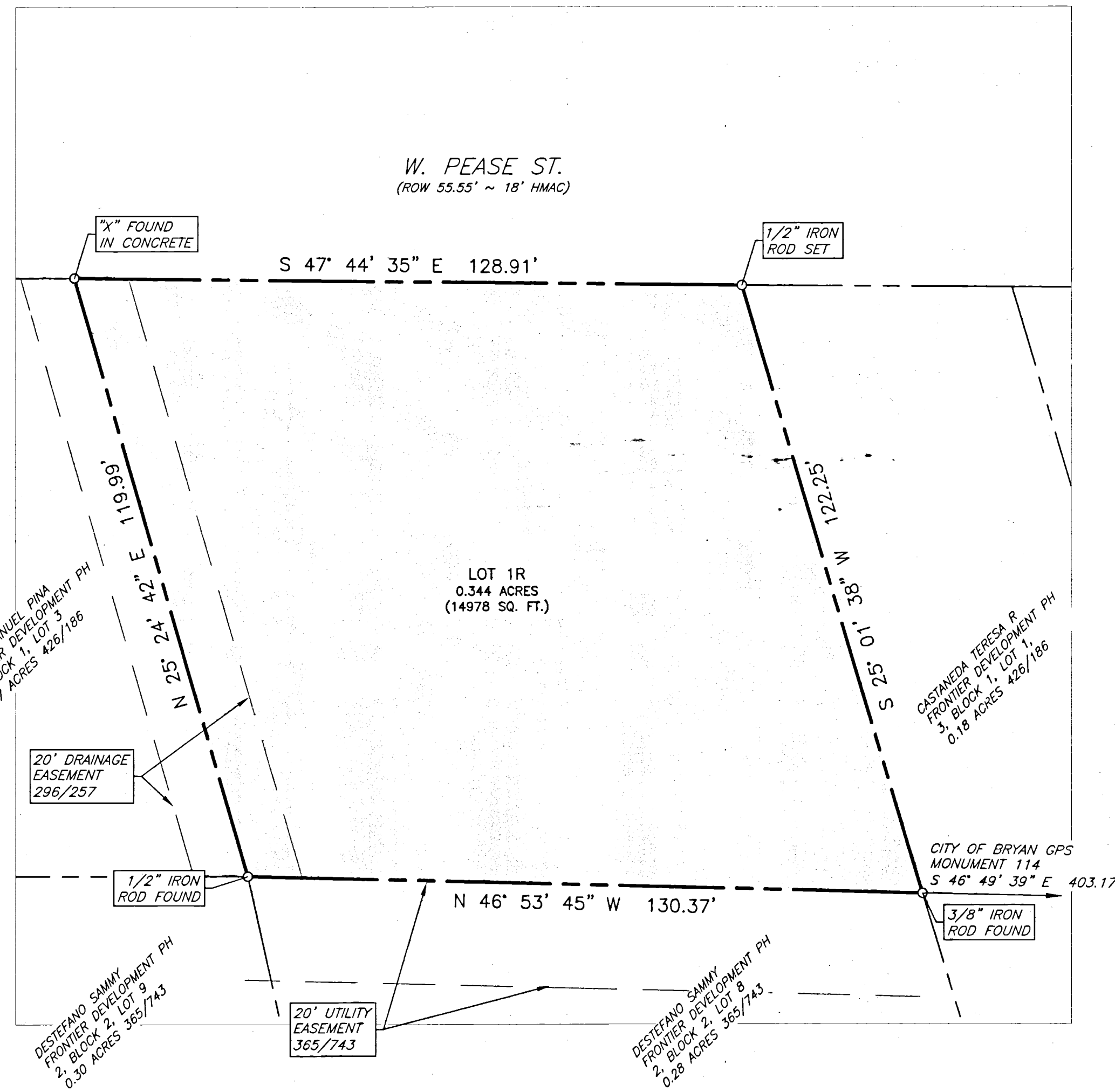
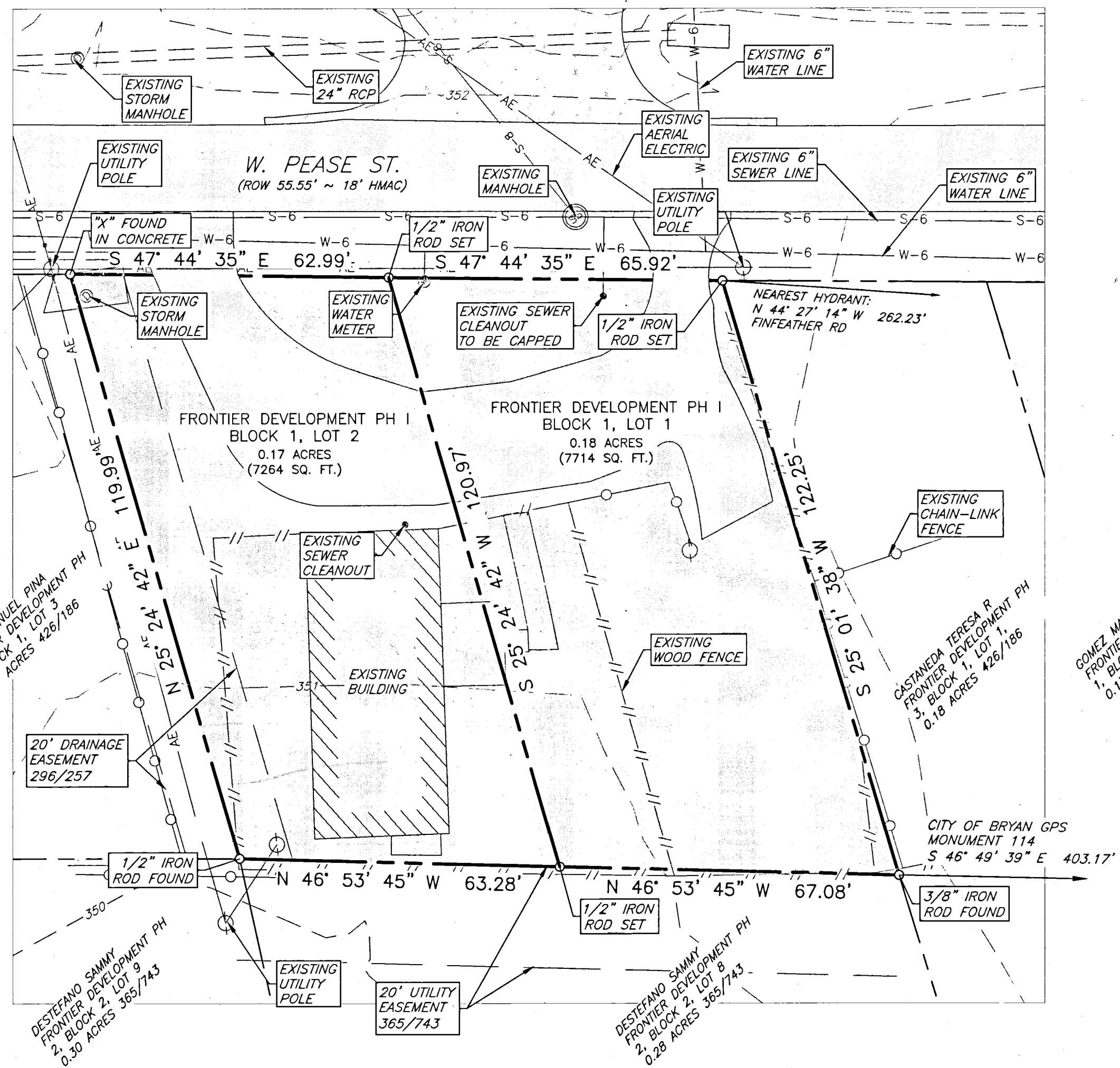


ORIGINAL PLAT

FINAL PLAT



METES AND BOUNDS DESCRIPTION  
OF A  
0.344 ACRE TRACT  
1<sup>ST</sup> INSTALLMENT FRONTIER DEVELOPMENT  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1 AND 2, BLOCK 1, 1<sup>ST</sup> INSTALLMENT FRONTIER DEVELOPMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 296, PAGE 257 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 'X' FOUND IN CONCRETE (Y:10226960.40, X:3540701.30) ON THE SOUTHWEST LINE OF W. PEASE STREET (CALLED 55.55' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 2 AND THE EAST CORNER OF LOT 3 OF SAID BLOCK 1. 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-36 (Y:10231375.303, X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000962 (CALCULATED USING GEOID12B).

THENCE: S 47° 44' 35" E ALONG THE SOUTHWEST LINE OF W. PEASE STREET FOR A DISTANCE OF 128.91 FEET (PLAT CALL: S 45° 00' 00" E - 126.00 FEET, 296/257) TO A POINT MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 1, BLOCK 1, 3<sup>RD</sup> INSTALLMENT FRONTIER DEVELOPMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 426, PAGE 186 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: S 04° 58' 11" E FOR A DISTANCE OF 0.09 FEET;

THENCE: S 25° 01' 38" W ALONG THE COMMON LINE OF SAID 1<sup>ST</sup> AND 3<sup>RD</sup> INSTALLMENTS FOR A DISTANCE OF 122.25 FEET (PLAT CALL: S 28° 48' 00" W - 120.00 FEET, 296/257) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 1<sup>ST</sup> INSTALLMENT AND THE EAST CORNER OF LOT 8, BLOCK 2, 2<sup>ND</sup> INSTALLMENT FRONTIER DEVELOPMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 365, PAGE 743 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 46° 53' 45" W ALONG THE COMMON LINE OF SAID 1<sup>ST</sup> AND 2<sup>ND</sup> INSTALLMENTS FOR A DISTANCE OF 130.36 FEET (PLAT CALL: N 45° 00' 00" W - 126.00 FEET, 296/257) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE WEST CORNER OF SAID LOT 2, THE NORTH CORNER OF SAID LOT 8, THE SOUTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF LOT 9 OF SAID BLOCK 2;

THENCE: N 25° 24' 42" E ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 FOR A DISTANCE OF 120.00 FEET (PLAT CALL: N 28° 48' 00" E - 120.00 FEET, 296/257) TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF LAND (14,978 SQUARE FEET), MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER 2018. SEE PLAT PREPARED DECEMBER 2019, FOR MORE DESCRIPTIVE INFORMATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Danielle Morales, owner of the 0.344 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 296, Page 257, and designated herein as Frontier Development Ph I, Lot 1R, Block 1, 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.

Danielle Morales  
Danielle Morales, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Danielle Morales, 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 24 day of April, 2019.

Sharonne L. McClure  
Notary Public, Brazos County, Texas

CERTIFICATION OF THE 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 bound describing said subdivision will describe a closed geometric form.

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

APPROVAL OF THE CITY PLANNER

I, Mark 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 13th day of May, 2019.

Mark Zimmerman  
City Planner  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Wade 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 13th day of May, 2019.

Wade Kasper  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby 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 13th day of May, 2019, and same was duly approved on the 13th day of May, 2019, by said Commission.

Bobby Gutierrez  
Chair, Planning & Zoning Commission, Bryan, Texas

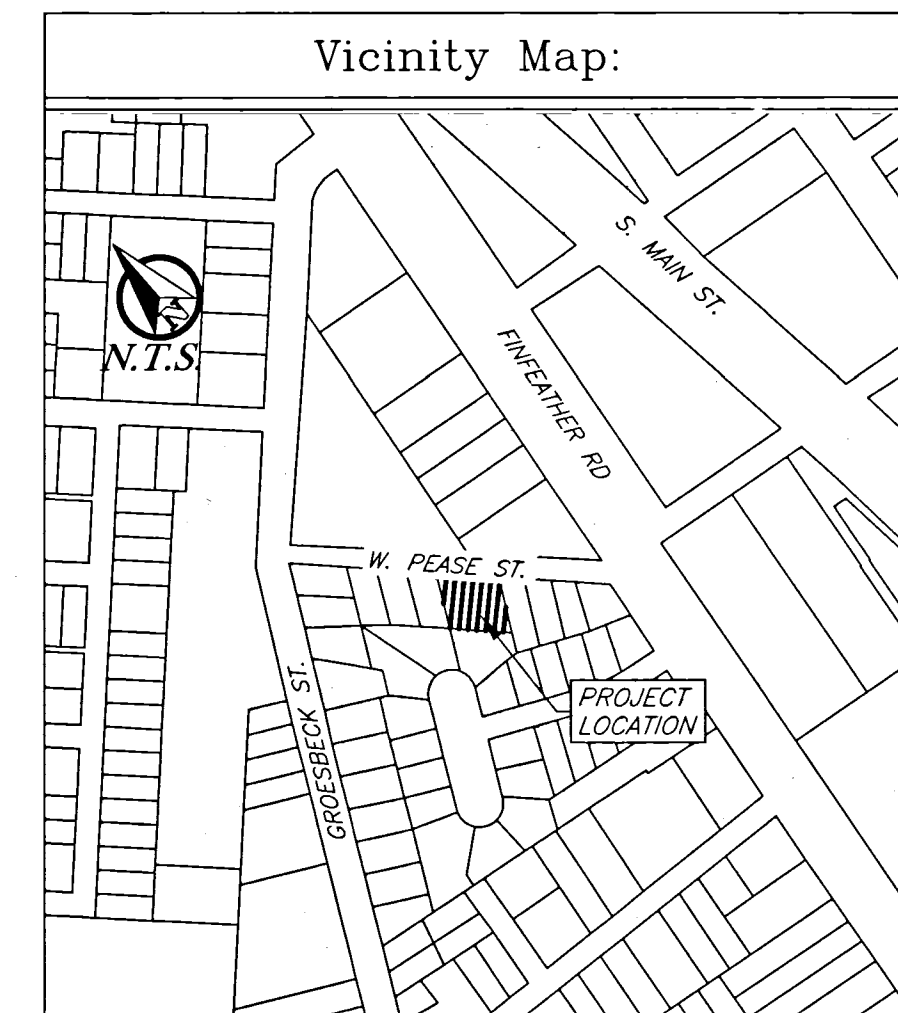
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

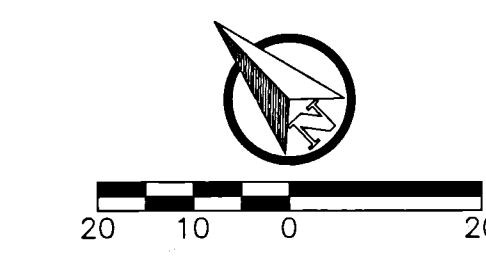
I, Karen McQueen, County Clerk, County of Brazos, do hereby certify that the foregoing plat together with its certificates of approval is a true and correct copy of the original as filed in my office on the 20th day of April, 2019.

Karen McQueen  
County Clerk, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/24/2019 10:16:40 AM  
In the PLAT Records  
Doc Number: 2019-1361681  
Volume - Page: 15338-175  
Number of Pages: 1  
Amount: 73.00  
Order#: 20190524000043  
By: TD



- 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-36 (N:10231375.303, E:3541898.795) 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 1.0000962 (Calculated using GEOID12B).
  - This property is Zoned (MU-1), Mixed use Residential.
  - 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 DFRM for Brazos County, Texas and Incorporated areas, Map No. 4804C0195E, effective May 16, 2012.
  - Building setback lines Per City of Bryan Ordinance.
  - All utilities shown hereon are approximate locations.
  - The topography shown is from City of Bryan GIS Data.



**FINAL PLAT**

**Frontier Development Ph I, Block 1, Lot 1R**

Frontier Development Ph I, Block 1, Lot 1 & 2, ~ 0.344 AC  
Bryan, Brazos County, Texas

April 2019

Owner:  
Danielle Morales  
305 W. Pease St.  
Bryan, TX 77803

Engineer:  
14 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