

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 toleral describing said subdivision will describe a closed geometric form.

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



PPROVAL OF THE CITY ENGINEER

, 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 day of ________, 2021.

ity Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mortin Zillia 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 day of Australia, 2021.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/4/2021 8:46:42 AM
In the PLAT Records

In the PLAT Records

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Oven McQueen

aid county, do hereby certify that this plat together with ny office the _____, day of ______, 2021, __Page _____.

METES AND BOUNDS DESCRIPTION
OF A
2.741 ACRE TRACT
LOTS 6 AND 7, BLOCK 14
MARGARET WALLACE SUBDIVISION
LOT 4R-1, WILLIAMS SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6 AND 7, BLOCK 14, MARGARET WALLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 4R-1 (INCORRECTLY LABELED AS "LOT 4"), WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16416, PAGE 114 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SOUTHSIDE DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 6 AND THE NORTH CORNER OF LOT 5, BLOCK 14. 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-5 (Y:10247804.931; X:3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011694732472 (CALCULATED USING GEOID12B);

THENCE: N 42' 21' 51" E ALONG THE SOUTHEAST LINE OF SOUTHSIDE DRIVE FOR A DISTANCE OF 99.88 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 8, BLOCK 14;

THENCE: S 47' 21' 16" E ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8 FOR A DISTANCE OF 121.60 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST

LINE OF SAID LOT 4R-1 MARKING THE COMMON CORNER OF SAID LOTS 7 AND 8;

THENCE: N 42° 39' 17" E ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 8 FOR A DISTANCE OF 38.89 FEET TO A ½ INCH IRO ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4R-1 AND LOT 4R-3 (INCORRECTLY LABELED AS "LOT 4"), WILLIAMS SUBDIVISION (PLAT 16416/114);

THENCE: S 50° 56' 06" E ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 4R-3 FOR A DISTANCE OF 516.78 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 4R-2 (PLAT 16416/114) MARKING AN EAST CORNER OF SAID LOT 4R-1;

THENCE: S 44° 31' 21" W ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 4R-2 FOR A DISTANCE OF 48.18 FEET TO A FENCE CORNER POST FOUND MARKING THE WEST CORNER OF SAID LOT 4R-2;

THENCE: S 46° 45' 58" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 4R-2 FOR A DISTANCE OF 97.63 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 4R-1 AND 4R-2;

THENCE: S 42° 50' 09" W ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 126.74 FEET TO THE SOUTH CORNER OF SAID LOT 4R-1 AND THE EAST CORNER OF LOT 3, WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 49 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE BEARS: S 42° 50' 09" W FOR A DISTANCE OF 214.30 FEET;

THENCE: N 51' 15' 27" W ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 3, AT 612.69 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 4R-1 AND LOT 1, WILLIAMS SUBDIVISION (PLAT 104/49), CONTINUE ON FOR A TOTAL DISTANCE OF 612.85 FEET TO THE SOUTHEAST LINE OF LOT 5, BLOCK 14, MARGARET WALLACE SUBDIVISION, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE MARKING THE WEST CORNER OF SAID LOT 1 BEARS: S 42' 39' 17" W FOR A DISTANCE OF 724.80 FEET;

THENCE: N 42° 39' 17" E ALONG THE COMMON LINE OF SAID LOT 4R-1 AND SAID LOT 5 FOR A DISTANCE OF 46.56 FEET TO THE SOUTH CORNER OF SAID LOT 6;

THENCE: N 47° 21' 16" W ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5, AT 0.21 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 121.09 FEET TO THE POINT OF BEGINNING CONTAINING 2.741 ACRES OF LAND AS SURVEYED ON THE GROUND.

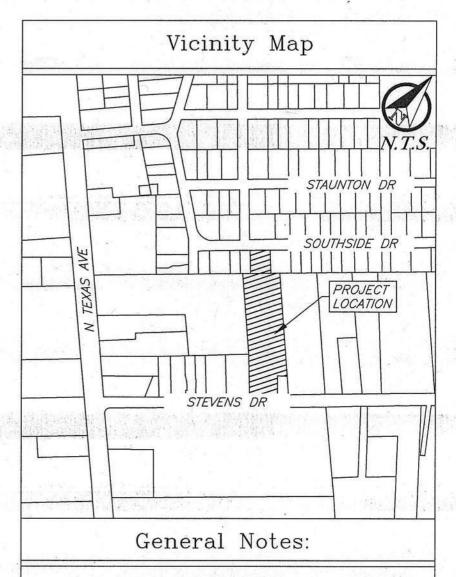
LINE TABLE

LINE # LENGTH DIRECTION

L1 48.18' S 44' 31' 21" W

L2 46.56' N 42' 39' 17" E

L3 38.89' N 42' 39' 17" E



- 1. Coordinates and Bearing System shown herein are NAD83 (Texas State Plain Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-5 (Y:10247804.931; X:3535993.094) and as established from GPS observation.
- 2. Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.00011694732472 (calculated using GEOID12B).
- 3. 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- 4. A portion of this tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, as revised to reflect LOMR 12-06-1920P, effective date: May 9, 2014.
- 5. All utilities shown hereon are approximate locations
- 6. This property is Zoned (RD-5), Residential 5000 District.
- 7. The topography shown is from GIS Data.
- 8. Building setback lines per City of Bryan Ordinance.
- 9. Minimum Floor Elevations: Lot 4R-1A - 335.47' Lot 6R - 335.47'
- 10. The following blanket easements do apply to these tract:
 City of Bryan 98/206
 City of Bryan 100/243



FINAL PLAT

Margaret Wallace Block 14, Lot 6R & Williams Subdivision Lot 4R-1A

Being a Replat of
Margaret Wallace Block 14, Lots 6 - 7
& Williams Subd. Lot 4R-1
~ 2.741 Acres
Bryan, Brazos County, Texas

March 2021

<u>Owner:</u> Maria H. Caprio De Santibanez 2201 Southside Dr Bryan, TX 77803



Bryan, TX 77805 979-739-0567 TBPE F-9951

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Project # 21-013