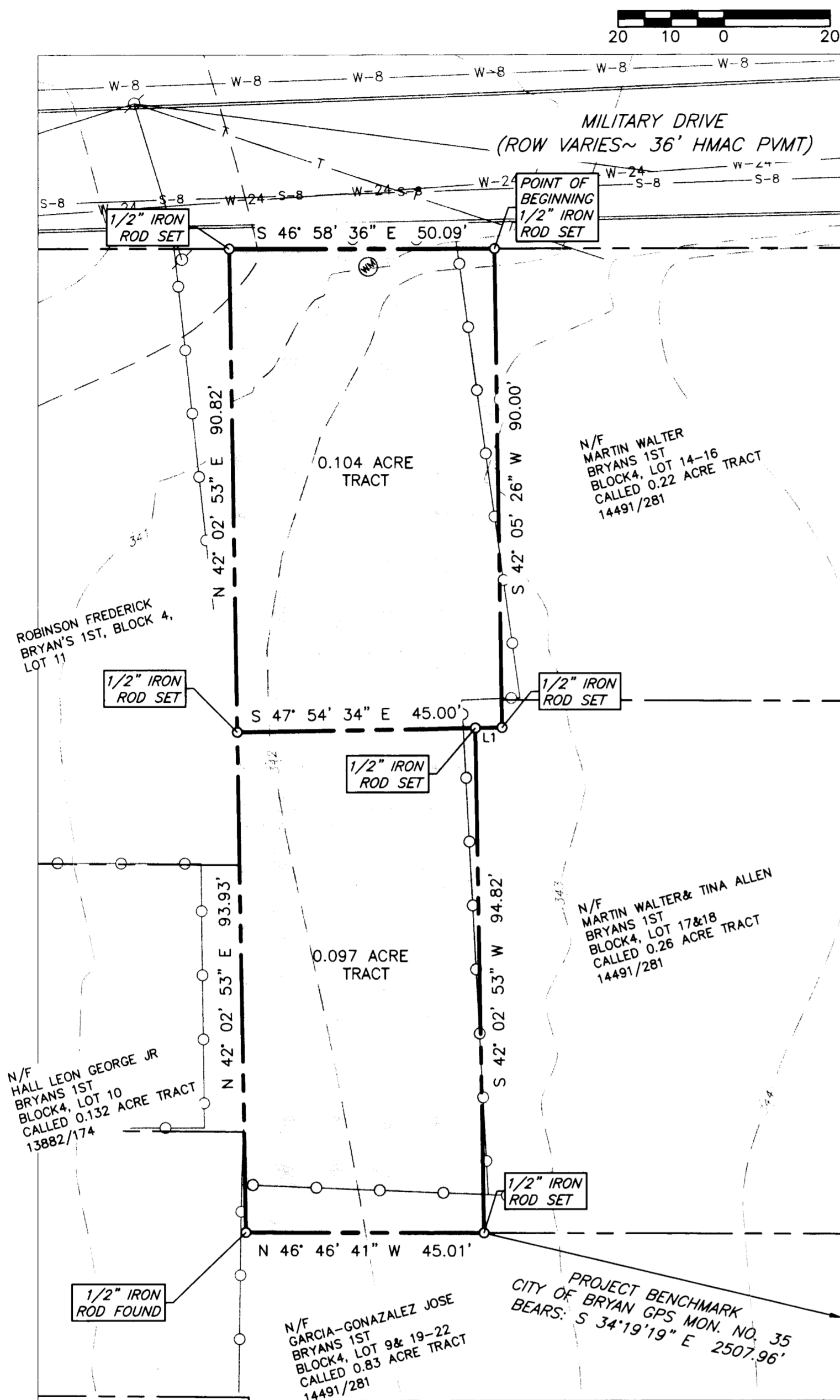
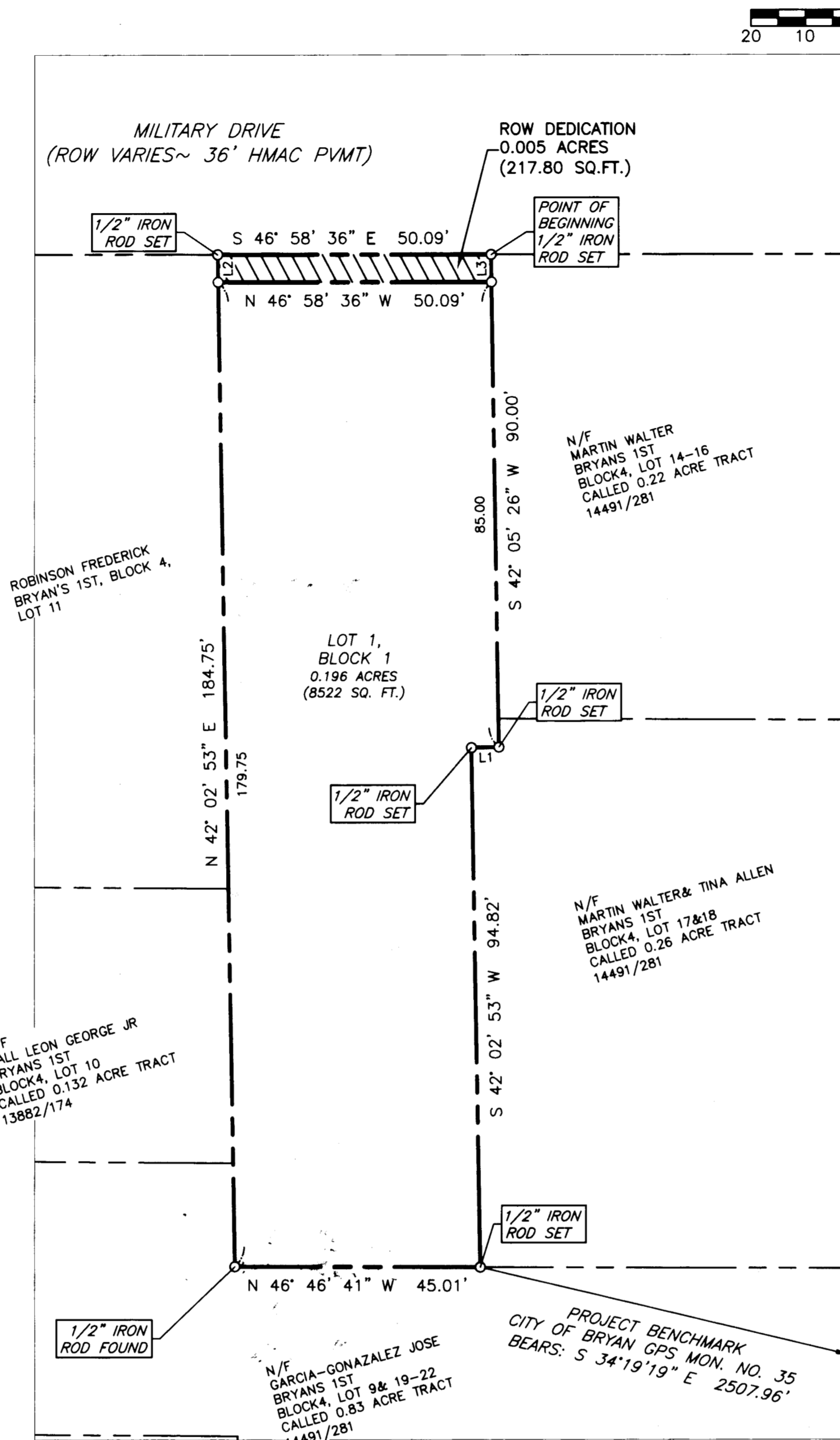


PRELIMINARY PLAN



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frederick Robinson, owner of the 0.201 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 12544, Page 172, and Volume 14491, Page 281 and designated herein as Block 1, Lot 1, Frederick Robinsons First Subdivision, 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.

Frederick Robinson
Frederick Robinson, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Frederick Robinson, 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 4th day of May, 2018.

Sherraine E. McHenry
Notary Public, Brazos County, Texas

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 marked 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

APPROVAL OF THE CITY PLANNER

I, *Madie 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 21st day of May, 2018.

Madie Zimmerman
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Paul Kappas*, 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 21st day of May, 2018.

W. Paul Kappas
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobba 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 18th day of May, 2018, and same was duly approved on the 18th day of May, 2018, by said Commission.

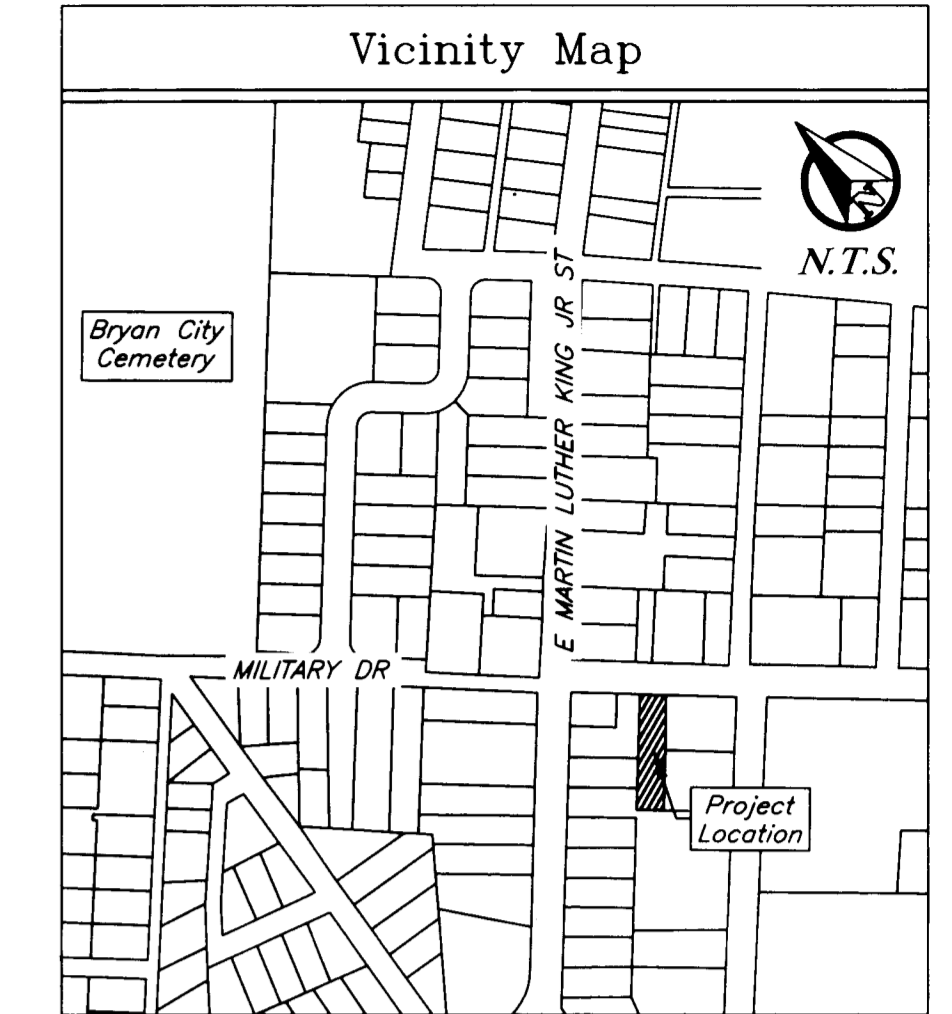
Bobba Gutierrez
Chair, Planning & Zoning Commission Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/24/2018 9:51:39 AM
In the PLAT Records

Doc Number: 2018 - 1330188
Volume - Page: 14688 - 33
Number of Pages: 1
Amount: \$2.00
Order#: 20180524000019
By: MO

Karen McQueen
by *Michelle Plante*

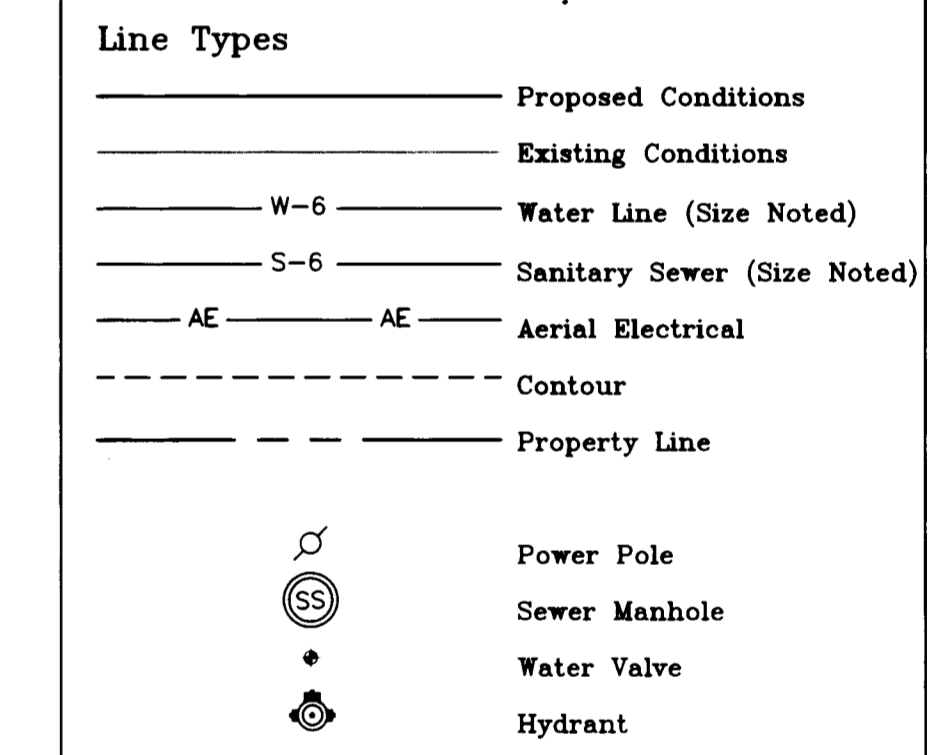
LINE #	LENGTH	DIRECTION
L1	5.02'	N 47° 54' 34" W
L2	5.00'	N 42° 02' 53" E
L3	5.00'	S 42° 05' 26" W



General Notes:

- 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-35 (N10230985.460, E3545537.335) and as established by GPS observation.
- Distances shown herein are grid distances to determine surface distances multiply by a combined scale factor of 1.0000980975 (calculated using geoid2B).
- Southeast and Southwest lines of subject property are per the boundary line agreement recorded in Volume 14491 Page 281 of the official public records of Brazos County Texas
- 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 49041C0215F, effective April 02, 2014.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

Legend



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED AS LOT 13, BLOCK 4 OF SAID BRYAN'S FIRST ADDITION BY A DEED TO FREDERICK ROBINSON RECORDED IN VOLUME 12544, PAGE 172 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS TRACTS 1 & 2 BY A DEED TO CALVIN PAGE RECORDED IN VOLUME 1692, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACTS 1 & 2 BEING FURTHER DESCRIBED AS A 0.104 ACRE TRACT AND A 0.097 ACRE TRACT BY A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 14491, PAGE 281 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" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET (N-10233187.84, E-3544253.71) ON THE SOUTHWEST LINE OF MILITARY DRIVE (R.O.W. WIDTH VARIES) MARKING THE EAST CORNER OF SAID TRACT 1 (1692/311), SAME BEING THE EAST CORNER OF SAID 0.104 ACRE TRACT, AND THE NORTH CORNER OF A CALLED 0.2159 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WALTER MARTIN RECORDED IN VOLUME 11347, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID 0.2159 ACRE TRACT BEARS: S 46° 58' 36" E FOR A DISTANCE OF 109.26 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-35 (N10230985.460, E3545537.335) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000980975 (CALCULATED USING GEOID2B).

THENCE: S 42° 05' 26" W ALONG THE SOUTHWEST LINE OF SAID TRACT 1 (0.104 ACRE TRACT), AT 84.77 FEET PASS A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE WEST CORNER OF SAID 0.2159 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 90.00 FEET (DEED CALL DISTANCE: 90.00 FEET, 1692/311) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED BY A DEED TO WALTER MARTIN AND TINA ALLEN RECORDED IN VOLUME 4006, PAGE 325 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTH CORNER OF SAID TRACT 1 (0.104 ACRE TRACT);

THENCE: N 47° 54' 34" W ALONG THE SOUTHWEST LINE OF SAID TRACT 1 (0.104 ACRE TRACT) FOR A DISTANCE OF 5.02 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID TRACT 2, SAME BEING THE CALLED 0.097 ACRE TRACT;

THENCE: S 42° 02' 53" W ALONG THE COMMON LINE OF SAID TRACT 2 (0.097 ACRE TRACT) AND SAID MARTIN TRACT (4006/325) FOR A DISTANCE OF 94.82 FEET (DEED CALL DISTANCE: 90.00 FEET, 1692/311) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF A CALLED 0.83 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JOSE C. GARCIA-GONZALES RECORDED IN VOLUME 11995, PAGE 246 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTH CORNER OF SAID TRACT 2 (1692/311) (0.097 ACRE TRACT);

THENCE: N 46° 46' 41" W ALONG THE COMMON LINE OF SAID 0.83 ACRE TRACT AND SAID TRACT 2 (0.097 ACRE TRACT) FOR A DISTANCE OF 45.01 FEET (DEED CALL DISTANCE: 45.00 FEET, 1692/311) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE WEST CORNER OF SAID TRACT 2 (0.097 ACRE TRACT) AND AN INTERIOR CORNER OF SAID 0.83 ACRE TRACT. FOR REFERENCE, A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: S 42° 02' 53" W FOR A DISTANCE OF 31.07 FEET;

THENCE: N 42° 02' 53" E ALONG THE NORTHWEST LINE OF SAID TRACT 2 (0.097 ACRE TRACT), AT 68.93 FEET PASS A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE EAST CORNER OF A CALLED 50x115' TRACT OF LAND AS DESCRIBED BY A DEED TO RONALD WAYNE HALL, ET AL, RECORDED IN VOLUME 13882, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO FREDERICK ROBINSON, SR, RECORDED IN VOLUME 12070, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (FURTHER DESCRIBED AS A 0.205 ACRE TRACT IN DEED, 1658/45), AT 93.93 FEET (DEED CALL DISTANCE: 90.00 FEET, 1692/311) PASS A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE NORTH CORNER OF SAID TRACT 2 (0.097 ACRE TRACT) AND THE WEST CORNER OF SAID TRACT 1 (0.104 ACRE TRACT), CONTINUE ON FOR A TOTAL DISTANCE OF 184.75 FEET TO A 1/2" IRON ROD SET ON THE SOUTHWEST LINE OF MILITARY DRIVE MARKING THE NORTH CORNER OF SAID TRACT 1 (0.104 ACRE TRACT) AND THE EAST CORNER OF SAID 0.205 ACRE TRACT. FOR REFERENCE, A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE NORTHEAST CORNER OF SAID 0.205 ACRE TRACT BEARS: N 46° 58' 36" W FOR A DISTANCE OF 39.91 FEET;

THENCE: S 46° 58' 36" E ALONG THE SOUTHWEST LINE OF MILITARY DRIVE FOR A DISTANCE OF 50.09 FEET (DEED CALL DISTANCE: 50.00 FEET, 1692/311) TO THE POINT OF BEGINNING CONTAINING 0.201 OF AN ACRE OF LAND (4,525 SQUARE FEET) AS SURVEYED ON THE GROUND MAY 2017.

PRELIMINARY PLAN & FINAL PLAT

Frederick Robinsons First Subdivision

Lot 1, Block 1 &
0.005 Acres of Right-of-Way
Being a total of 0.201 Acres
Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
April 2018

Owner:
Frederick Robinson
1205 Detroit St.
College Station, TX 77840-4209

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-951

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