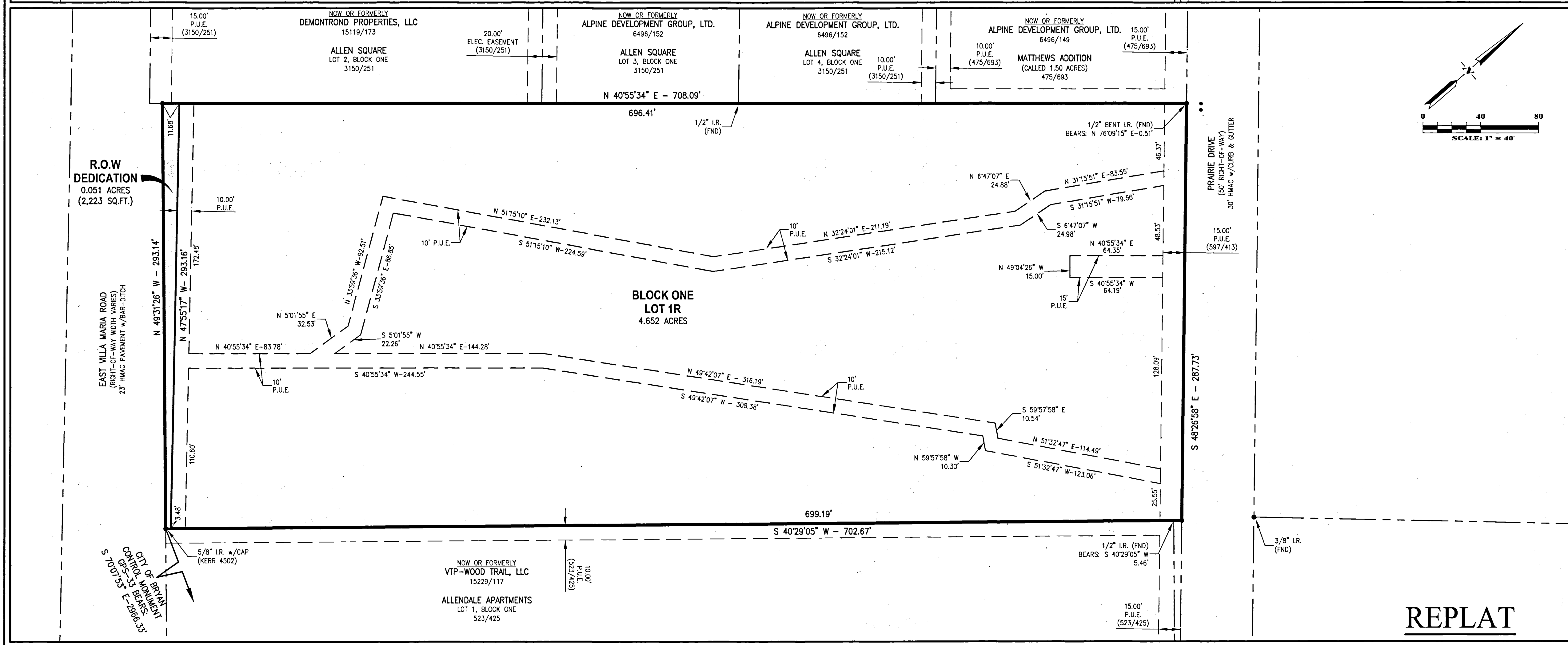


**SYMBOL & LINE LEGEND**

- ⊗ PP POWER POLE
- ⊗ LP LIGHT POLE
- ⊗ WV WATER VALVE
- ⊗ WM WATER METER
- ⊗ BFP BACKFLOW PREVENTOR
- ⊗ ET ELECTRICAL TRANSFORMER
- ⊗ EB ELECTRICAL PULL BOX
- ⊗ EM ELECTRICAL METER
- ⊗ GM GAS METER
- ⊗ MH MANHOLE
- ⊗ CO CLEANOUT
- ⊗ FH FIRE HYDRANT
- ⊗ TP TELEPHONE PEDESTAL
- ⊗ AI AREA INLET
- ⊗ JB JUNCTION BOX
- ⊗ PIV POST INDICATOR VALVE
- ⊗ CIB CURB INLET
- P.L. PROPERTY LINE
- - - E.E. EASEMENT LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - P.A.E. PUBLIC ACCESS EASEMENT



**KS** SURVEYED BY: KERR SURVEYING, LLC  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

A FINAL PLAT OF  
**HOWELL ESTATES**  
 BLOCK ONE, LOT 1R  
 BEING A REPLAT OF  
 HOWELL ESTATES - BLOCK ONE, LOT 1  
 VOLUME 349, PAGE 715  
 AND A  
**CALLED 1.84 ACRE TRACT**  
 VOLUME 14448, PAGE 225  
 TOTAL ACREAGE = 4.703 ACRES  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 1326 PRAIRIE DRIVE  
 MAY 2020

	<b>LANDOWNER INFORMATION</b> PAUL & MERRILL BONARRIGO 4401 OLD RELIANCE ROAD BRYAN, TX 77808 (979) 820-1238 Merrill@messinahof.com
	FILENAME: 0726RP1A   SCALE: 1"=40' SUBMITTED DATE: 10/28/20 REVISIONS: 11/13/20, 12/1/20 DRAWN BY: R.A.M.   CHECKED BY: BRAD KERR FIELD BOOK: N/A   PAGES: N/A
POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@mmengineer.com OFFICE - (979) 764-0704	TEXAS FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. <b>171 - 0726</b>

METES AND BOUNDS DESCRIPTION  
OF A  
4.703 ACRE TRACT  
BEING ALL OF LOT 1, BLOCK 1  
HOWELL ESTATE TRACT  
VOLUME 349, PAGE 715 (D.R.B.C.T.)  
AND ALL OF A CALLED 1.84 ACRE TRACT  
VOLUME 14448, PAGE 225 (O.P.R.B.C.T.)  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 4.703 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, HOWELL ESTATE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 349, PAGE 715 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), AND ALL OF A CALLED 1.84 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MERRILL BONARRIGO RECORDED IN VOLUME 14448, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.). SAID LOT 1 BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED TO PAUL V. BONARRIGO RECORDED IN VOLUME 14448, PAGE 229 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID 4.703 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10231653.21, X:3548127.94) ON THE NORTHEAST LINE OF E. VILLA MARIA ROAD (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF LOT 1, BLOCK 1, ALLENDALE APARTMENTS AS SHOWN ON THE PLAT RECORDED IN VOLUME 523, PAGE 425 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-33 BEARS: S 70° 07' 53" E A DISTANCE OF 2,966.33 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTHWEST CORNER OF SAID ALLENDALE APARTMENTS BEARS: S 49° 31' 26" E A DISTANCE OF 301.60 FEET (PLAT CALL: S 45° 00' 00" E - 301.60 FEET, 523/425 D.R.B.C.T.), AND A POINT ON THE SOUTHWEST LINE OF E. VILLA MARIA ROAD (BEING THE NORTHEAST LINE OF BLOCK 1, WILSON HEIGHTS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 38, PAGE 308 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS) BEARS: S 42° 04' 43" W A DISTANCE OF 71.52 FEET, FROM WHICH, A 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF E. VILLA MARIA ROAD MARKING THE EAST CORNER OF SAID BLOCK 1, WILSON HEIGHTS, BEARS: S 47° 55' 17" E A DISTANCE OF 414.55 FEET AND A 3/8 INCH IRON ROD FOUND BENT ON THE SOUTHWEST LINE OF E. VILLA MARIA ROAD MARKING THE NORTH CORNER OF SAID BLOCK 1, WILSON HEIGHTS, BEARS: N 47° 55' 17" W A DISTANCE OF 620.71 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-33 (Y:10230645.06, X:3550917.70) AND AS ESTABLISHED BY GPS NETWORK OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011486772766 [CALCULATED USING GEOD12B]);

THENCE: N 49° 31' 26" W ALONG THE NORTHEAST LINE OF E. VILLA MARIA ROAD AND THE SOUTHWEST LINE OF SAID HOWELL ESTATE TRACT FOR A DISTANCE OF 293.14 FEET (PLAT CALL: N 45° 00' 00" W - 300.00 FEET, 349/718 D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF LOT 2, BLOCK 1, AMENDING PLAT OF ALLEN SQUARE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 3150, PAGE 251 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID HOWELL ESTATE TRACT;

THENCE: N 40° 55' 34" E ALONG THE SOUTHEAST LINE OF SAID ALLEN SQUARE SUBDIVISION, AT A DISTANCE OF 398.41 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING A COMMON CORNER OF LOTS 3 AND 4 OF SAID BLOCK 1 (3150/251 O.P.R.B.C.T.) FROM WHICH, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF OSBORNE LANE (80' R.O.W., 377/99 D.R.B.C.T.) MARKING A COMMON CORNER OF SAID LOTS 3 AND 4 BEARS: N 48° 28' 56" W A DISTANCE OF 378.39 FEET (PLAT CALL: N 43° 31' 36" W - 378.39 FEET, 3150/251 O.P.R.B.C.T.) FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID BLOCK 1 MARKING THE WEST CORNER OF SAID LOT 3 BEARS: S 41° 14' 20" W A DISTANCE OF 135.80 FEET (PLAT CALL: S 46° 10' 29" W - 135.93 FEET, 3150/251 O.P.R.B.C.T.) AND A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4 AND THE WEST CORNER OF A CALLED 1.50 ACRE TRACT, MATTHEWS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 475, PAGE 693 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS BEARS: N 41° 14' 20" E A DISTANCE OF 136.38 FEET (PLAT CALL: N 46° 10' 29" E - 136.46 FEET, 3150/251 O.P.R.B.C.T.), CONTINUING ALONG THE SOUTHEAST LINE OF SAID ALLEN SQUARE SUBDIVISION AND SAID MATTHEWS ADDITION FOR A TOTAL DISTANCE OF 708.09 FEET (PLAT CALL BEARING: N 45° 51' 43" E, 3150/251 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF PRAIRIE DRIVE (50' R.O.W., 400/205 D.R.B.C.T.) MARKING THE NORTH CORNER OF SAID 1.84 ACRE TRACT AND THE EAST CORNER OF SAID MATTHEWS ADDITION, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BENT BEARS: N 76° 09' 15" E A DISTANCE OF 0.51 FEET AND A POINT ON THE NORTHEAST LINE OF PRAIRIE DRIVE AND THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 20.634 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JERRY WINDHAM RECORDED IN VOLUME 9493, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: N 41° 33' 02" E A DISTANCE OF 50.00 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF PRAIRIE DRIVE MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 20.634 ACRE TRACT BEARS: N 48° 26' 58" W A DISTANCE OF 352.08 FEET AND A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PRAIRIE DRIVE MARKING THE SOUTH CORNER OF SAID REMAINDER OF 20.634 ACRE TRACT BEARS: S 48° 26' 58" E A DISTANCE OF 284.91 FEET;

THENCE: S 48° 26' 58" E ALONG THE SOUTHWEST LINE OF PRAIRIE DRIVE FOR A DISTANCE OF 287.73 FEET (PLAT CALL BEARING: S 45° 00' 00" E, 400/205 D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID 1.84 ACRE TRACT, FOR REFERENCE A POINT IN A 36 INCH POST OAK TREE ON THE SOUTHWEST LINE OF PRAIRIE DRIVE MARKING THE NORTHEAST CORNER OF SAID ALLENDALE APARTMENTS BEARS: S 48° 26' 58" E A DISTANCE OF 320.99 FEET (PLAT CALL: S 45° 00' 00" E - 320.67 FEET, 523/425 D.R.B.C.T.);

THENCE: S 40° 29' 05" W ALONG THE SOUTHEAST LINE OF SAID 1.84 ACRE TRACT, AT A DISTANCE OF 5.46 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE PLATTED NORTH CORNER OF SAID ALLENDALE APARTMENTS, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID ALLENDALE APARTMENTS FOR A TOTAL DISTANCE OF 702.67 FEET (PLAT CALL: S 45° 00' 00" W - 693.00 FEET, 523/425 D.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 4.703 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND APRIL 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (WE), Paul Bonarrigo, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 14448, PAGE 225, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

Paul Bonarrigo  
OWNER

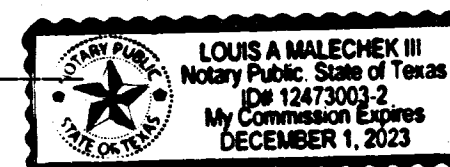
STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul V. Bonarrigo KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE SAID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF December, 2020

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 13th DAY OF January, 2021.

Martin Zimmermann  
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keegan, 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 14th DAY OF January, 2020.

W. Paul Keegan  
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/15/2021 10:06:31 AM  
In the PLAT Records



Doc Number: 2021-1418042  
Volume - Page: 16664-290  
Number of Pages: 2  
Amount: 73.00  
Order#: 20210115000026  
By: TC

COUNTY CLERK, IN AND FOR HIS PLAT TOGETHER WITH ITS OR RECORD IN MY OFFICE THE 20 PAGE IN THE OFFICIAL

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

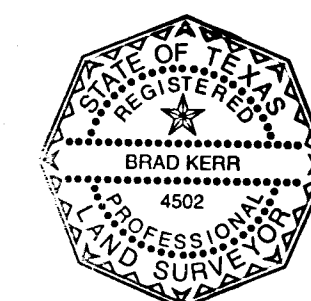
CERTIFICATION OF THE SURVEYOR

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 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.

Brad Kerr  
BRAD KERR, RPLS NO. 4502



FINAL PLAT NOTES:

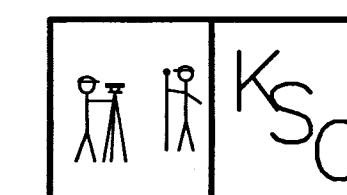
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- BASIS OF BEARING: COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-33 (Y:10230645.06, X:3550917.70) AND AS ESTABLISHED BY GPS OBSERVATION.  
DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011486772766 (CALCULATED USING GEOD12B).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED - KERR '4502') UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED MULTI-FAMILY RESIDENTIAL DISTRICT (MF). PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING.
- OVERSIZE PARTICIPATION DOES NOT APPLY TO THIS SUBDIVISION.
- ALL EXISTING IMPROVEMENTS WILL BE REMOVED PRIOR TO RECORDATION OF THIS REPLAT.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE FOLLOWING TITLE REPORTS PREPARED BY UNIVERSITY TITLE COMPANY:

CALLED 1.84 ACRE TRACT (GF NO. 201311)

- EASEMENT TO LONE STAR GAS, 72/315 (D.R.B.C.T.), NO LONGER APPLIES AS PARTIALLY RELEASED AND DEFINED, 79/301 (D.R.B.C.T.) AND 122/374 (D.R.B.C.T.).
- BLANKET EASEMENT TO CITY OF BRYAN, 371/171, DOES APPLY TO THIS TRACT.
- UTILITY EASEMENT TO CITY OF BRYAN, 597/413 (D.R.B.C.T.), DOES APPLY AS SHOWN HEREON.

LOT 1, BLOCK 1, HOWELL ESTATE TRACT (GF NO. 201313)

- BLANKET EASEMENT TO CITY OF BRYAN, 371/171, DOES APPLY TO THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



SURVEYED BY: KERR SURVEYING, LLC  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

A FINAL PLAT OF  
**HOWELL ESTATES**  
BLOCK ONE, LOT 1R  
BEING A REPLAT OF  
HOWELL ESTATES - BLOCK ONE, LOT 1  
VOLUME 349, PAGE 715  
AND A  
CALLED 1.84 ACRE TRACT  
VOLUME 14448, PAGE 225  
TOTAL ACREAGE = 4.703 ACRES

JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
1326 PRAIRIE DRIVE  
MAY 2020



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmengineer.com  
OFFICE - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0726RPT1A | SCALE: 1"=40'  
SUBMITTED DATE: 10/28/20  
REVISIONS: 11/13/20, 12/1/20  
DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR  
FIELD BOOK: N/A | PAGES: N/A

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.

SHEET 2 OF 2

171 - 0726