



PROJECT LOCATION

NOTES:
 *ZONING OF THE PROPERTY IS RESIDENTIAL DISTRICT - 5000 (RD-5)
 *ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 *ALL UTILITIES ARE APPROXIMATE LOCATION
 *PROPOSED SIDEWALK TO BE BUILT TO CITY STANDARDS

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We), Roberto Sanchez and Simmas Simas, 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 Page 14998, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, easements and public places hereon shown for the purposes identified.

Owner: Roberto Sanchez and Simmas Simas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Roberto Sanchez and Simmas Simas known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 13 day of December, 20 19

Notary Public, Brazos County, Texas

(NOTARY SEAL)
 (b) Certification of the surveyor.
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, C. Paul Jones, Registered Public Surveyor No. 5480 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.

Texas Registered Public Land Surveyor

(SURVEYOR'S SEAL)
 (c) Certification by the county clerk.
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, County, do hereby certify that this plat together with its certificates of authentication was filed for of 20 in the Official Records of Brazos County in Volume Page 14998.

Karen M. Quisenberry County Clerk Brazos County, Texas
 (SEAL)

(d) Approval of the planning and zoning commission.
 I, Bobby Cutsem, 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 20 day of February, 20 19 and same was duly approved on the 20 day of February, 20 19 by said Commission.

(e) Approval of the city planner.
 I, Monte Zambrana, 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 31 day of February, 20 19.

Metes and Bounds of Lot one (1) & Lot three (3), Block Two (2), Kazmeier Gardens, City of Bryan, according to replat thereof recorded in Volume 2109, Page 60 of the Official Records of Brazos County, Texas

Beginning at a 5/8 inch iron rod found for corner, being the Northwest corner of Lot 1;
 Thence with a curve turning to the right with an arc length of 83.50', with a radius of 470.00', with a chord bearing of N 56°17'23" E, with a chord length of 83.39' to a 5/8 inch iron rod for corner;
 Thence with a curve turning to the right with an arc length of 36.63', with a radius of 25.00', with a chord bearing of S 76°37'50" E, with a chord length of 33.44', to a 5/8 inch iron rod found for corner;
 Thence S 34°40'00" E a distance of 85.45' to a point, said point being the division line between Lot 1 and Lot 3 and being the Northeast corner of Lot 3 and Southeast corner of Lot 1;
 Thence S 34°40'00" E along Reese Avenue a distance of 134.28' to a 5/8 inch iron rod found for corner being the Southeast corner of Lot 3;
 Thence S 51°30'00" W a distance of 105.37' to a 5/8 inch iron rod found for corner and being the Southwest corner of Lot 3;
 Thence N 34°48'17" W a distance of 136.47' to a point said point being the division line between Lot 1 and Lot 3 and being the Northwest corner of Lot 3 and Southwest corner of Lot 1;
 Thence N 34°48'17" W a distance of 116.54' to the point of beginning and being 25940.8 square feet and 0.60 acres.

(f) Approval of the city engineer.
 I, Michael Howard, 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 27 day of February, 20 19.

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State of NJ, Certificate of Authorization: 24GA27986500
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REV	DATE	DESCRIPTION
1	4/16/19	CHANGED TITLE BLOCK INFO, ADDED UTILITIES, ADDED NOTE
2		ADDED PROPOSED SIDEWALK

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions on this plat.

C. Paul Jones Sr.
 5480
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS

REPLAT

FOR

BK HOME DEVELOPMENT INC.

0.61 ACRES
 KAZMEIER GARDENS
 BLOCK TWO
 LOT 1R-A, LOT 1R-B & LOT 3R

BRAZOS COUNTY TEXAS

RED BANK OFFICE
 Corporate Headquarters
 331 Newman Springs Road
 Suite 203
 Red Bank, NJ 07070
 Phone: 732.383.1950
 Fax: 732.383.1904

SCALE	DATE	DRAWN BY	CHECKED BY
A5 SHOWN	05/07/19	JRD	CFJ
PROJECT NUMBER:	19004017A	DRAWING NAME:	REESE_REPLAT_JD

SHEET NUMBER: **01 of 01**