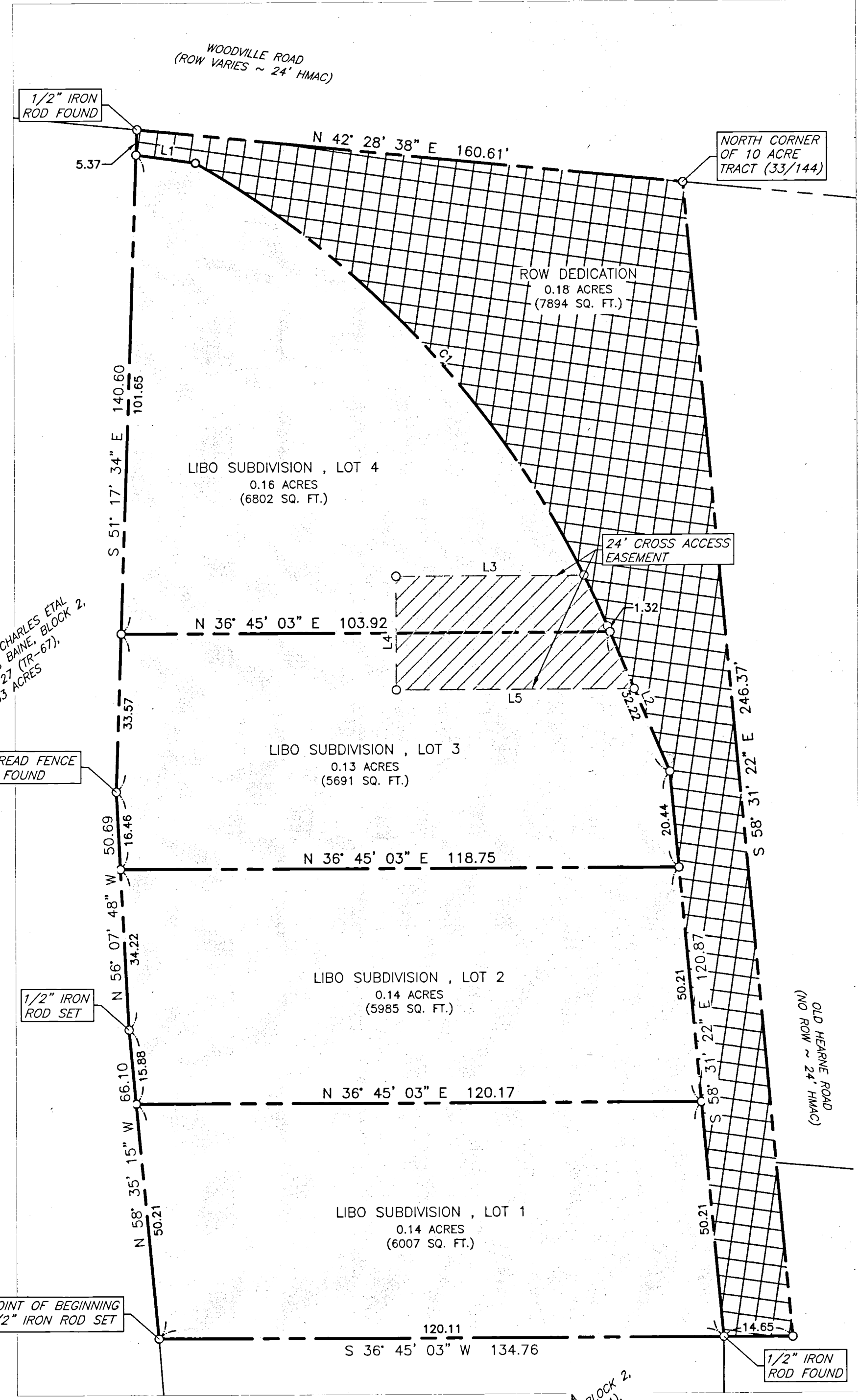
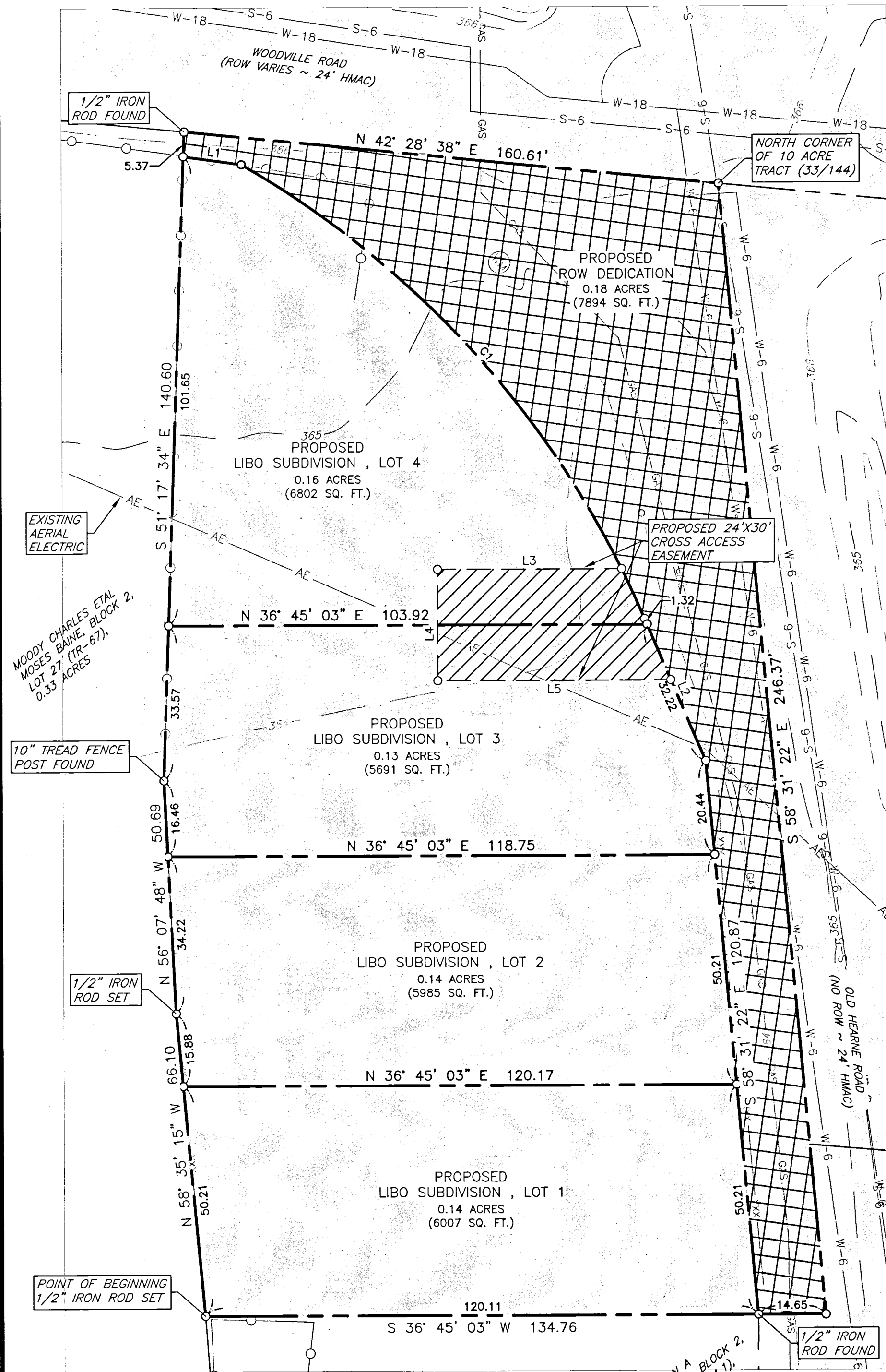


PRELIMINARY PLAN

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jose Manuel Bello Carmona and Becerra Sotelo Liborio, owners of the 0.743 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14982, Page 193, and designated herein as Libo Subdivision, Phase 1, Lots 1-4, 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.

[Signatures]
Jose Manuel Bello Carmona, Owner Becerra Sotelo Liborio, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jose Manuel Bello Carmona and Becerra Sotelo Liborio, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal on this 17th day of October, 2020

[Signature]
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 6410, 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.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 22nd day of November, 2019.

City Planner
Bryan, Texas

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 24th day of November, 2019.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 23rd day of July, 2019, and same was duly approved on the 15th day of November, 2019, by said Commission.

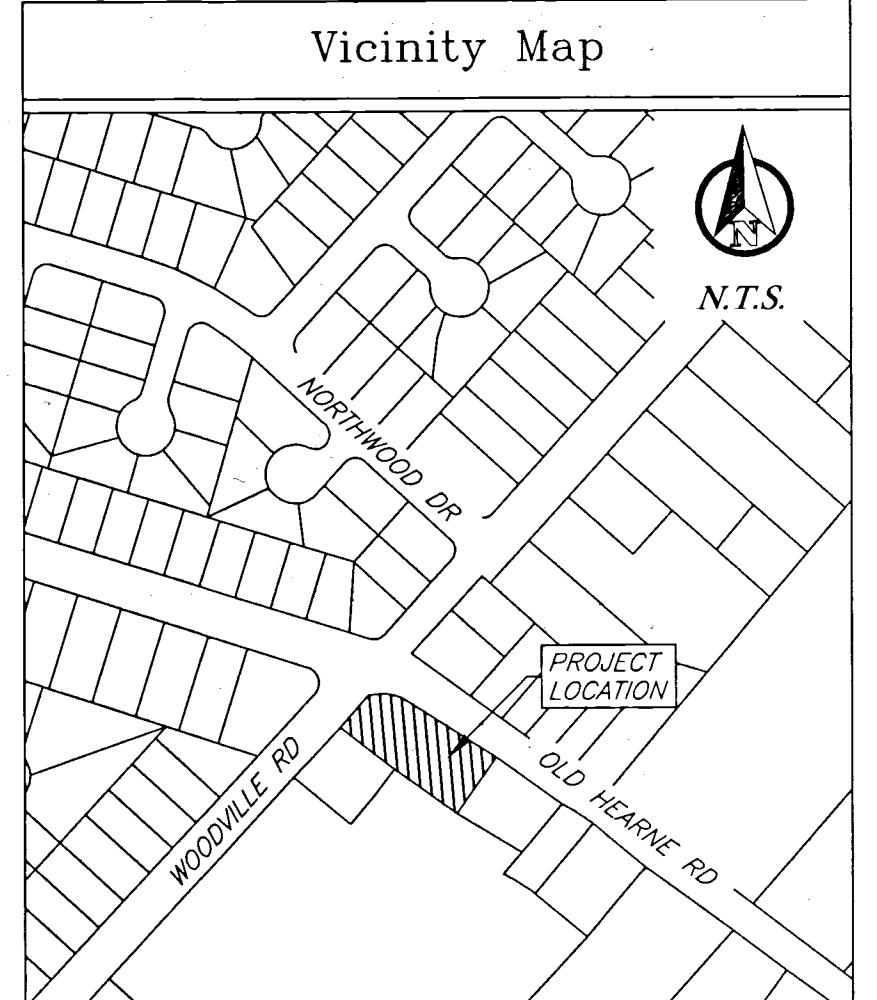
Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/25/2019 2:40:42 PM
In the PLAT Records



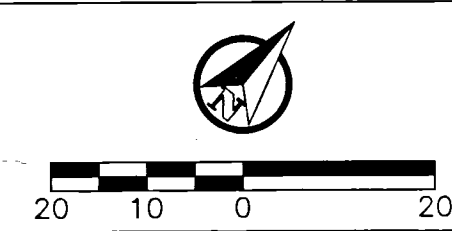
Doc Number: 2019 - 12783
Volume - Page: 15708 - 26P
Number of Pages: 1
Amount: 73.00
Date: 201911250P087
By: MG

r said county, do hereby certify that this plat together with
d in my office the ___ day of _____
lume _____ Page _____



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of College Station control monument GPS-22 (Y:10242815.409; X:3533511.181) and as established by GPS observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001187 (calculated using GEOID12B).
- 1/2" Iron rods with yellow plastic cap stamped "KERR 4502" will be set at all exterior corners unless otherwise noted.
- This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0185E, effective May 16, 2012.
- This property is Zoned (RD-5), Residential 5000 District.
- The topography shown is from GIS Data.
- All utilities shown are hereon are approximate locations.
- A request for approval of a variance to the minimum lot depth for Lot 4 was approved by the Planning & Zoning Commission on September 5, 2019 (case no. Planning Variance PV19-15).
- Distances shown along curves are chord lengths.



CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	208.07'	36° 53' 49"	133.99'	S 85° 13' 15" W	131.69'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.75'	N 44° 48' 53" E
L2	33.55'	S 76° 19' 51" E
L3	40.00'	S 36° 45' 03" W
L4	24.00'	S 53° 14' 57" E
L5	50.60'	N 36° 45' 03" E

METES AND BOUNDS DESCRIPTION
OF A
0.743 ACRE TRACT
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED AS A PORTION OF A CALLED 10 ACRE TRACT BY A DEED TO BOBBY RAY LENZ RECORDED IN VOLUME 293, PAGE 857 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 10 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO GIUSEPPE MARINO RECORDED IN VOLUME 33, PAGE 144 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET (Y:10245045.63, X:3535903.32) MARKING THE WEST CORNER OF A CALLED 0.3598 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PAUL ROY HAUK AND WIFE, VIVIAN ANN HAUK RECORDED IN VOLUME 316, PAGE 700 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.3598 ACRE TRACT BEARS: S 57° 43' 43" E FOR A DISTANCE OF 133.25 FEET (DEED CALL: S 55° 31' 36" E - 133.27 FEET, 316/700). 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-22 (Y:10242815.409, X:3533511.181) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001187 (CALCULATED USING GEOID12B);

THENCE: THROUGH SAID 10 ACRE TRACT ALONG THE OCCUPIED NORTHEAST LINE OF A TRACT OF LAND AS DESCRIBED AS SEVERAL TRACTS BY A DEED TO JACK T. MOODY RECORDED IN VOLUME 148, PAGE 146 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS FOR THE FOLLOWING CALLS:

- N 58° 35' 15" W FOR A DISTANCE OF 66.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET IN THE REMAINS OF A FENCE;
- N 56° 07' 48" W FOR A DISTANCE OF 50.69 FEET TO A 10 INCH TREATED FENCE POST FOUND;
- N 51° 17' 34" W, AT 135.37 FEET PASS A CHAIN LINK FENCE CORNER POST ON THE SOUTHEAST LINE OF WOODVILLE ROAD, CONTINUE ON FOR A TOTAL DISTANCE OF 140.60 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 10 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 10 ACRE TRACT BEARS: S 42° 28' 38" W FOR A DISTANCE OF 602.84 FEET, A PETRIFIED WOOD ROCK FOUND BEARS: S 65° 27' 43" E FOR A DISTANCE OF 4.44 FEET, AND A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF WOODVILLE ROAD AND THE SOUTHWEST LINE OF LOT 1, BLOCK 1, NORTHAVEN FIRST INSTALLMENT (PLAT, 319/1) BEARS: N 37° 14' 22" W FOR A DISTANCE OF 71.49 FEET;

THENCE: N 42° 28' 38" E THROUGH THE APPARENT RIGHT-OF-WAY OF WOODVILLE ROAD AND ALONG THE NORTHWEST LINE OF SAID 10 ACRE TRACT FOR A DISTANCE OF 116.61 FEET (DEED CALL BEARING: N 45° 00' 00" E, 33/144) TO A POINT MARKING THE NORTH CORNER OF SAID 10 ACRE TRACT;

THENCE: S 58° 31' 22" E THROUGH THE APPARENT RIGHT-OF-WAY OF OLD HEARNE ROAD AND ALONG THE NORTHEAST LINE OF SAID 10 ACRE TRACT FOR A DISTANCE OF 246.37 FEET (DEED CALL BEARING: S 56° 00' 00" E, 33/144) TO A POINT;

THENCE: S 36° 45' 03" W CONTINUING THROUGH THE APPARENT RIGHT-OF-WAY OF OLD HEARNE ROAD, AT 14.65 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD HEARNE ROAD MARKING THE NORTH CORNER OF SAID 0.3598 ACRE TRACT (316/700), CONTINUE ON ALONG THE NORTHWEST LINE OF SAID 0.3598 ACRE TRACT FOR A TOTAL DISTANCE OF 134.77 FEET (DEED CALL: S 36° 58' 48" W - 119.92 FEET, 316/700) TO THE POINT OF BEGINNING CONTAINING 0.743 OF AN ACRE OF LAND (32,379 SQUARE FEET) AS SURVEYED ON THE GROUND OCTOBER 2018.

FINAL PLAT

Libo Subdivision, Lots 1-4

Being Moses Baine, League, A-3 ~ 0.743 Acres
Bryan, Brazos County, Texas

Sep. 2019

Owner:
Jose Manuel Bello Carmona &
Becerra Sotelo Liborio
1014 West 17th Street
Bryan, TX, 77803

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951