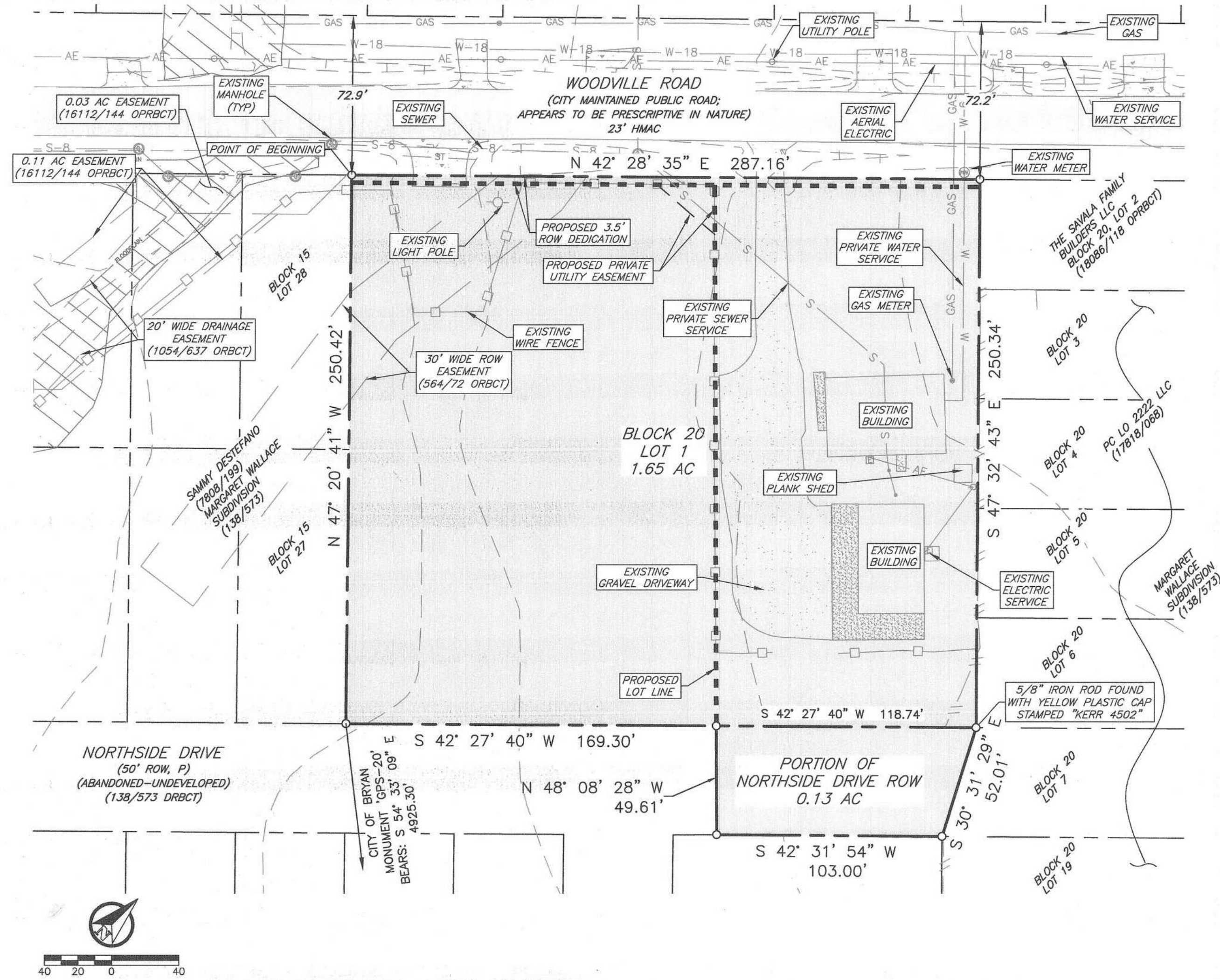
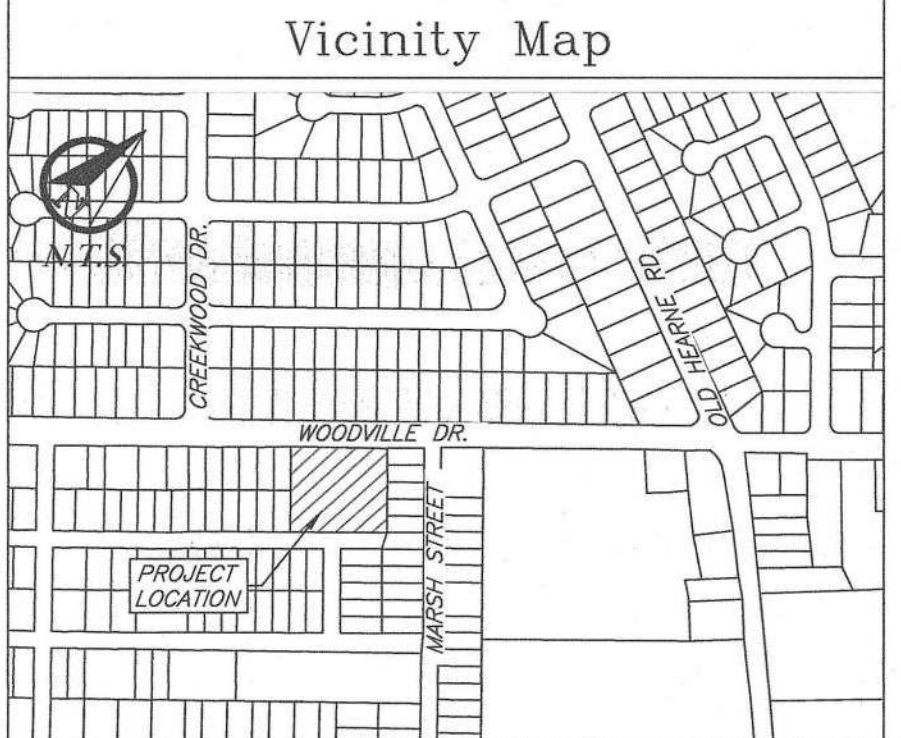
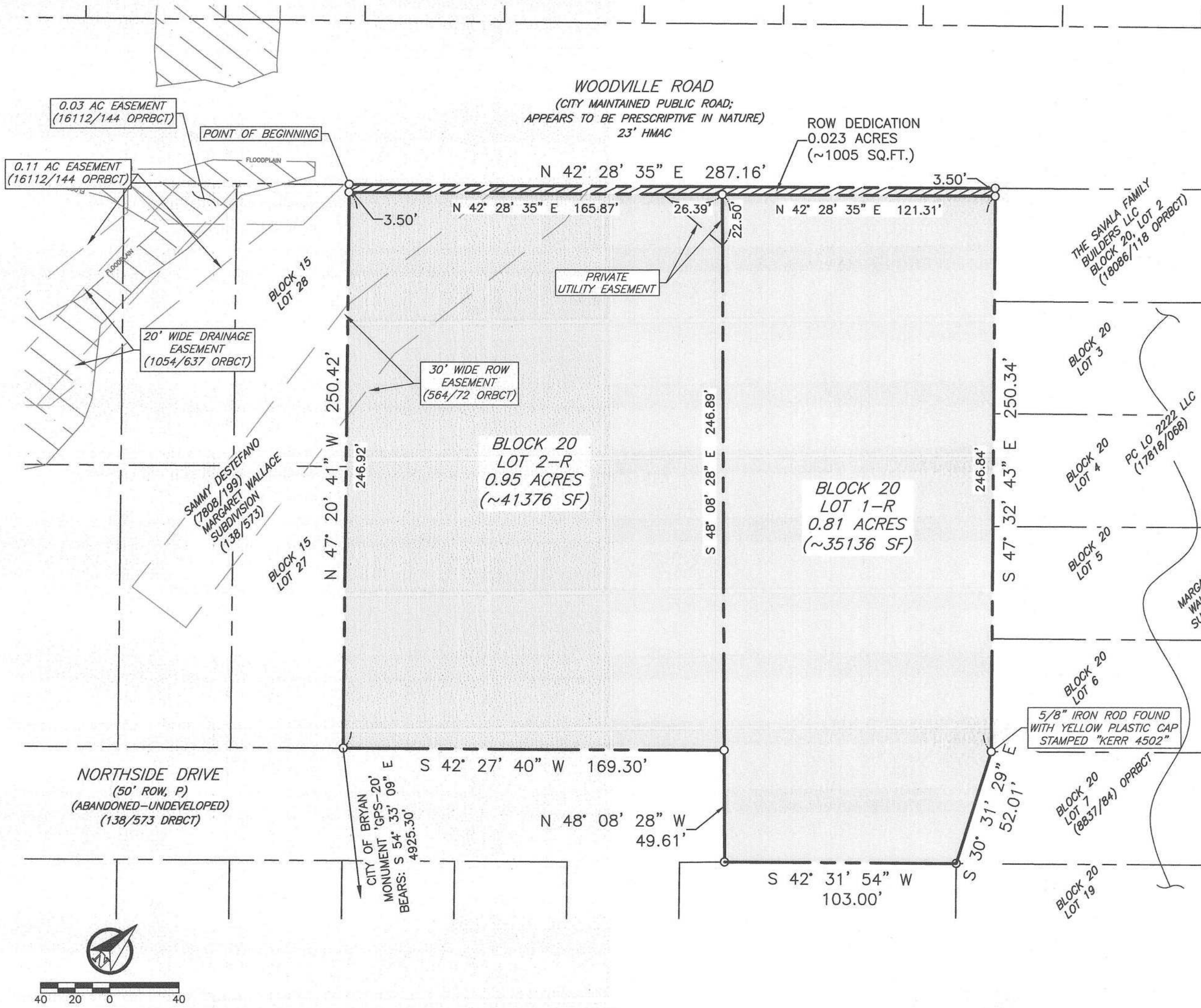


ORIGINAL PLAT



REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010978217354 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0186E, revised to reflect LOMR, effective May 9, 2014.
4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Residential District 5000 (RD-5).
8. The topography shown is from GIS data.
9. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
10. This survey plat was prepared to reflect the title report issued by university title company, OP No. 2303653CS, certification date, March 21st, 2023. Items listed on Schedule B are addressed as follows:
- Blanket easement to the City of Bryan in Volume 98, Page 207, DRBCT, Does apply but is blanket in nature and cannot be plotted.
- Blanket easement to the City of Bryan in Volume 100, Page 246, DRBCT, Does apply but is blanket in nature and cannot be plotted.
- 30' wide ROW easement to Ferguson Crossing Pipeline Company in Volume 564, Page 72, DRBCT, Does apply, and an approximate location affects as shown.
- 20' wide drainage easement to the City of Bryan in Volume 1054, Page 637, ORBCT, does not cross this tract as shown.
- As 18' wide (0.03 ACRES) public utility, drainage and sanitary sewer easement and a 0.11 acre public utility, drainage and sanitary sewer easement to the city of Bryan in Volume 16112, Page 144, OPRBCT, do not cross this tract as shown.
- All other items are not survey items and/or are not addressed by this plat.

FIELD NOTES DESCRIPTION OF A 1.78 ACRE TRACT MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.78 ACRES IN THE MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 20 OF THE MARGARET WALLACE SUBDIVISION, FILED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND A PORTION OF AN ABANDONED NORTHSIDE DRIVE (50' WIDE RIGHT-OF-WAY PER 138/573 DRBCT); SAID 1.78 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING, AT A POINT FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WOODVILLE ROAD (A CITY MAINTAINED PUBLIC ROAD, APPEARS TO BE PRESCRIPTIVE IN NATURE), BEING THE WEST CORNER OF SAID LOT 1, BLOCK 20, SAME BEING THE NORTH CORNER OF LOT 28, BLOCK 15 OF SAID MARGARET WALLACE SUBDIVISION;
THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WOODVILLE ROAD, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 20, N 42° 28' 35" E, FOR A DISTANCE OF 287.16 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 20, FOR REFERENCE; CITY OF BRYAN GPS MONUMENT "GPS-20" BEARS S 54° 33' 09" E, A DISTANCE OF 4,925.30 FEET;
THENCE, WITH THE SOUTHWEST LINES OF LOTS 2-7, BLOCK 20 OF SAID MARGARET WALLACE SUBDIVISION FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) S 47° 32' 43" E, A DISTANCE OF 250.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE SOUTH COMMON CORNER OF SAID LOTS 6 AND 7;
2) S 30° 31' 29" E, A DISTANCE OF 52.01 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE SOUTH CORNER OF SAID LOT 7, SAME BEING THE WEST CORNER OF LOT 19, BLOCK 21 OF SAID MARGARET WALLACE SUBDIVISION, SAME ALSO BEING THE NORTH CORNER OF LOT 1, BLOCK 21 OF SAID MARGARET WALLACE SUBDIVISION, SAME ALSO BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF THE ABANDONED NORTHSIDE DRIVE;
THENCE, WITH THE SOUTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 21, S 42° 31' 54" W, A DISTANCE OF 103.00 FEET TO A POINT FOR CORNER IN SAID LINE;
THENCE, THROUGH SAID ABANDONED NORTHSIDE DRIVE, N 48° 08' 28" W, A DISTANCE OF 49.61 FEET TO A POINT IN THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ABANDONED NORTHSIDE DRIVE;
THENCE, WITH THE NORTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 20, S 42° 27' 40" W, A DISTANCE OF 169.30 FEET TO A POINT FOR CORNER IN THE NORTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK 20, FOR REFERENCE; CITY OF BRYAN GPS MONUMENT "GPS-20" BEARS S 54° 33' 09" E, A DISTANCE OF 4,925.30 FEET;
THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 20, SAME BEING THE NORTHEAST LINE OF LOT 27 AND 28, BLOCK 20 OF SAID MARGARET WALLACE SUBDIVISION, N 47° 20' 41" W, A DISTANCE OF 250.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.78 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Sammy Destefano, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 7808, Page 199, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner: Sammy Destefano

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Sammy Destefano known to me to be the person whose name is 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 03 day of May, 2023.

Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834 5/2/2023



APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 03 day of May, 2023.

City Planner: Martin Zimmermann

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 03 day of May, 2023.

City Engineer: W. Paul Keegan

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS county, do hereby certify that this plat together with the appropriate codes and ordinances of the City of Bryan, was approved on the 03 day of May, 2023.

Filed for Record Official Public Records Of: Brazos County Clerk On: 5/8/2023 2:46:02 PM in the PLAT Records Doc Number: 2023-1501680 Volume - Page: 18616 - 75 Number of Pages: 1 Amount: 73.00 Order#: 20230508000137 By: VE

Karen McQueen by: Victoria Abbott

Table with 2 columns: ANNOTATIONS and descriptions. Includes terms like ROW, HMAC, DRBCT, ORBCT, OPRBCT, CM, PUE, TYP, N/F.

Final Plat

Margaret Wallace Subdivision Block 20 Lots 1R & 2R

Being a replat of a 1.78 acre tract, being all of Lot 1 Block 20 & 0.13 acres of abandoned street Margaret Wallace Subdivision In Volume 138, Page 573, DRBCT Moses Baine League No. 11 survey, A-3 Bryan, Brazos County, Texas May 2023

Owner: Sammy Destefano 7160 Wood Oak Drive Bryan, TX 77808 Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 979-268-3195 TBPELS #10018500 Proj # 23-285

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 23-285