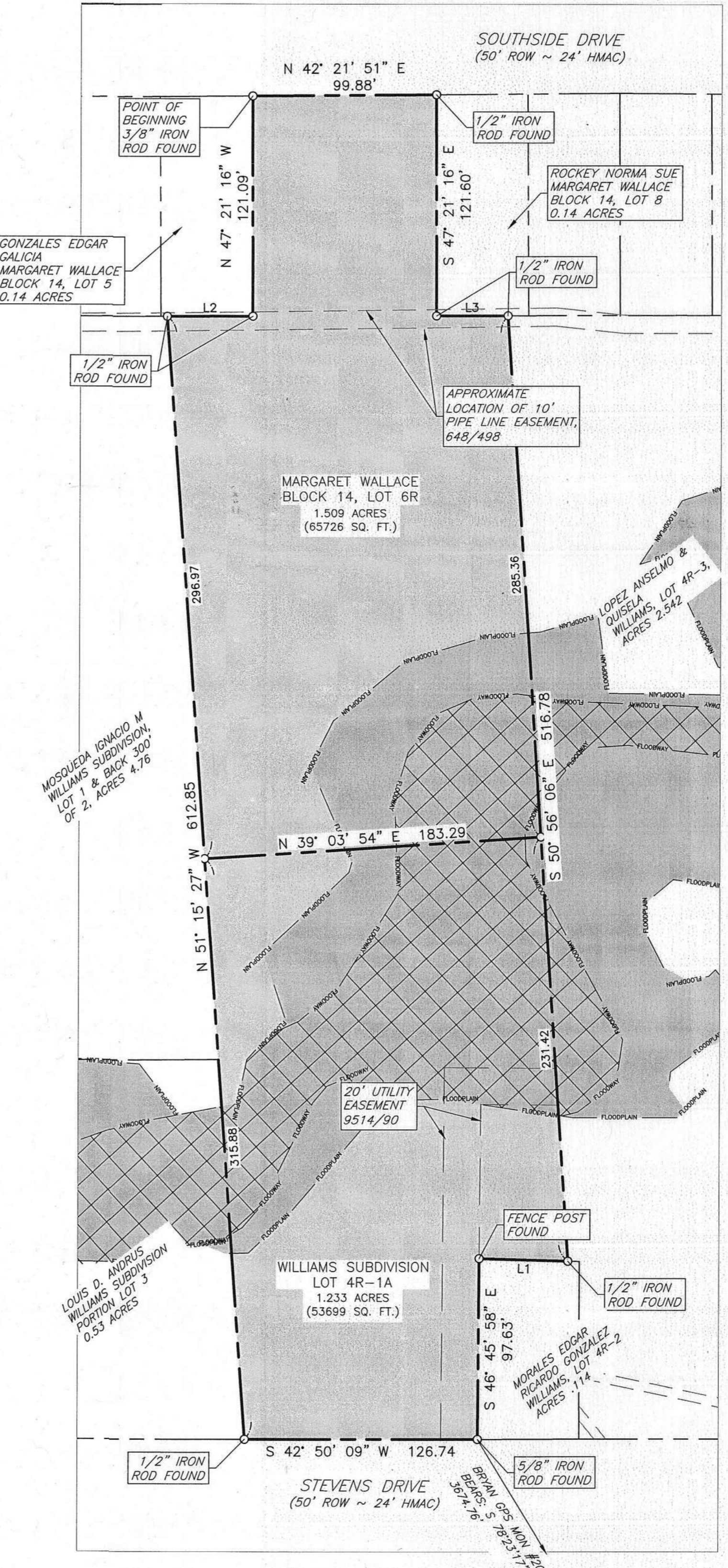
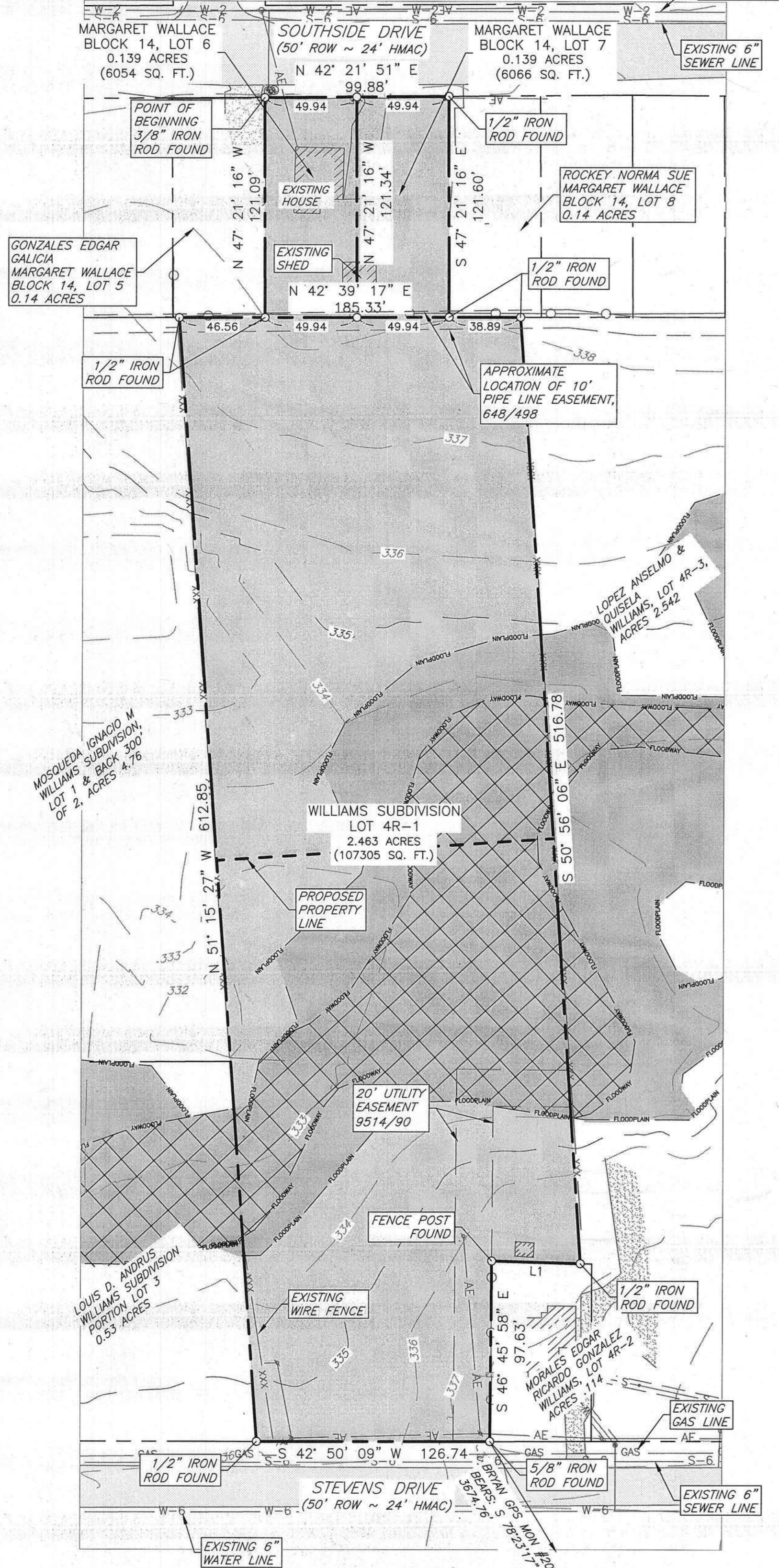


ORIGINAL PLAT

REPLAT



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 bounds describing said subdivision will describe a closed geometric form.
 Brad Kerr, R.P.L.S. No. 4502

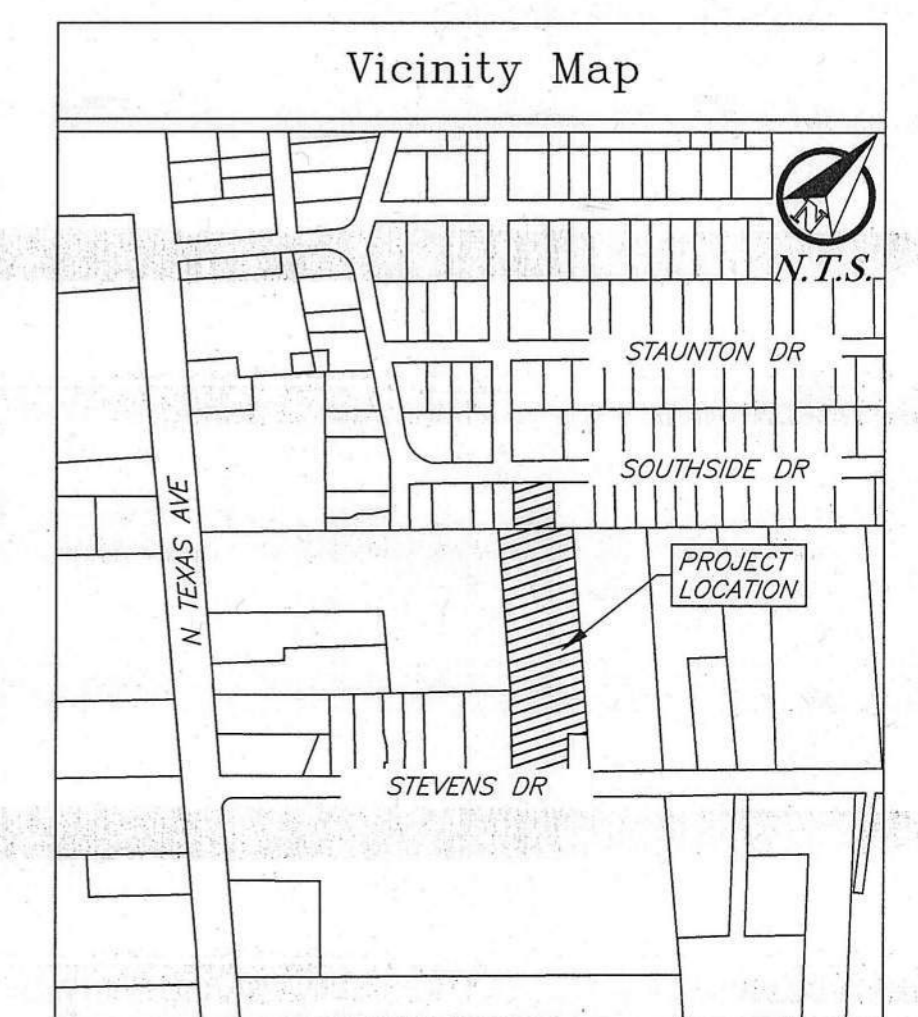
APPROVAL OF THE CITY ENGINEER
 I, *[Signature]*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23rd day of July, 2021.
 City Engineer, Bryan, Texas

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 23rd day of July, 2021.
 City Planner, Bryan, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/4/2021 9:46:42 AM
 in the PLAT Records
 Doc Number: 2021-1441590
 Volume - Page: 17246-113
 Number of Pages: 1
 Amount: 73.00
 Order#: 2021080400016
 By: LG
Karen McQueen
Ryana Caldwell

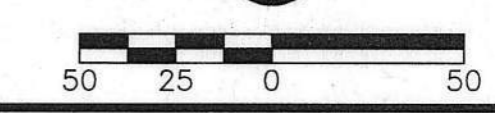
aid county, do hereby certify that this plat together with
 my office the 23rd day of July, 2021.
 Page

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



General Notes:

- 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 from GPS observation.
- Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.00011694732472 (calculated using GEOD12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- 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 12-08-1920P, effective date: May 9, 2014.
- All utilities shown hereon are approximate locations.
- This property is Zoned (RD-5), Residential 5000 District.
- The topography shown is from GIS Data.
- Building setback lines per City of Bryan Ordinance.
- Minimum Floor Elevations:
 Lot 4R-1A - 335.47'
 Lot 6R - 335.47'
- 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

Owner:
 Maria H. Caprio De Santibanez
 2201 Southside Dr
 Bryan, TX 77803

Engineer:
 Kerr Engineering

PO Box 5192
 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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Maria H. Caprio De Santibanez, owner of the 2.741 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 136, Page 573, and Volume 16416, Page 114 and designated herein as Margaret Wallace Block 14, Lot 6R & Williams Subd. Lot 4R-1A 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.

[Signature]
 Maria H. Caprio De Santibanez, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Maria H. Caprio De Santibanez, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 30 day of July, 2021.

[Signature]
 Notary Public, Brazos County, Texas

