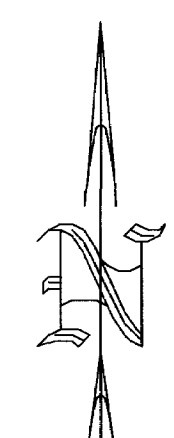
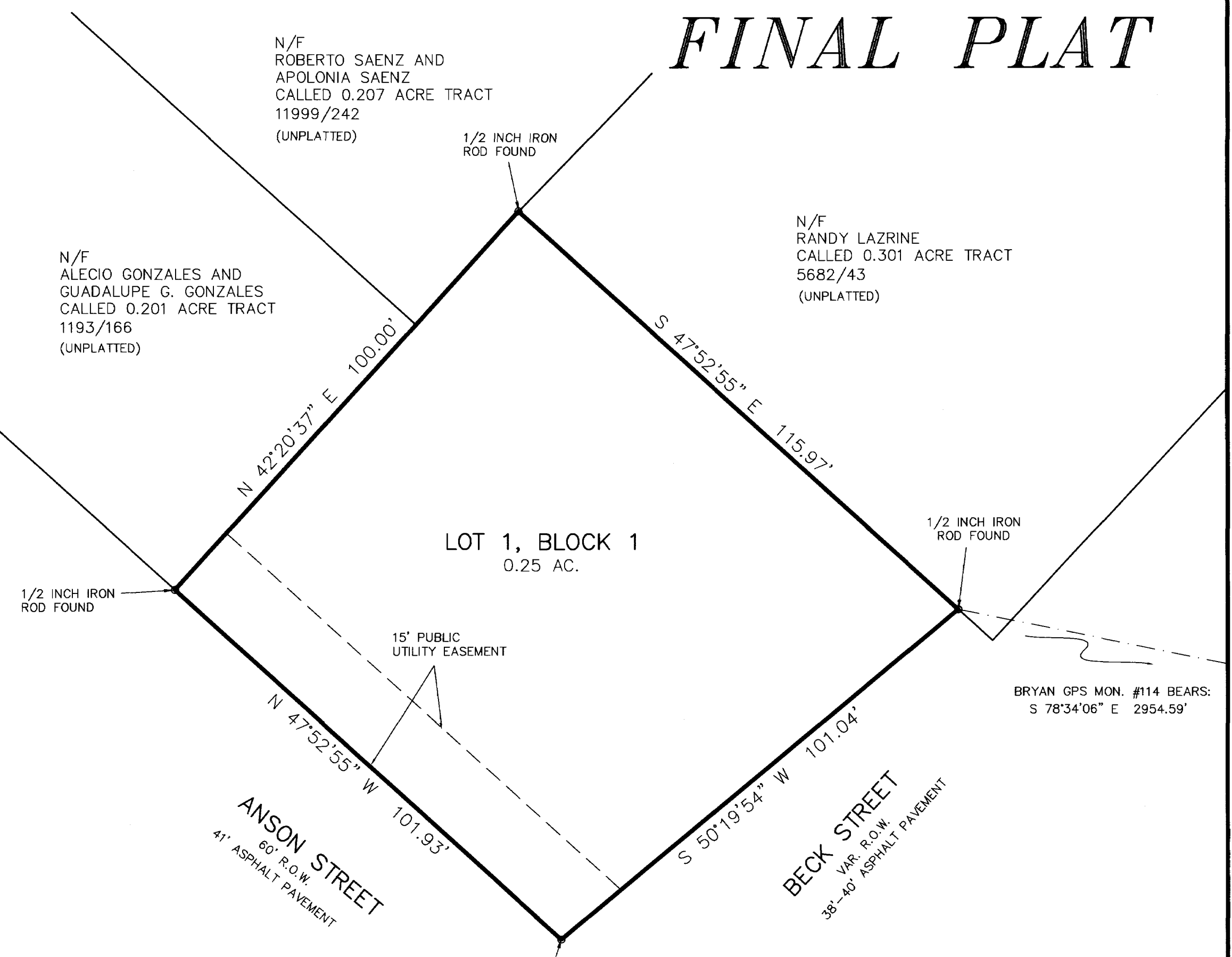
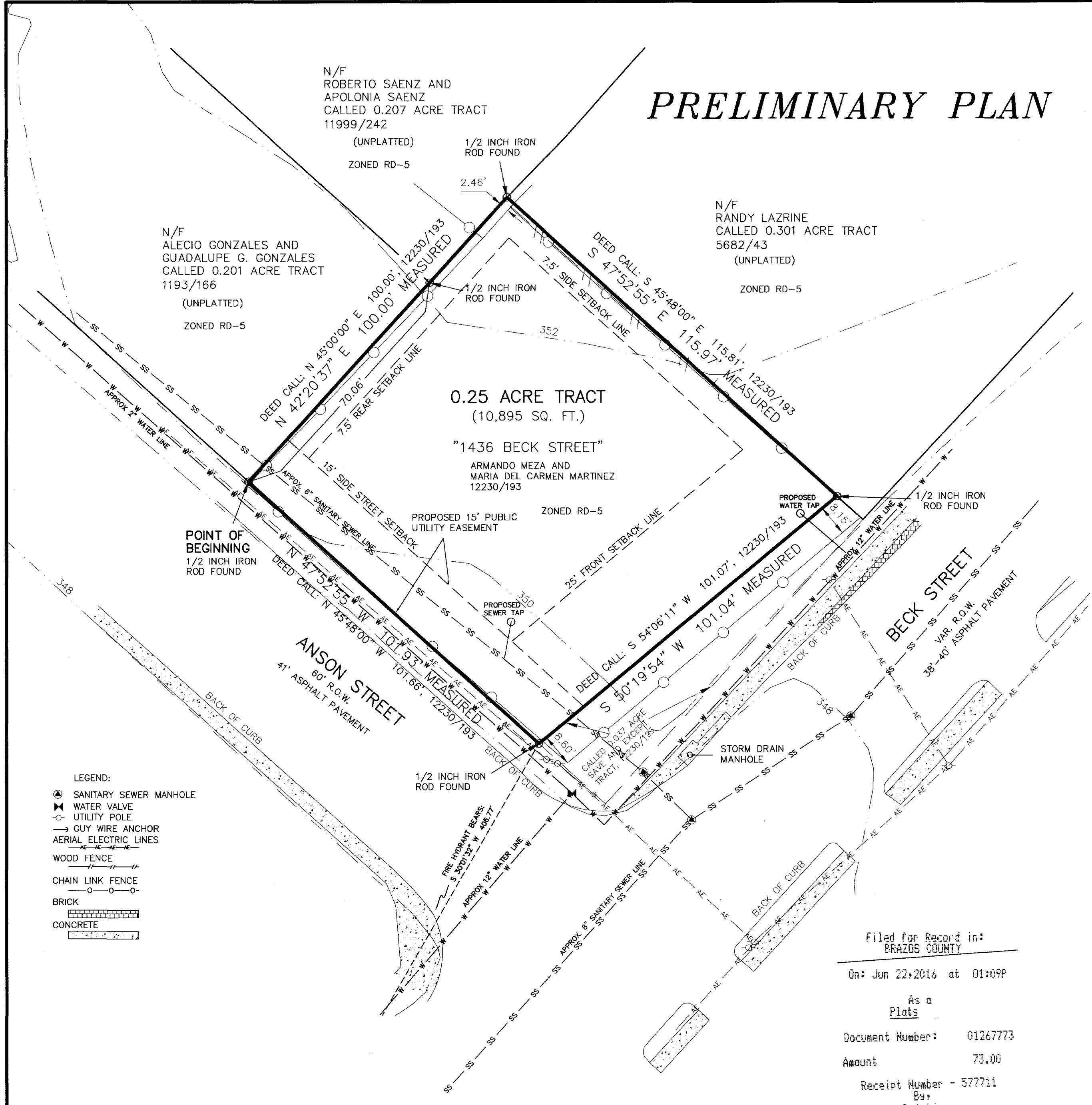


# PRELIMINARY PLAN

# FINAL PLAT



SCALE: 1" = 20'



**METES AND BOUNDS DESCRIPTION**  
OF A  
0.25 ACRE TRACT  
S. F. AUSTIN NO. 9 LEAGUE, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN NO. 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO ARMANDO MEZA AND MARIA DEL CARMEN MARTINEZ RECORDED IN VOLUME 12230, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANSON STREET MARKING THE WEST CORNER OF SAID MEZA TRACT AND THE SOUTH CORNER OF A CALLED 0.201 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALECIO GONZALES AND GUADALUPE G. GONZALES RECORDED IN VOLUME 1193, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.201 ACRE TRACT BEARS: N 47° 52' 55" W FOR A DISTANCE OF 125.00 FEET;

THENCE: N 42° 20' 37" E ALONG THE SOUTHEAST LINE OF SAID 0.201 ACRE TRACT, AT 70.06 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.201 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERTO SAENZ AND APOLONIA SAENZ RECORDED IN VOLUME 11999, PAGE 242 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTHEAST LINE OF SAID 0.207 ACRE TRACT FOR A TOTAL DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID MEZA TRACT AND THE WEST CORNER OF A CALLED 0.301 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RANDY LAZRINE RECORDED IN VOLUME 5682, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

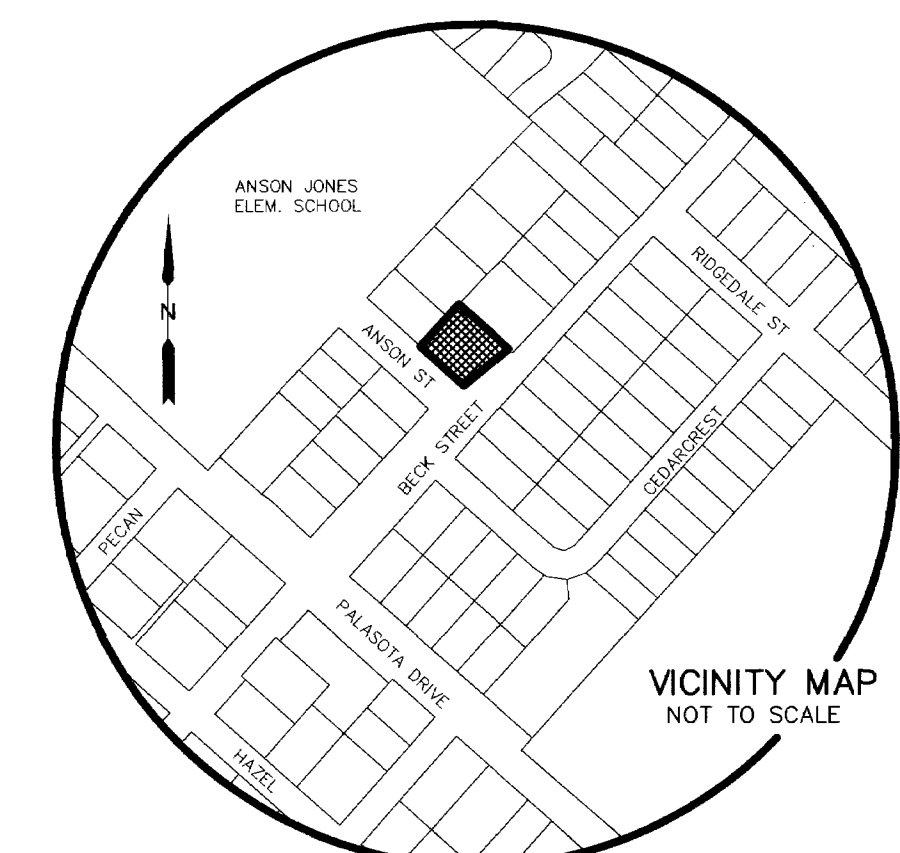
THENCE: S 47° 52' 55" E ALONG THE SOUTHWEST LINE OF SAID 0.301 ACRE TRACT FOR A DISTANCE OF 115.97 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.037 ACRE TRACT AS DESCRIBED BY SAID DEED, 12230/193. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 50° 19' 54" E FOR A DISTANCE OF 0.52 FEET;

THENCE: S 50° 19' 54" W ALONG THE NORTHWEST LINE OF SAID 0.037 ACRE TRACT AND EXCEPT TRACT FOR A DISTANCE OF 101.04 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANSON STREET MARKING THE WEST CORNER OF SAID 0.037 ACRE TRACT AND EXCEPT TRACT;

THENCE: N 47° 52' 55" W ALONG THE NORTHEAST LINE OF ANSON STREET FOR A DISTANCE OF 101.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.25 OF AN ACRE OF LAND (10,895 SQUARE FEET), AS SURVEYED ON THE GROUND MARCH, 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES.

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED JULY 7, 2014.
3. SUBJECT PROPERTY IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING.
6. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE OBSERVATION.
7. THERE SHALL BE NO DRIVEWAY ACCESS ON BECK STREET. ALL DRIVEWAY ACCESS SHALL BE FROM ANSON STREET ONLY.



- LEGEND:**
- SANITARY SEWER MANHOLE
  - ▲ WATER VALVE
  - UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WOOD FENCE
  - CHAIN LINK FENCE
  - BRICK
  - CONCRETE

Filed for Record in:  
BRAZOS COUNTY  
On: Jun 22, 2016 at 01:09P  
As a  
Plats  
Document Number: 01267773  
Amount: 73.00  
Receipt Number - 577711  
By:  
Lauren Reistino

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:  
BRAZOS COUNTY  
as stamped hereon by me.  
Jun 22, 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**CERTIFICATION OF CITY PLANNER**  
I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 22<sup>nd</sup> day of June, 2016.

*[Signature]*  
City Planner, City of Bryan

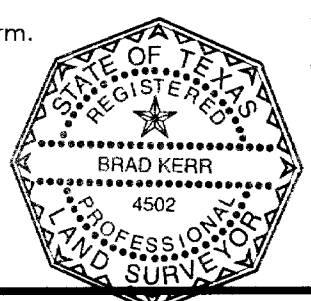
**APPROVAL OF THE CITY ENGINEER**  
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22<sup>nd</sup> day of June, 2016.

*[Signature]*  
City Engineer, City of Bryan

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502, 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 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.

*[Signature]*  
Brad Kerr, R.P.L.S. No. 4502



**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS COUNTY OF BRAZOS  
I, KAREN McQUEEN County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 22<sup>nd</sup> day of June, 2016 in the Official Public Records of Brazos County, Texas, in Volume 12431, Page 143.

*[Signature]*  
Karen McQueen  
County Clerk  
Brazos County, Texas  
By: Lauren Reistino  
deputy clerk

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS COUNTY OF BRAZOS  
We, ARMANDO MEZA and MARIA DEL CARMEN MARTINEZ, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 12230, Page 193, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

*[Signature]*  
Armando Meza  
*[Signature]*  
Maria Martinez  
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Armando Meza and Maria Martinez known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 24<sup>th</sup> day of June, 2016.

*[Signature]*  
Louise Barker  
Notary Public, Brazos County, Texas

**PRELIMINARY PLAN AND FINAL PLAT OF LOT 1, BLOCK 1 MEZA ADDITION**  
0.25 AC., S. F. AUSTIN LEAGUE, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 05-18-16  
PLAT DATE: 05-22-16  
REVISED: 05-31-16  
JOB NUMBER: 16-366  
CAD NAME: 16-366  
CR5 FILE: BOT-GTG (cont); 16-366 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

OWNER: ARMANDO MEZA  
920 CLEARLEAF #253  
BRYAN, TEXAS 77803  
PHONE (979) 492-4302