

METES AND BOUNDS DESCRIPTION
OF A 1.055 ACRES TRACT
OUT OF THE
S.F. AUSTIN LEAGUE NO. 9, A-62
GAMBOA SUBDIVISION
BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.055 ACRES, OUT OF THE S.F. AUSTIN LEAGUE NO. 9, A-62, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 1, BLOCK 1 OF THE GAMBOA SUBDIVISION, AS RECORDED IN VOLUME 4402, PAGE 254 OF THE BRAZOS COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.P.R.), THE SAID 1.055 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING INC., HAVING THE FILE NAME 19274.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF A TRACT OF LAND, BEING CALLED 85.50' BY 238', OUT OF BLOCK 11 OF THE BRYAN'S SECOND ADDITION, OWNED BY TAMARA R. JACKSON (85.50'X238' JACKSON), AS RECORDED IN VOLUME 3737, PAGE 58, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF A TRACT OF LAND, BEING PART OF BLOCK 247 OF THE CITY OF BRYAN TOWNSITE, NOW OR FORMERLY OWNED BY MARION HAYNES (HAYNES), FROM WHICH NO RECORDED INFORMATION COULD BE FOUND;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID HAYNES TRACT, PASSING THE SAID HAYNES TRACT AND CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF A TRACT OF LAND, BEING PART OF BLOCK 247 OF THE SAID CITY OF BRYAN TOWNSITE, OWNED BY NELSON AND DENISE CLARK (CLARK), AS RECORDED IN VOLUME 2772, PAGE 278 OF THE B.C.O.P.R., PASSING THE SAID CLARK TRACT, THEN CONTINUING ALONG THE NORTHWEST RIGHT—OF—WAY LINE OF WEST 23RD STREET (W. 23RD STREET), AN UNDEVELOPED RIGHT—OF—WAY, SOUTH 47°05'09" WEST, A DISTANCE OF 209.95 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT—OF—WAY LINE OF SAUNDERS STREET, A 40' RIGHT—OF—WAY;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID SAUNDERS STREET, NORTH 40'34'57" WEST, A DISTANCE OF 148.94 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A WEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF THE SAID SAUNDERS STREET, ALSO BEING THE SOUTH CORNER OF LOT 2, BLOCK 1 (LOT 2), OF THE SAID GAMBOA SUBDIVISION;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 2, NORTH 50°34'51" EAST, A DISTANCE OF 113.89 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" FOUND FOR AN INTERIOR WEST CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID LOT 2;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 2, PASSING THE SAID LOT 2, THEN CONTINUING ALONG THE NORTHEAST BOUNDARY LINE OF A CALLED 0.40 ACRES TRACT, NOW OR FORMERLY OWNED BY THE MOST REVEREND GREGORY M. AYMOND (AYMOND), AS RECORDED IN VOLUME 2925, PAGE 236 OF THE B.C.O.P.R., NORTH 39'47'36" WEST, A DISTANCE OF 176.06 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A WEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID AYMOND TRACT, ALSO BEING THE SOUTH CORNER OF A TRACT OF LAND, BEING 22' BY 100', OWNED BY FRANCISCO ALVAREZ (22'X100' ALVAREZ), AS RECORDED IN VOLUME 15224, PAGE 77 OF THE B.C.O.P.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID 22'X100' ALVAREZ TRACT, PASSING THE SAID 22'X100' ALVAREZ TRACT, THEN CONTINUING ALONG THE SOUTHEAST BOUNDARY LINE OF A TRACT OF LAND, BEING OUT OF BLOCK 11 OF THE SAID BRYAN'S SECOND ADDITION, OWNED BY FRANCISCO ALVAREZ (15208/216 ALVAREZ), AS RECORDED IN VOLUME 15208, PAGE 216 OF THE B.C.O.P.R., THEN PASSING THE SAID 15208/216 ALVAREZ TRACT, THEN CONTINUING ALONG THE SOUTHEAST BOUNDARY LINE OF A TRACT OF LAND, BEING OUT OF BLOCK 11 OF THE SAID BRYAN'S SECOND ADDITION, OWNED BY TAMARA R. JACKSON (TRACT 4 JACKSON), BEING CALLED TRACT 4, AS RECORDED IN VOLUME 3737, PAGE 70 OF THE B.C.O.P.R., NORTH 47'25'03" EAST, A DISTANCE OF 88.00 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID TRACT 4 JACKSON TRACT, ALSO BEING THE WEST CORNER OF A TRACT OF LAND, BEING OUT OF BLOCK 11 OF THE SAID BRYAN'S SECOND ADDITION, OWNED BY TAMARA R. JACKSON (TRACT 2 JACKSON), BEING CALLED TRACT 2 AS RECORDED IN VOLUME 3737, PAGE 70 OF THE B.C.O.P.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID TRACT 2 JACKSON TRACT, PASSING THE SAID TRACT 2 JACKSON TRACT, THEN CONTINUING ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID 85.50'X238' JACKSON TRACT, SOUTH 41'34'57" EAST, A DISTANCE OF 317.25 FEET TO THE PLACE OF BEGINNING CONTAINING 1.055 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Brenda & Armando Gamboa, owner of the 1.055 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 4354. Page 236, and designated herein as Gamboa, Block 1, Lots 1R-A & 1R-B, 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.

Brenda Damber

Ansondo Camboo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Brenda & Armando Gamboa, 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.

Mutilia State of Texas

Given under my hand and seal on this 11th day of December, 2020.

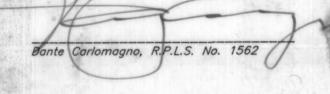
Paige Jackson

Notary Public, Brazos County, Texas

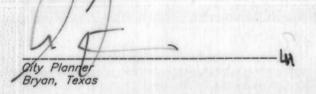
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.



PPROVAL OF THE CITY PLANNER



APPROVAL OF THE CITY ENGINEER

I, WP Leader, 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 _______, 2021

V. Engineer, Bryan, Textos

Official Public Records Of: Brazos County Clerk On: 1/13/2021 11:07:04 AM In the PLAT Records

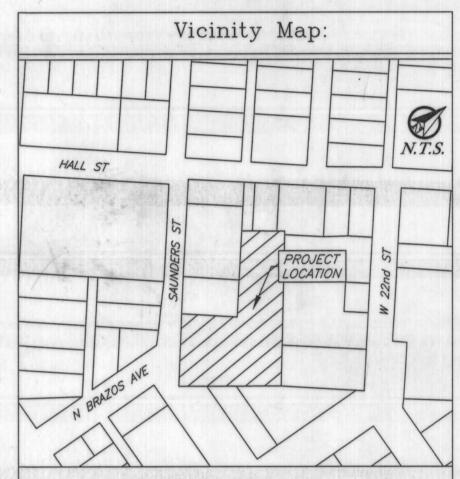
Doc Number: 2021 – 1417764 Volume – Page: 16658 – 164 Number of Pages: 1 Amount: 73.00 O:der#: 20210113000052

By: TD

raid county, do hereby certify that this plat together with my office the ____ day of _____, 2020,

County Clerk, Brazos County, Texas

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 90.42' | N 41' 02' 33" E |
| L2 | 35.38' | N 2' 55' 22" W |
| L3 | 69.18' | N 33' 54' 15" W |
| L4 | 78.74 | N 11' 51' 06" E |
| L5 | 36.57 | N 2' 55' 22" W |
| L6 | 66.28' | N 33 54 15" W |
| L7 | 55.47' | N 11' 51' 06" E |
| | | |



General Notes:

- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 02, 2014.
- Building Setback lines per City of Bryan Ordinance.
 All utilities shown hereon are approximate locations.
- 4. This property is Zoned (RD-5), Residential District
- The topography shown is from GIS Data.
- . All existing structures that are across the proposed property line shall be removed prior to the filing of this plat.
- 7. Drainage Easement to the City of Bryan (901/529) is defined as 20' wide easement along the existing drainage channel, and as a result does not contain a plottable location. The drainage easement dedicated with this replat clarifies the location of the previously dedicated drainage easement.



FINAL PLAT

Gamboa Block 1, Lots 1R-A, 1R-B and 0.017 of Saunders St ROW

Being a Replat of
Gamboa Block 1, Lot 1
~1.055 Acres
Bryan, Brazos County, Texas
Nov 2020

Owner:
Brenda & Armando Gamboa
1204 Saunders St.
Bryan, TX 77803

Engineer:

In Gamboa
In G

Carlomagno Surveying Inc. 2714 FinFeather Rd Bryan, TX 77801 979-431-5559 TBPLS 100348-00 Project # 19274

J4 Engineering 11/4/20