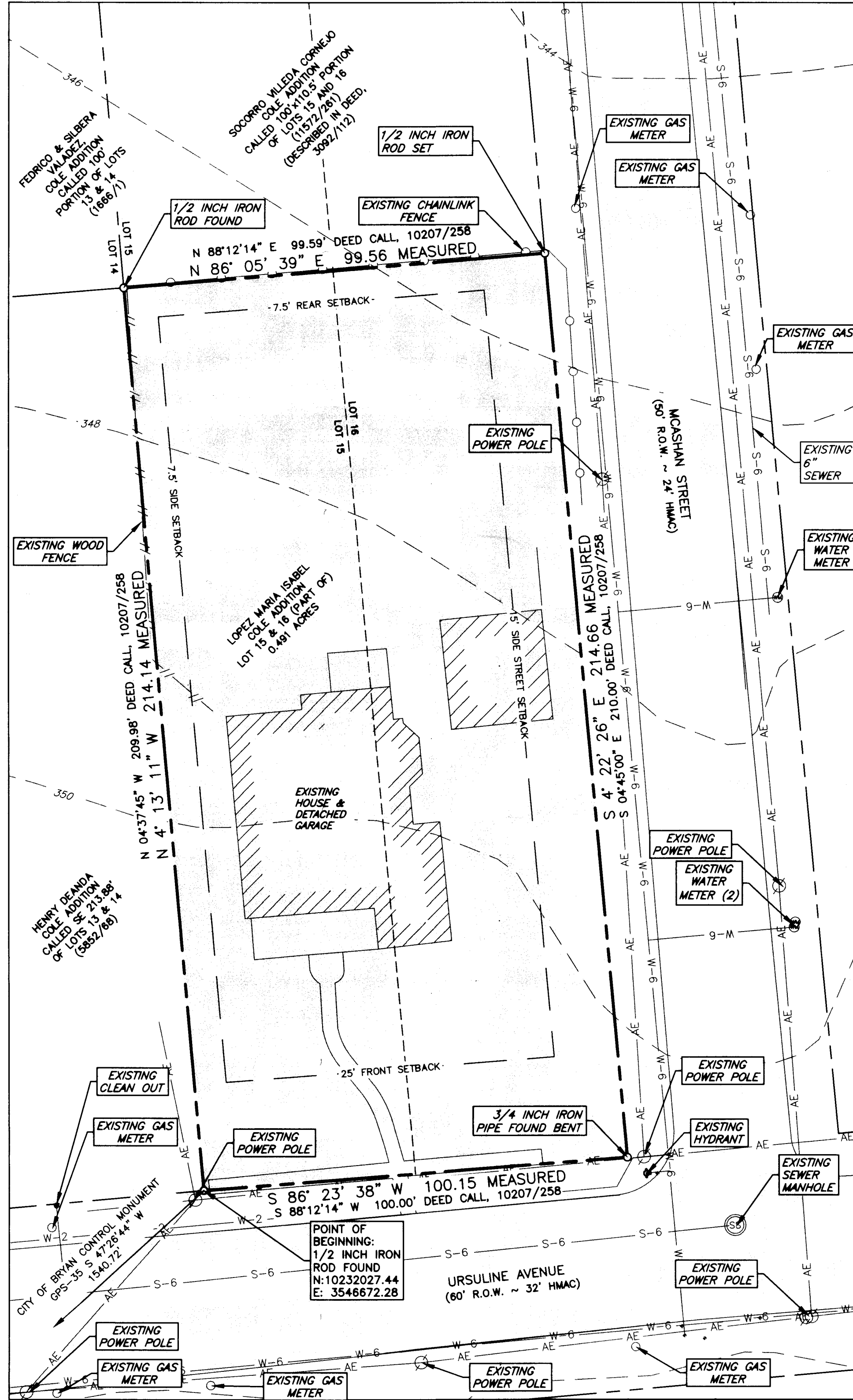


ORIGINAL PLAT

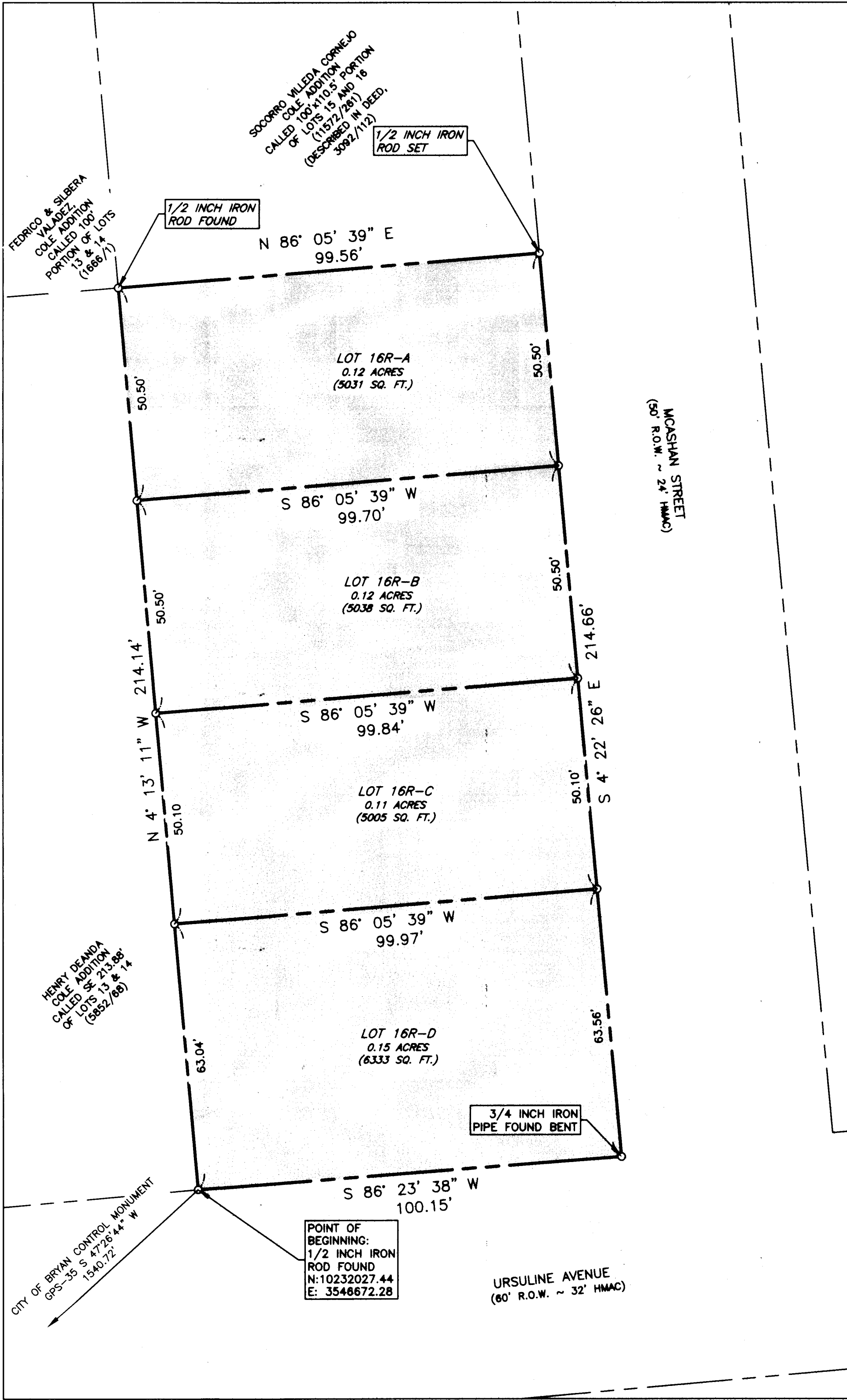


**Legend**

—	Existing Conditions
— W-6	Existing Water Line
— S-6	Existing Sewer Line
— AE	Existing Aerial Electric
---	Property Line
⊙	Power Pole
⊙	Water Meter
⊙	Water Valve
⊙	Hydrant

- 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-39 (N:10230845.06, 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 1.00098501 (Calculated using GEOID12B).
  - 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 480410021F, 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.
  - This Survey Plat was prepared without the benefit of a Title Commitment. Easements and other matters may apply.
  - All existing structures shall be removed before this plat may be recorded.
  - The zoning for this property is Residential District 5000 (RD-5).
  - All access for all lots shall be from McAshan only.

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Maria Isabel Lopez, owner of the 0.491 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 264, and designated herein as Portion of Lot 15 & 16, in the City of Bryan, Texas and whose name is subscribed hereto dedicated to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

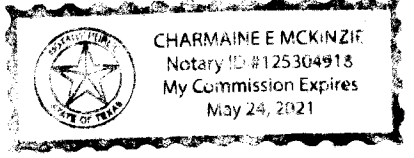
*Maria Isabel Lopez*  
Maria Isabel Lopez, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Maria Isabel Lopez, 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 27 day of December, 2017.

*Notary Public*  
Notary Public, County, Brazos

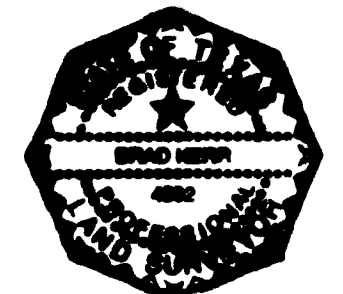


CERTIFICATION OF SURVEYOR

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 bounds describing said subdivision will describe a closed geometric form.

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



METES AND BOUNDS DESCRIPTION OF A 0.491 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 15 AND 16, COLE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 264 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO MARIA ISABEL LOPEZ RECORDED IN VOLUME 10207, PAGE 258 OF THE OFFICIAL PUBLIC 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:10232027.44, E:3546672.28) ON THE NORTH LINE OF URSULINE AVENUE (CALLED 60' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED AS THE SOUTHWEST 213.88 FEET OF LOTS 13 AND 14 OF SAID COLE ADDITION BY A DEED TO HENRY DEANDA RECORDED IN VOLUME 5852, PAGE 68 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: S 85° 34' 00" W FOR A DISTANCE OF 399.00 FEET AND THE CITY OF BRYAN CONTROL MONUMENT GPS-35 BEARS: S 47° 26' 44" W FOR A DISTANCE OF 1540.72 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;
- THENCE: N 04° 13' 11" W ALONG THE COMMON LINE OF SAID LOTS 14 AND 15 FOR A DISTANCE OF 214.14 FEET (DEED CALL: N 04° 37' 45" W - 209.98 FEET, 10207/258) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID DEANDA TRACT, THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO FEDRICO VALADEZ AND SILBERA VALADEZ RECORDED IN VOLUME 1666, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE SOUTHWEST CORNER OF A CALLED '100' X 110.5' PORTION OF SAID LOTS 15 AND 16 AS DESCRIBED BY A DEED TO SOCORRO VILDEA CORNEJO RECORDED IN VOLUME 11572, PAGE 261 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 13 MARKING THE NORTHWEST CORNER OF SAID DEANDA TRACT BEARS: S 86° 08' 45" W FOR A DISTANCE OF 99.53 FEET;
- THENCE: N 86° 05' 39" E THROUGH SAID LOTS 15 AND 16 AND ALONG THE SOUTH LINE OF SAID CORNEJO TRACT FOR A DISTANCE OF 99.56 FEET (DEED CALL: N 88° 12' 14" E - 99.59 FEET, 10207/258) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE WEST LINE OF MASHAN STREET (50' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID CORNEJO TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID CORNEJO TRACT BEARS: N 04° 22' 26" W FOR A DISTANCE OF 110.50 FEET (DEED CALL AND MEASURED DISTANCE, 11572/261);
- THENCE: S 04° 22' 26" E ALONG THE WEST LINE OF MASHAN STREET AND THE EAST LINE OF SAID LOT 16 FOR A DISTANCE OF 214.66 FEET (DEED CALL: S 04° 45' 00" E - 210.00 FEET, 10207/258) TO A 1/2 INCH IRON PIPE FOUND BENT ON THE NORTH LINE OF URSULINE AVENUE MARKING THE SOUTHWEST CORNER OF SAID LOT 16;
- THENCE: S 86° 23' 38" W ALONG THE NORTH LINE OF URSULINE AVENUE FOR A DISTANCE OF 100.15 FEET (DEED CALL: S 88° 12' 14" W - 100.00 FEET, 10207/258) TO THE POINT OF BEGINNING CONTAINING 0.491 OF AN ACRE OF LAND (21,408 SQUARE FEET), AS SURVEYED ON THE GROUND SEPTEMBER 2017. SEE PLAT PREPARED SEPTEMBER 2017, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00098501 (CALCULATED USING GEOID 12B).

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 14th day of December, 2017.

*Martin Zimmerman*  
City Planner  
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Paul Hanson*, 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 27th day of December, 2017.

*W. Paul Hanson*  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Catterton*, 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 14th day of December, 2017 and same was duly approved on the 14th day of December, 2017 by said Commission.

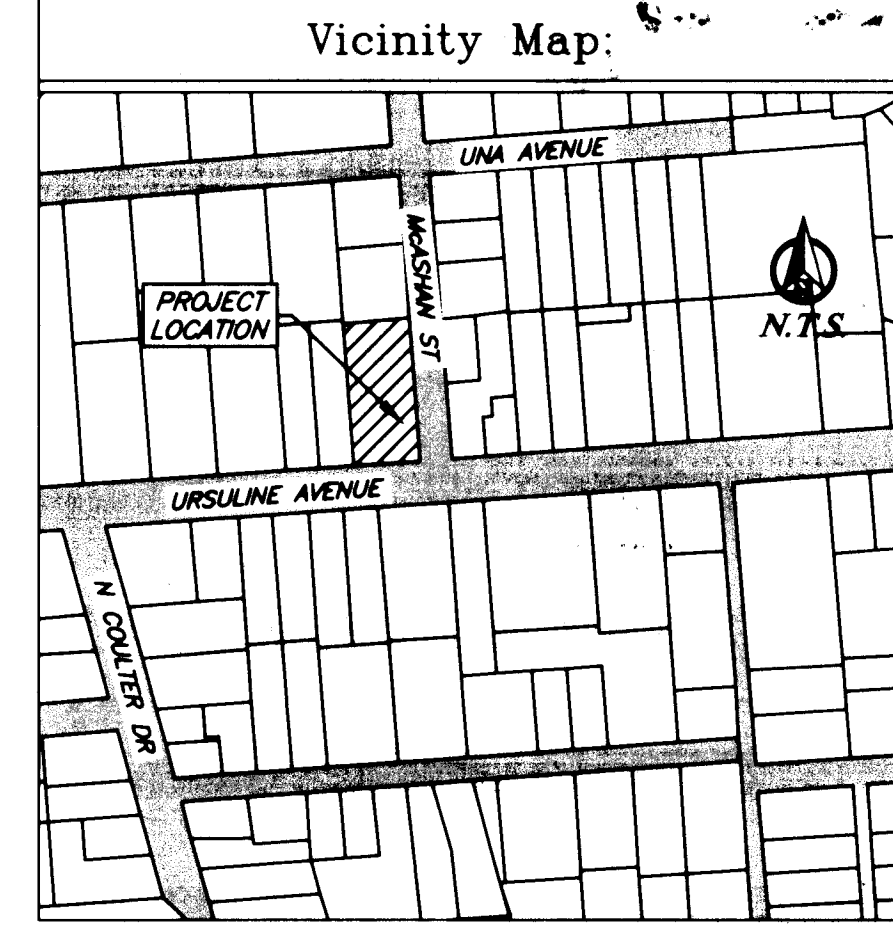
*Bobby Catterton*  
Chair, Planning & Zoning Commission  
Bryan, Texas

Filed for Record in the Official Records Of: Brazos County Clerk On: 1/9/2018 10:04:06 AM In the PLAT Records

Doc Number: 2018-1318149  
Number of Pages: 1  
Amount: 73.00  
Order#: 20180109000024  
By: KG

*Karen McQueen*  
County Clerk, Brazos County, Texas

*By: Kim Green*  
Deputy Clerk



FINAL PLAT  
Cole Addition  
Lots 16R-A to 16R-D

Being a Replat of Portions of Lot 15 & 16 Cole Addition ~0.491 Acres Bryan, Brazos County, Texas  
December 2017

Owner:  
*Maria Isabel Lopez*  
1010 Cole St  
Bryan, TX 77803-4255

Engineer:  
*IA 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