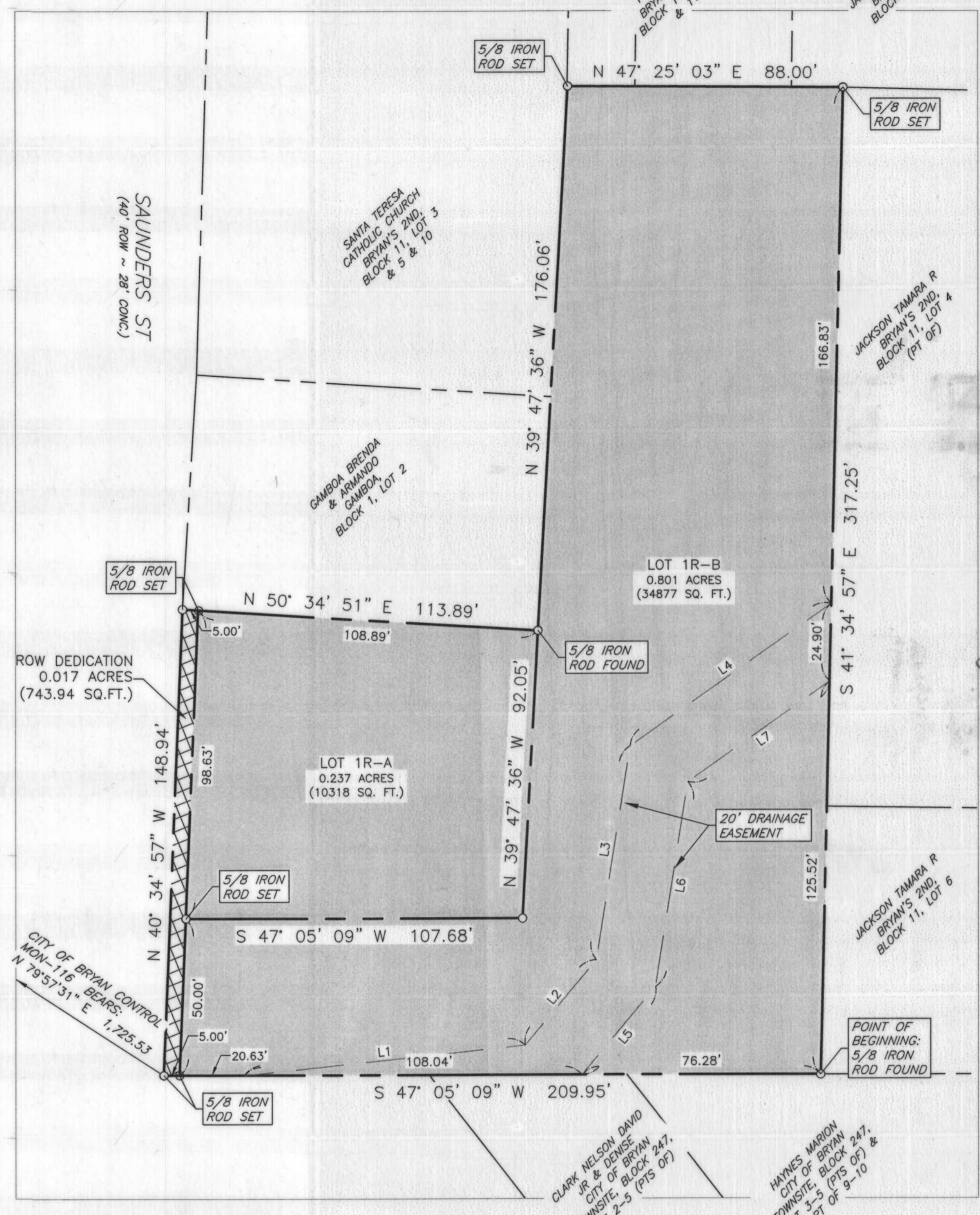
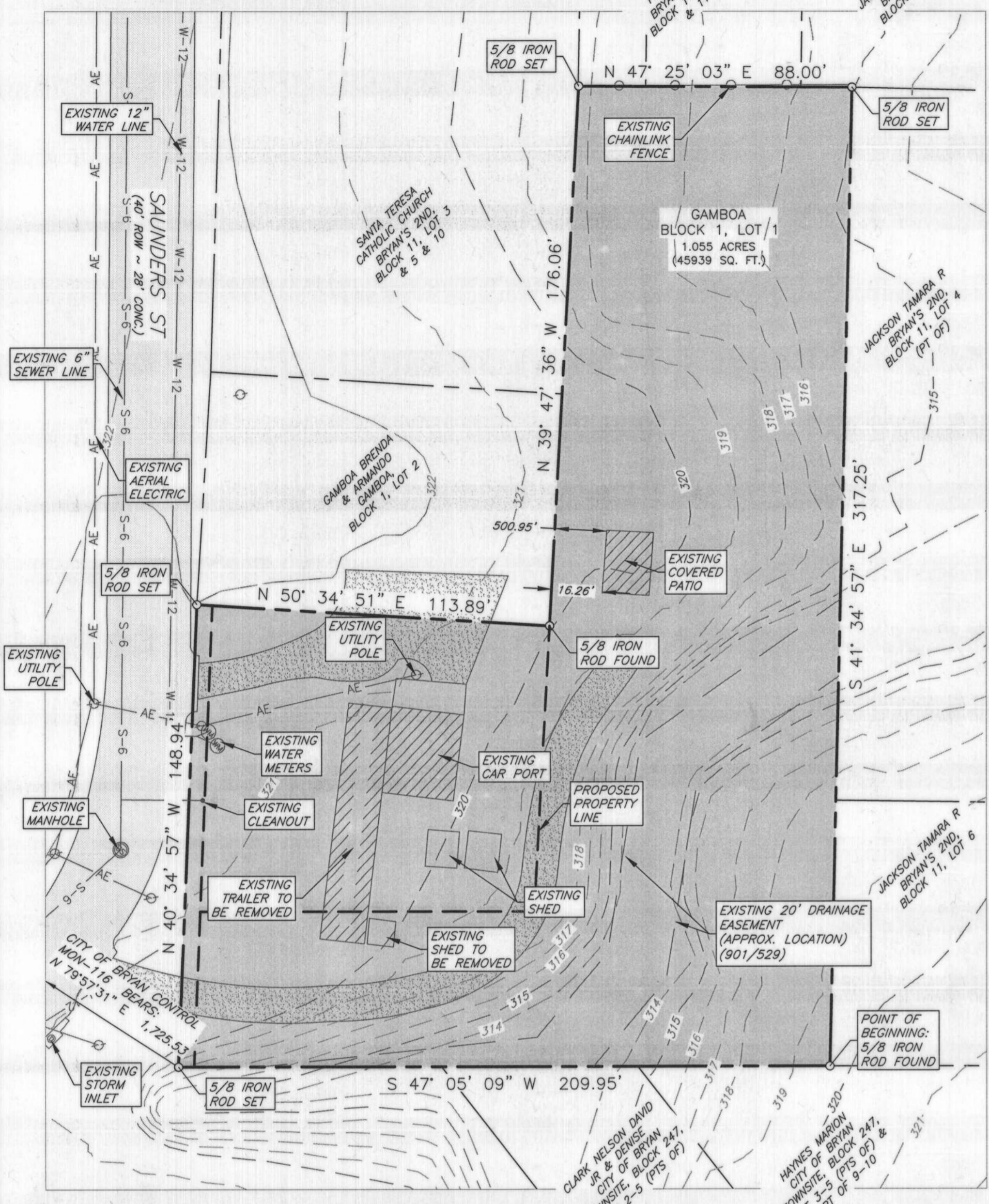


ORIGINAL PLAT

REPLAT



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:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Brenda & Armando Gamba, 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 4353, Page 236 and designated herein as Gamba, 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 Gamba, Armando Gamba

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Brenda & Armando Gamba, 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 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.

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 30th day of December, 2020.

APPROVAL OF THE CITY ENGINEER

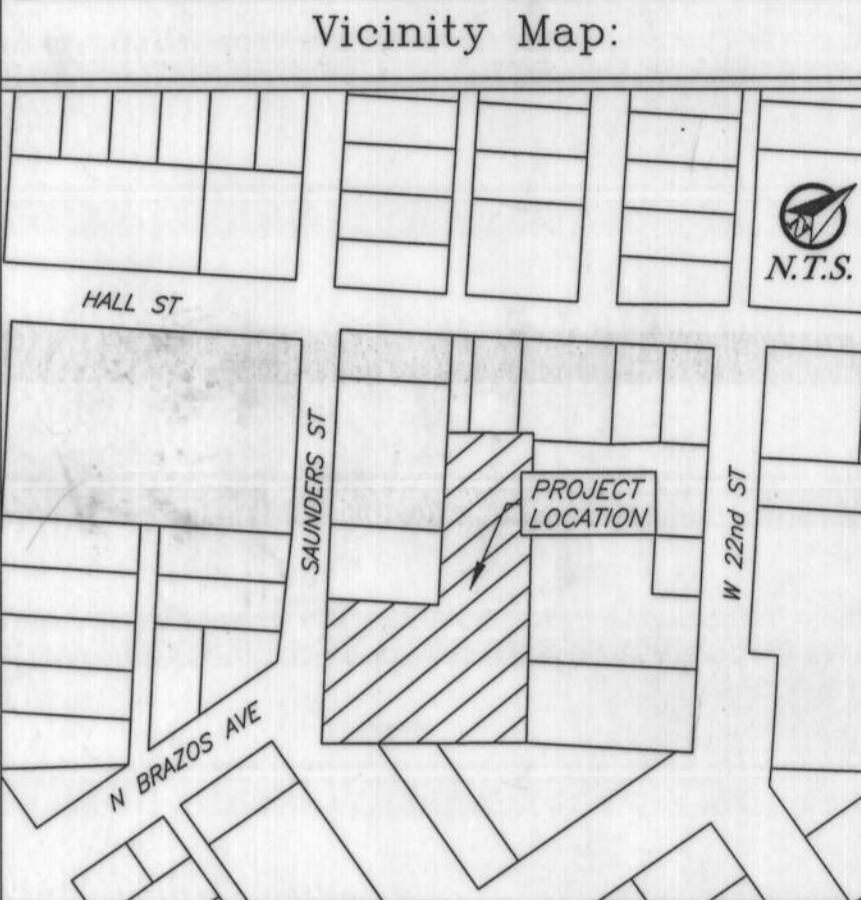
I, [Signature], the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 30th day of December, 2020.

Filed for Record 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 P mount: 73.00 O date: 20210113000052 By: TD

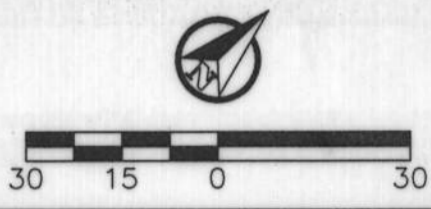
Karen McQueen, County Clerk, Brazos County, Texas

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L7.



General Notes:

- 1. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 08, 2014.
2. Building setback lines per City of Bryan Ordinance.
3. All utilities shown hereon are approximate locations.
4. This property is Zoned (RD-5), Residential District 5000.
5. The topography shown is from GIS Data.
6. 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

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

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

Owner: Brenda & Armando Gamba 1204 Saunders St, Bryan, TX 77803. Engineer: J4 Engineering PO Box 5192, Bryan, TX 77805. Surveyor: Carlomagno Surveying Inc. 2714 FinFeather Rd, Bryan, TX 77801.