume 537, Page 492, DRBCT, does apply but is blanket in nature and not plottable.
 - All other items are not survey items and/or are not addressed by this plat.

14E Project # 22-069
3/14/2023 Chero Sub - plat.dwg
14E Engineering

Final Plat
Chero Subdivision
Block 1
Lot 1 and 2
Being a plat of
Called 160' x 120' tract (0.441 Acres)
Volume 17451, page 249 OPRBCT
Moses Baine League NO. 11 Survey, Abstract 3
Bryan, Brazos County, Texas
Dec. 2022
Owner:
Alexander Cruz Urias
704 Dover Dr
College Station TX 77845
Engineer:
JA 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
TBPELS #10018500
Proj # 22-788