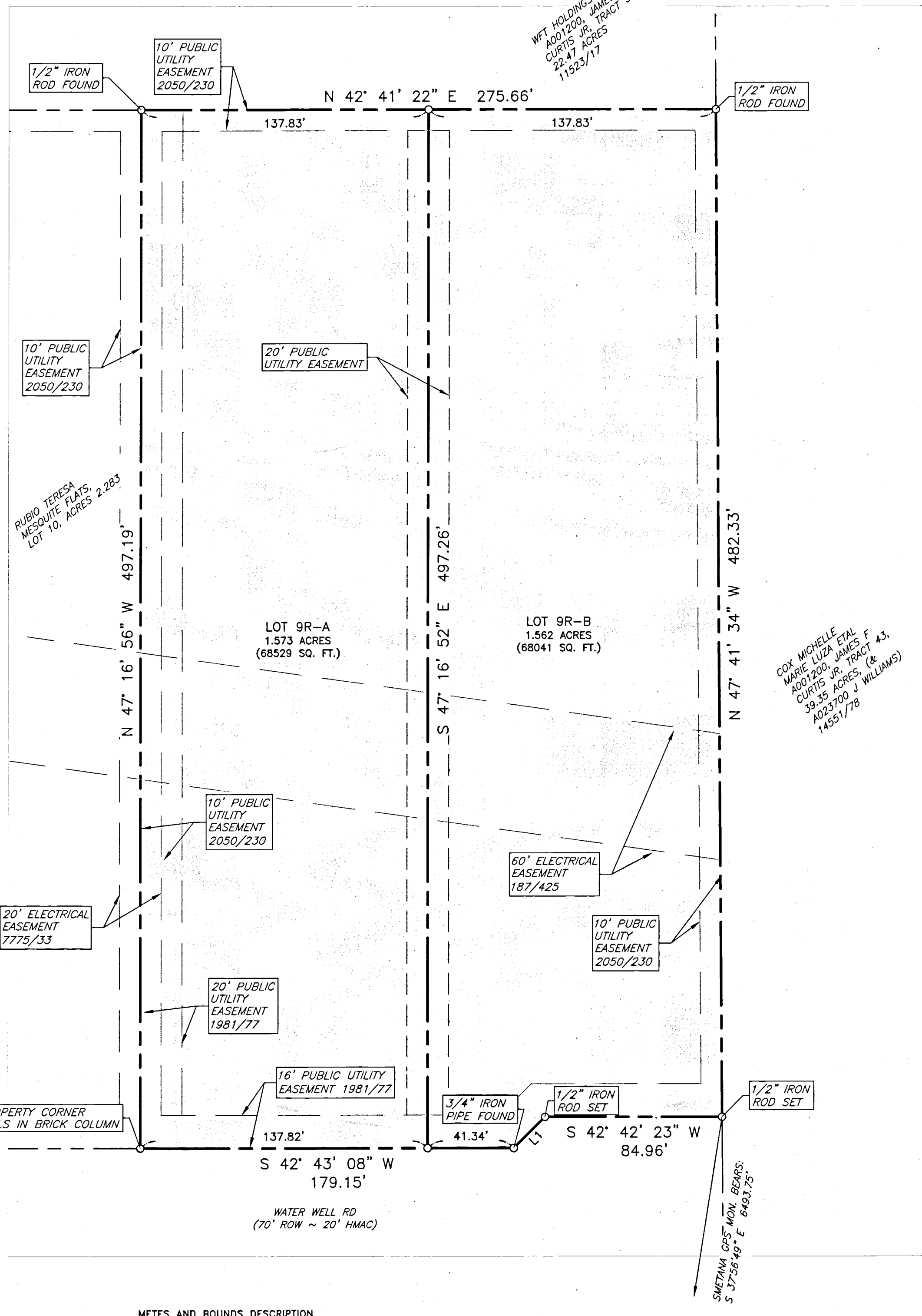
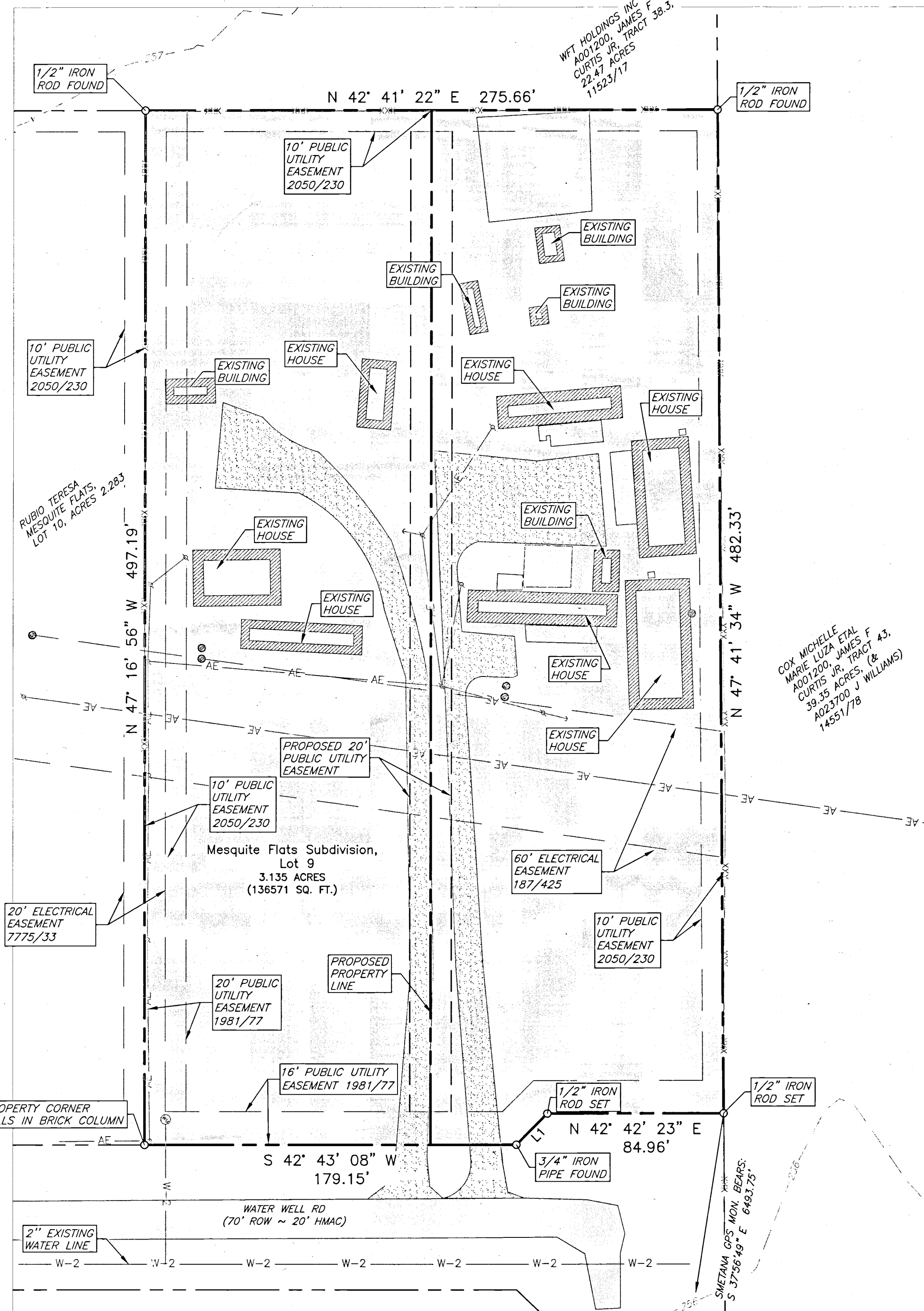


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION OF A 3.135 ACRE TRACT MESQUITE FLATS BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 9, MESQUITE FLATS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1981, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT WITHIN AN EXISTING BRICK COLUMN ON THE NORTHWEST LINE OF WATER WELL ROAD (70' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 9 AND THE EAST CORNER OF LOT 10. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE NGS OPUS SOLUTION REPORT OBTAINED 07-28-2016 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010158597473 (CALCULATED USING GEOID12B);

THENCE: N 47° 16' 56" W ALONG THE COMMON LINE OF SAID LOT 9 AND SAID LOT 10 FOR A DISTANCE OF 497.19 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 22.47 ACRE TRACT AS DESCRIBED BY A DEED TO WIT HOLDINGS, INC. RECORDED IN VOLUME 11523, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID LOT 9;

THENCE: N 42° 41' 22" E ALONG THE COMMON LINE OF SAID LOT 9 AND SAID 22.47 ACRE TRACT FOR A DISTANCE OF 275.66 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 39.35 ACRE TRACT AS DESCRIBED BY A DEED TO MICHELLE MARIE LUZA COX AND JOHN ANTHONY LUZA, JR. RECORDED IN VOLUME 14551, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 41' 34" E ALONG THE COMMON LINE OF SAID LOT 9 AND SAID 39.35 ACRE TRACT FOR A DISTANCE OF 482.33 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF WATER WELL ROAD MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/4" IRON PIPE FOUND ON THE SOUTHWEST LINE OF SAID 39.35 ACRE TRACT MARKING THE EAST CORNER OF WATER WELL ROAD RIGHT-OF-WAY BEARS: S 47° 41' 34" E FOR A DISTANCE OF 100.00 FEET;

THENCE: ALONG THE NORTHWEST LINE OF WATER WELL ROAD FOR THE FOLLOWING CALLS:

S 42° 42' 23" W FOR A DISTANCE OF 84.96 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET;

S 02° 17' 37" E FOR A DISTANCE OF 21.21 FEET TO A 1/2" IRON PIPE FOUND;

S 42° 43' 08" W FOR A DISTANCE OF 179.15 FEET TO THE POINT OF BEGINNING CONTAINING 3.135 ACRES OF LAND AS SURVEYED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Leonor Gutierrez, owner of the 3.135 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 1981, Page 77, and designated herein as Mesquite Flats, Block 1, Lots 9R-A & 9R-B, 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 of Leonor Gutierrez, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Leonor Gutierrez 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 30th day of September, 2019.

Signature of 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 figure.

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

APPROVAL OF THE CITY PLANNER

I, Matt 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 20th day of October, 2019.

Signature of Matt Zimmerman, City Planner

APPROVAL OF THE CITY ENGINEER

I, Adam 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 20th day of October, 2019.

Signature of Adam Kasper, City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Betsy C. Attorney, 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 19th day of October, 2019, and same was duly approved on the 20th day of October, 2019, by said Commission.

Signature of Betsy C. Attorney, Chair, Planning & Zoning Commission

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, Duane Patten, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 17th day of September, 2019.

Signature of Duane Patten, County Judge

Filed for Record Official Public Records of Brazos County Clerk On: 10/25/2019 1:10:17 PM In the PLAT Records

Doc Number: 2019-1075161 Volume - Page: 15652 - 170 Number of Pages: 1 Amount: 70.00 Order#: 2019102FJ00078 By: DB

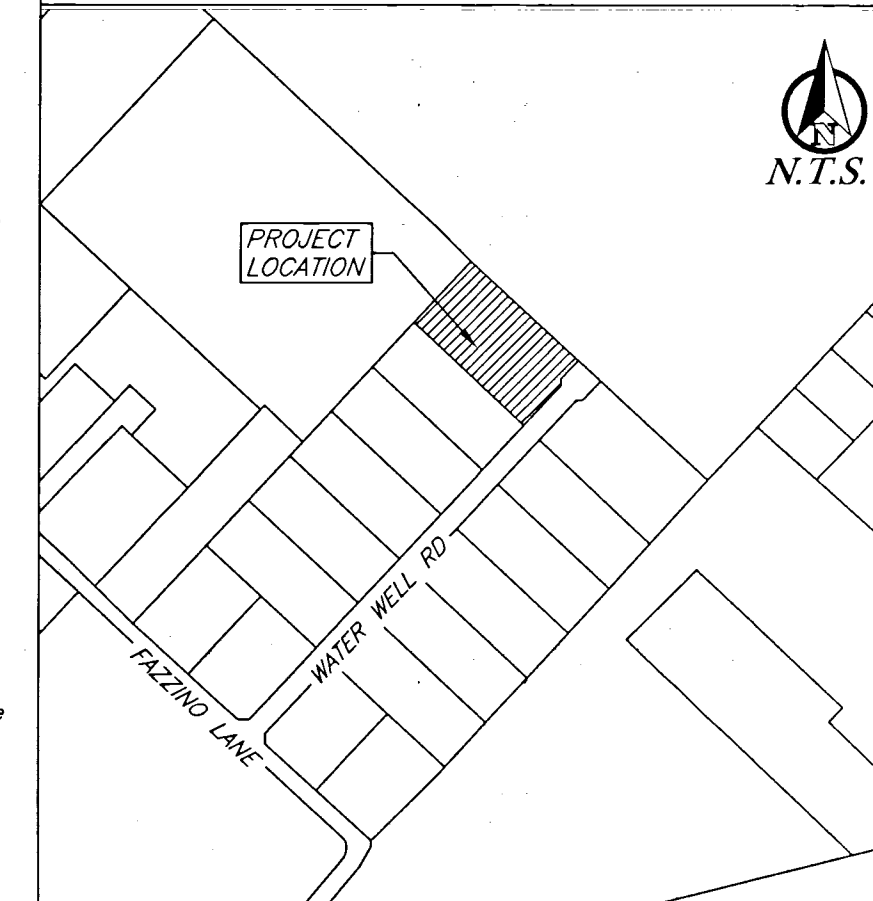
Signature of Karen McQueen, County Clerk

By: Debbie Bullock

I, the undersigned authority, do hereby certify that this plat was duly filed for record in my office the 17th day of September, 2019, in Volume 15652, Page 170 of the Official Public Records of Brazos County in Volume 15652.

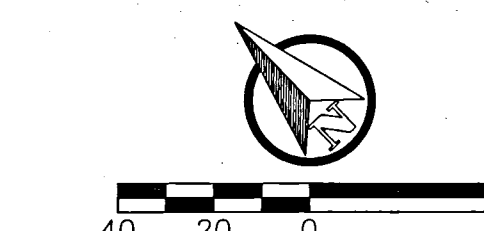
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.21'	N 2° 17' 37" W

Vicinity Map:



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State plane central zone grid north) based on the NGS opus solution report obtained 07-28-2016 and as established by GPS network observation (EPOCH 2010.00).
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010158597473 (calculated using GEOID12b).
- Iron rods 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0200E, effective May 5, 2012.
- All utilities shown hereon are approximate locations.
- The topography shown is from City of Bryan GIS Data.
- Blanket Easement to Fairview Smetena Water Supply Corporation 841/253 does apply to this tract.
- Per 2050/230 there shall be a 5' wide anchor and guy wire easement extending 20' beyond any utility easement where necessary to support overhead utility lines.
- All lots served by on-site sewage facilities (OSSFs) must comply with county and state OSSF regulations. All OSSF construction must have an "authorization to construct" permit issued by the Brazos county health department. This permit ensured compliance with county order adopted by the Commissioners Court of Brazos county pursuant to the provisions of Section 21.084 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facilities may be constructed.
- On-site sewage facilities disposal areas shall not encroach the 100 foot of the 150 foot sanitary zone of a private or public well, respectively.
- Building setback lines per Brazos County Ordinance Article 7, Section A.2.



FINAL PLAT Mesquite Flats Block 1, Lots 9R-A, 9R-B

Being a Replat of Mesquite Flats, Lot 9 - 3.135 Acres Bryan, Brazos County, Texas Sep 2019

Owner: Leonor Gutierrez 3487 Water Well Rd. Bryan, TX 77807 Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TDPE F-9951 Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195