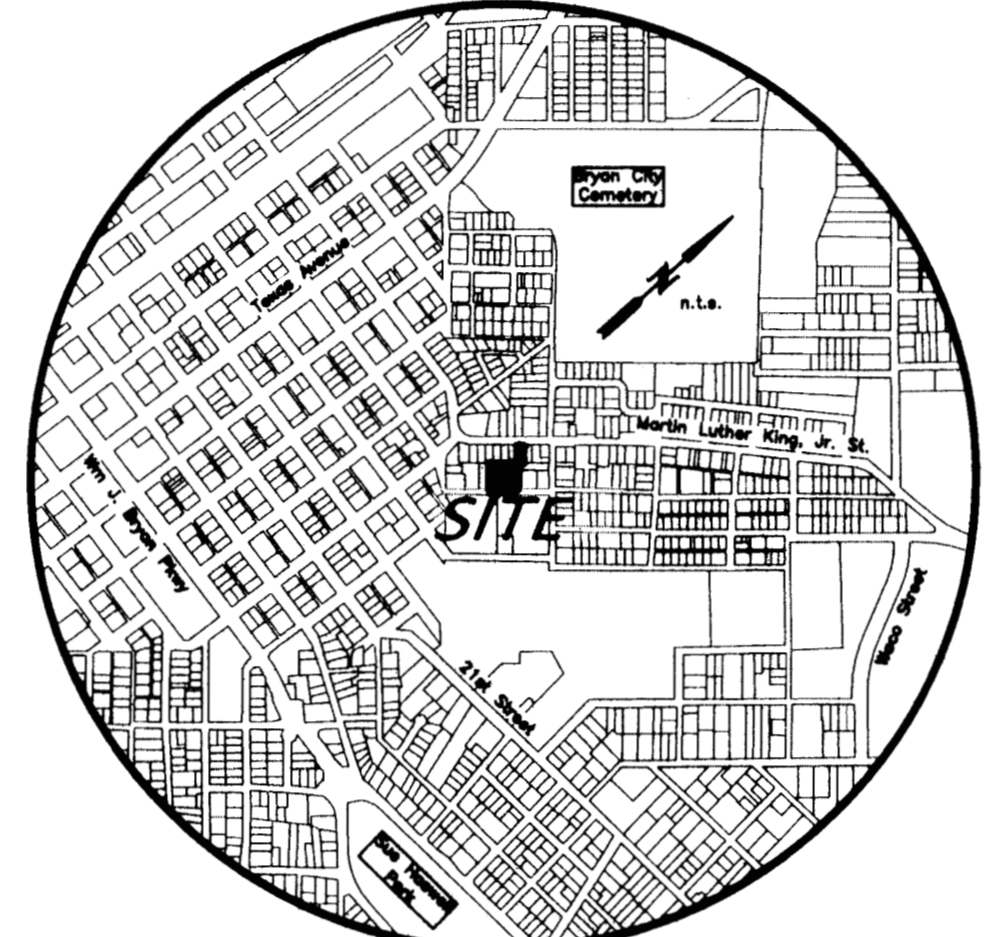
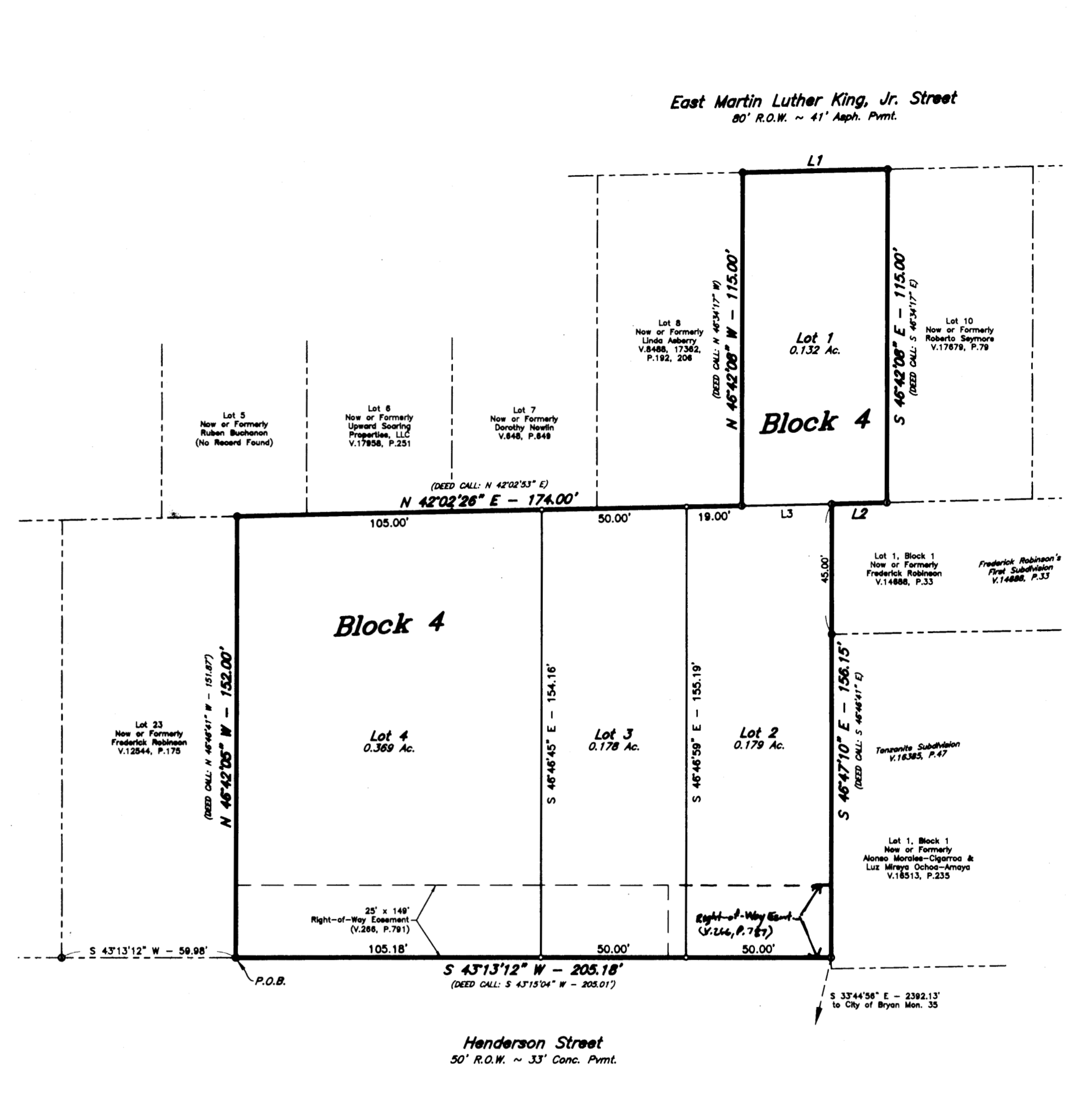


LINE	BEARING	DISTANCE	DEED CALL
L1	N 41°58'29" E	50.00'	N 42°02'53" E
L2	S 41°39'25" W	19.00'	S 42°02'53" W
L3	N 42°10'11" E	31.00'	-



VICINITY MAP



PRELIMINARY PLAN
LOT 9, 19-22, BLOCK 4

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Stephen F. Austin League No. 9, A-62, the undersigned owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 11995, Page 248 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places shown hereon for the purposes identified.

[Signature]
Date: 20 day of May, 2023

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Stephen F. Austin League No. 9, A-62, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes stated.

Given under my hand and seal on this 25 day of May, 2023.

[Signature]
BETTY HEATH
Notary Public, State of Texas
My Commission Exp. 09-07-2024

APPROVAL OF THE CITY PLANNER

I, Martina Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of May, 2023.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Gregory Hopcus, 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 20 day of May, 2023.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 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.

[Signature] 5/25/23
Gregory Hopcus, R.P.L.S. No. 6047



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 9, Abstract No. 82, in Bryan, Brazos County, Texas and being all of the called 0.83 acre tract described in the deed from the Secretary of Veterans Affairs to Jose C. Garcia-Gonzalez recorded in Volume 11995, Page 248 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract being further described as all of the called 0.857 acre Exhibit C described in the Boundary Line Agreement between Frederick Robinson, Walter Martin, Tina Allen and Jose C. Garcia recorded in Volume 14491, Page 281 (O.R.B.C.) and as Lots 9, 19, 20, 21 and 22, Block 4, BRYAN'S FIRST ADDITION (unrecorded subdivision) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 22, said iron rod also marking the east corner of Lot 23 of said BRYAN'S FIRST ADDITION and being in the northwest margin of Henderson Street, from whence a found 1/2-inch iron rod marking the south corner of said Lot 23 bears S 43° 13' 12" W at a distance of 59.98 feet for reference;

THENCE: N 46° 42' 05" W (DEED CALL: N 46° 41' W - 151.87) along the common line of this tract, said Lot 22 and said Lot 23 for a distance of 152.00 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 22, said iron rod also marking the north corner of said Lot 23 and being in the southeast line of Lot 5 of said BRYAN'S FIRST ADDITION;

THENCE: N 42° 02' 28" E (DEED CALL: N 42° 02' 53" E) along the common line of this tract, said Lot 5 and Lots 6, 7 and 8 of said BRYAN'S FIRST ADDITION for a distance of 174.00 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the south corner of said Lot 9 and the east corner of said Lot 8;

THENCE: N 46° 42' 08" W (DEED CALL: N 46° 34' 17" W) along the common line of this tract, said Lot 9 and said Lot 8 for a distance of 115.00 feet to a found "X" chiseled in concrete marking the northwest corner of this tract, said iron rod also marking the west corner of said Lot 9, the north corner of said Lot 8 and being in the southeast margin of East Martin Luther King, Jr. Street;

THENCE: N 41° 58' 29" E (DEED CALL: N 42° 02' 53" E) along the southeast margin of said East Martin Luther King, Jr. Street for a distance of 50.00 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and said Lot 9, said iron rod also marking the west corner of Lot 10 of said BRYAN'S FIRST ADDITION;

THENCE: S 46° 42' 08" E (DEED CALL: S 46° 34' 17" E) along the common line of this tract, said Lot 9 and said Lot 10 for a distance of 115.00 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the east corner of said Lot 9, the south corner of said Lot 10 and being in the northwest line of Lot 1, Block 1, FREDERICK ROBINSONS FIRST SUBDIVISION according to the Final Plat recorded in Volume 14888, Page 33 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 19, said Lot 1 (14888/33) and Lot 1, Block 1, TANZANITE SUBDIVISION according to the Final Plat recorded in Volume 16385, Page 47 (O.R.B.C.) for the following two (2) calls:

- 1) S 41° 39' 25" W (DEED CALL: S 42° 02' 53" W) for a distance of 19.00 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the north corner of said Lot 19 and the west corner of said Lot 1 (14888/33), and
- 2) S 46° 47' 10" E (DEED CALL: S 46° 48' 41" E), at 45.00 feet, pass a found 1/2-inch iron rod marking the south corner of said Lot 1 (14888/33) and the west corner of said Lot 1 (16385/47), continue for a total distance of 156.15 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 19, said iron rod also being in the northwest margin of said Henderson Street;

THENCE: S 43° 13' 12" W (DEED CALL: S 43° 15' 04" W - 205.01) along the northwest margin of said Henderson Street for a distance of 205.18 feet to the POINT OF BEGINNING and containing 0.858 acres of land.

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/26/2024 10:41:00 AM
In the PLAT Records

Doc Number: 2024-1527450
Volume-Page: 19176-63
Number of Pages: 1
Amount: 72.00
Order#: 20240426000047
By: JS



[Signature]
Karen McQueen
By: JS

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and actual measured distance to the monuments are consistent with the Deed recorded in Volume 14491, Page 281, Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned RD-5, Residential District - 5000.
4. Building setback line shall be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
• - 1/2" Iron Rod Found (CM)
• - Chiseled "X" in Concrete Found
7. Abbreviations:
P.O.B. - Point of Beginning
CM - Controlling Monument
WM - Water Meter
CE - Contour Elevation
8. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
9. Existing Structures are to remain.

FINAL PLAT

LOTS 1, 2, 3
AND 4, BLOCK 4
HENDERSON PLACE
0.858 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 2023
SCALE: 1" = 30'

Surveyor: Jose C. Garcia-Gonzalez
McClure & Browne Engineering/Surveying, Inc.
710 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

09001118-19.dwg