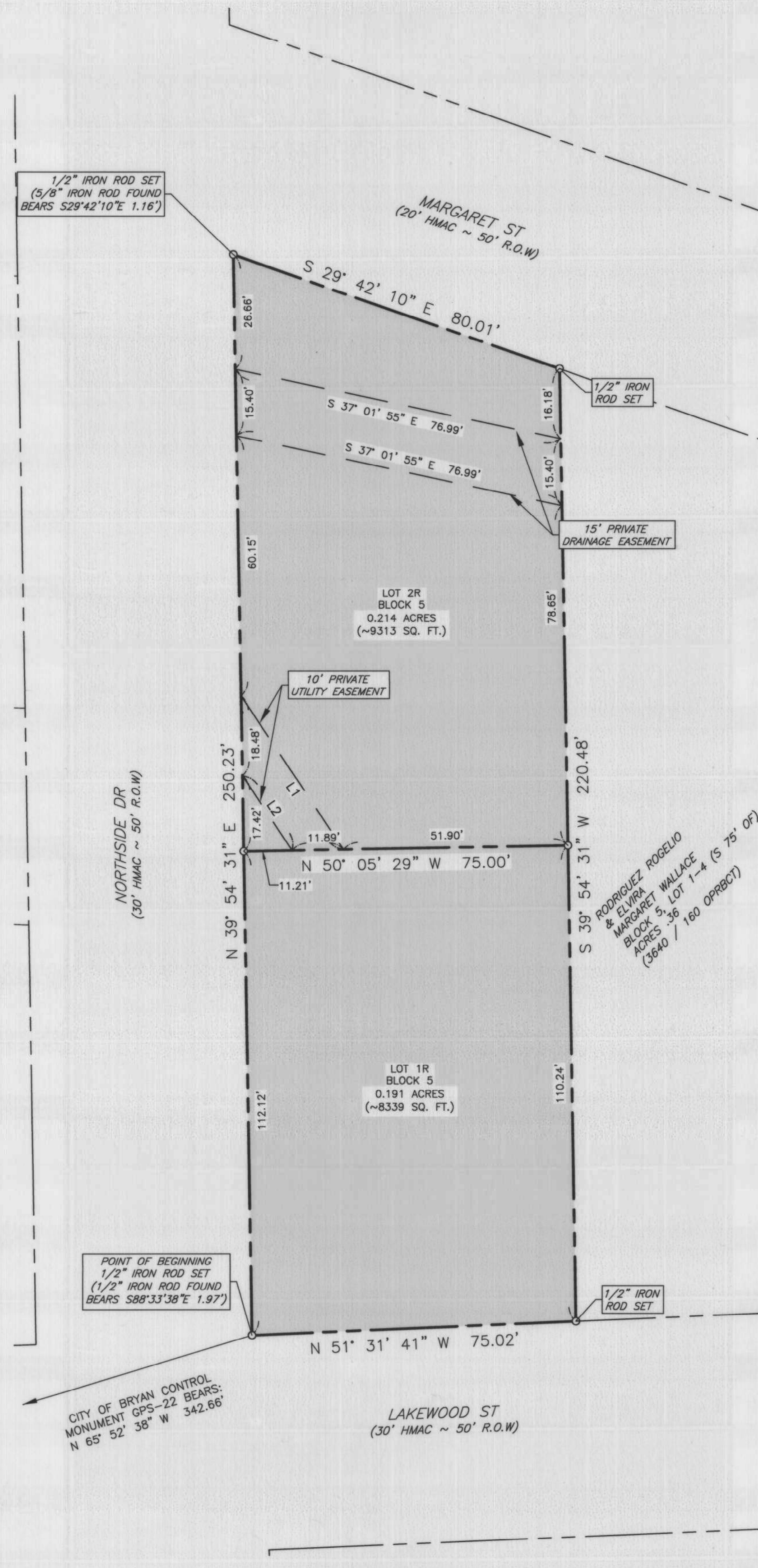
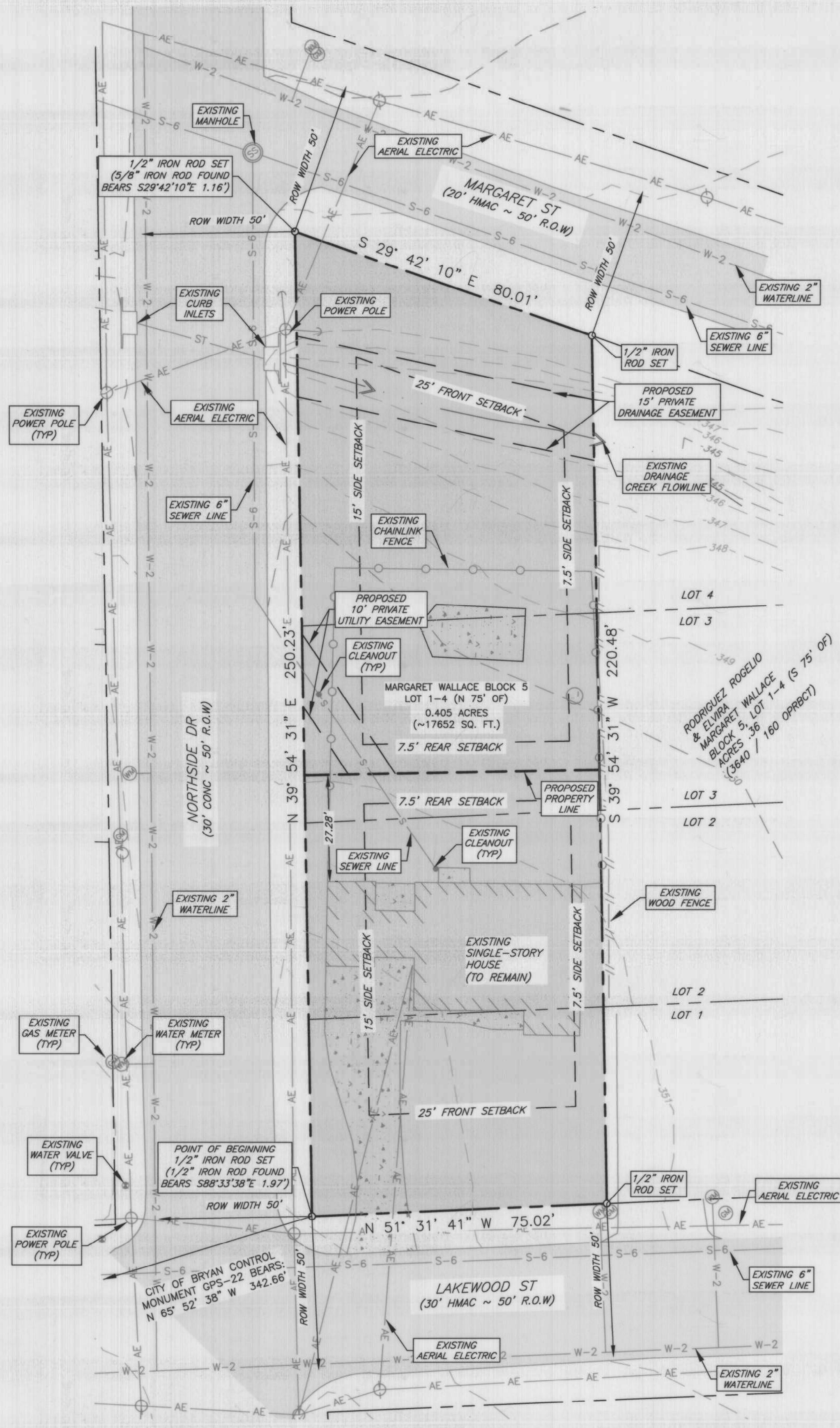


ORIGINAL PLAT
(1504 / 237 OPRBCT)

REPLAT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.69'	N 7° 08' 58" E
L2	20.72'	N 7° 08' 58" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Syed Hyder, the owner of the 0.405 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 1504, Page 237, and designated herein as Margaret Wallace, Block 5, Lots 1R & 2R, in the City of Bryan, Texas and whose name is subscribed hereto dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

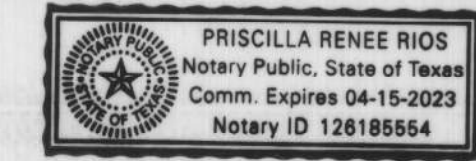
Syed Hyder
Owner

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Syed Hyder, 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 16th day of NOVEMBER, 2021.

Priscilla Renee Rios
Notary Public, Brazos County, Texas

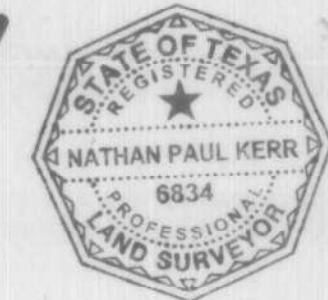


CERTIFICATION OF THE SURVEYOR

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, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr
Nathan Paul Kerr, P.L.S. No. 6834



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 12th day of NOVEMBER, 2021.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 12th day of NOVEMBER, 2021.

W. Paul Kasper
City Engineer, Bryan, Texas

FIELD NOTES DESCRIPTION

OF A
0.405 ACRE TRACT
MOSES BAINE LEAGUE, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.405 ACRES IN THE MOSES BAINE LEAGUE, ABSTRACT 3, BRYAN, BRAZOS COUNTY, TEXAS, BEING THE NORTHWEST 75 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 5, MARGARET WALLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING THE SAME TRACT OF LAND CONVEYED TO SYED HYDER IN VOLUME 1504, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.405 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET AT THE INTERSECTION OF THE NORTHEAST LINE OF LAKEWOOD STREET (50' R.O.W. 138/573 DRBCT) AND THE SOUTHEAST LINE OF NORTHSIDE DRIVE (50' R.O.W. 138/573 DRBCT) MARKING THE WEST CORNER OF SAID LOT 1, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF BLOCK 2 (138/573 DRBCT) BEARS S 36° 25' 13" W A DISTANCE OF 50.03 FEET FROM WHICH A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF LAKEWOOD STREET BEARS S 51° 31' 41" E A DISTANCE OF 200.13 FEET, AND FOR FURTHER REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-22 BEARS N 65° 52' 38" W A DISTANCE OF 342.66 FEET FROM SAID SET IRON ROD;

THENCE, WITH THE SOUTHEAST LINE OF NORTHSIDE DRIVE, N 39° 54' 31" E, AT 45.19 FEET A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF NORTHSIDE DRIVE BEARS N 50° 05' 29" W A DISTANCE OF 50.00 FEET FROM WHICH A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF NORTHSIDE DRIVE BEARS N 39° 54' 31" E A DISTANCE OF 451.97 FEET, CONTINUE A TOTAL DISTANCE OF 250.23 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF NORTHSIDE DRIVE AND THE SOUTHWEST LINE OF N. MARGARET STREET (50' R.O.W. 138/573 DRBCT) MARKING THE NORTH CORNER OF SAID LOT 4 AND FURTHER BEING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF N. MARGARET STREET, S 29° 42' 10" E, AT 1.16 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE A TOTAL DISTANCE OF 80.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR SURVEYING" SET MARKING THE NORTH CORNER OF A CALLED 0.36 ACRE TRACT CONVEYED TO ROQUELO RODRIGUEZ AND ELVIRA RODRIGUEZ IN VOLUME 3640, PAGE 160 (OPRBCT) AND FURTHER BEING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF N. MARGARET STREET BEARS S 29° 42' 10" E A DISTANCE OF 206.30 FEET;

THENCE, THROUGH SAID BLOCK 5, 75.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF NORTHSIDE DRIVE, (SAME BEING CALLED THE COMMON BOUNDARY OF SAID HYDER TRACT AND SAID 0.36 ACRE TRACT), S 39° 54' 31" W, A DISTANCE OF 220.48 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET ON THE NORTHEAST LINE OF SAID LAKEWOOD STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEAST LINE OF LAKEWOOD STREET, N 51° 31' 41" W A DISTANCE OF 75.02 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.405 ACRES, MORE OR LESS, SURVEYED ON THE GROUND AUGUST 2021.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/21/2022 10:10:50 AM
In the PLAT Records

Doc Number: 2022-1486817
Volume - Page: 18294-18
Number of Pages: 1
Amount: 73.00
Order#: 20221021000036
By: VE



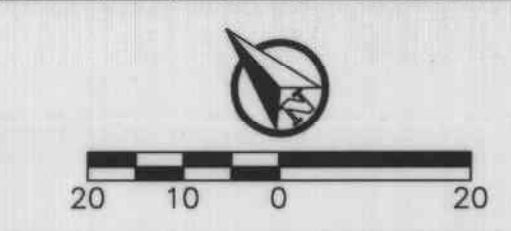
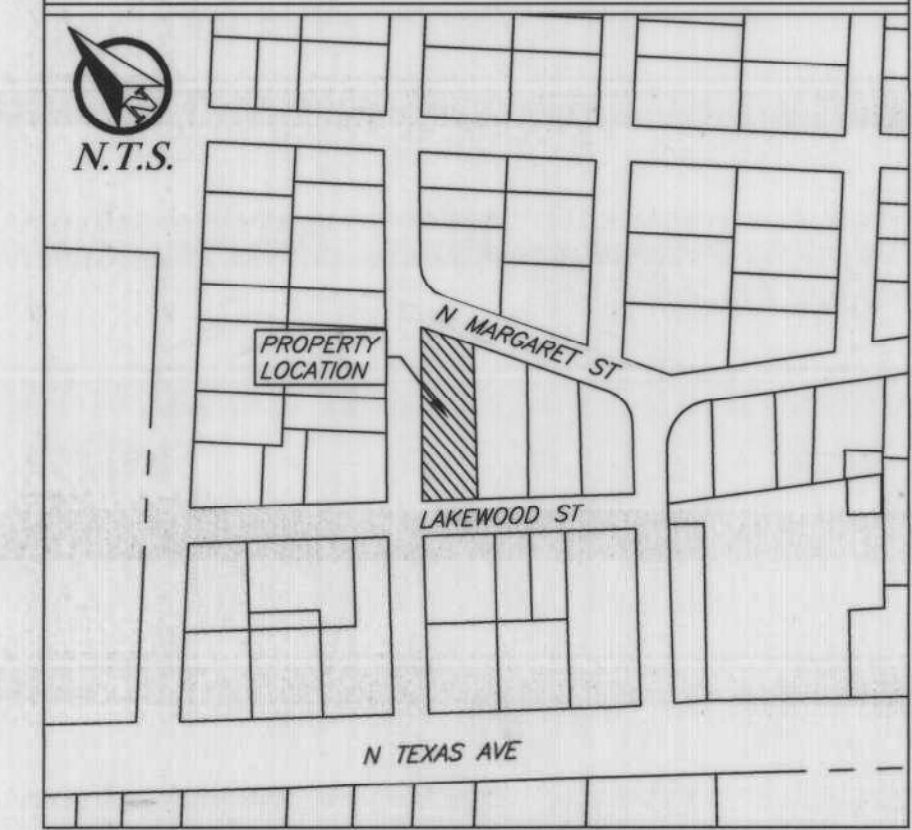
said county, do
authentication was
Page 2021

Karen McQueen
By: Victoria Elliott

General Notes:

- Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00010978217354 (Calculated using GEOID12B).
- Right of way easements to the City of Bryan, 98 / 207 and 100 / 246 (DRBCT) do apply to this tract; blanket in nature so therefore not shown hereon.
- 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 4804C0185E, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from GIS data.
- This property is zoned Residential District 5000 (RD-5).
- All utilities shown hereon are approximate locations.
- 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 the property adjacent to the PUE to access electric facilities.
- The private drainage easement will be maintained by the property owner of Lot 2R.

Vicinity Map:



Final Plat

**Margaret Wallace Subdivision
Lot 1R & 2R, Block 5**

Being a Replat of
N 75' of Lots 1-4, Block 5 - 0.405 Acres
Bryan, Brazos County, Texas
Sept 2021

Owner:
Syed Hyder
4211 Lakewood St
Bryan, TX 77803

Engineer:
I4 Engineering

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
Job No. 21-585

PO Box 5192
Bryan, TX 77805
979-730-4557
TBPE F-9851