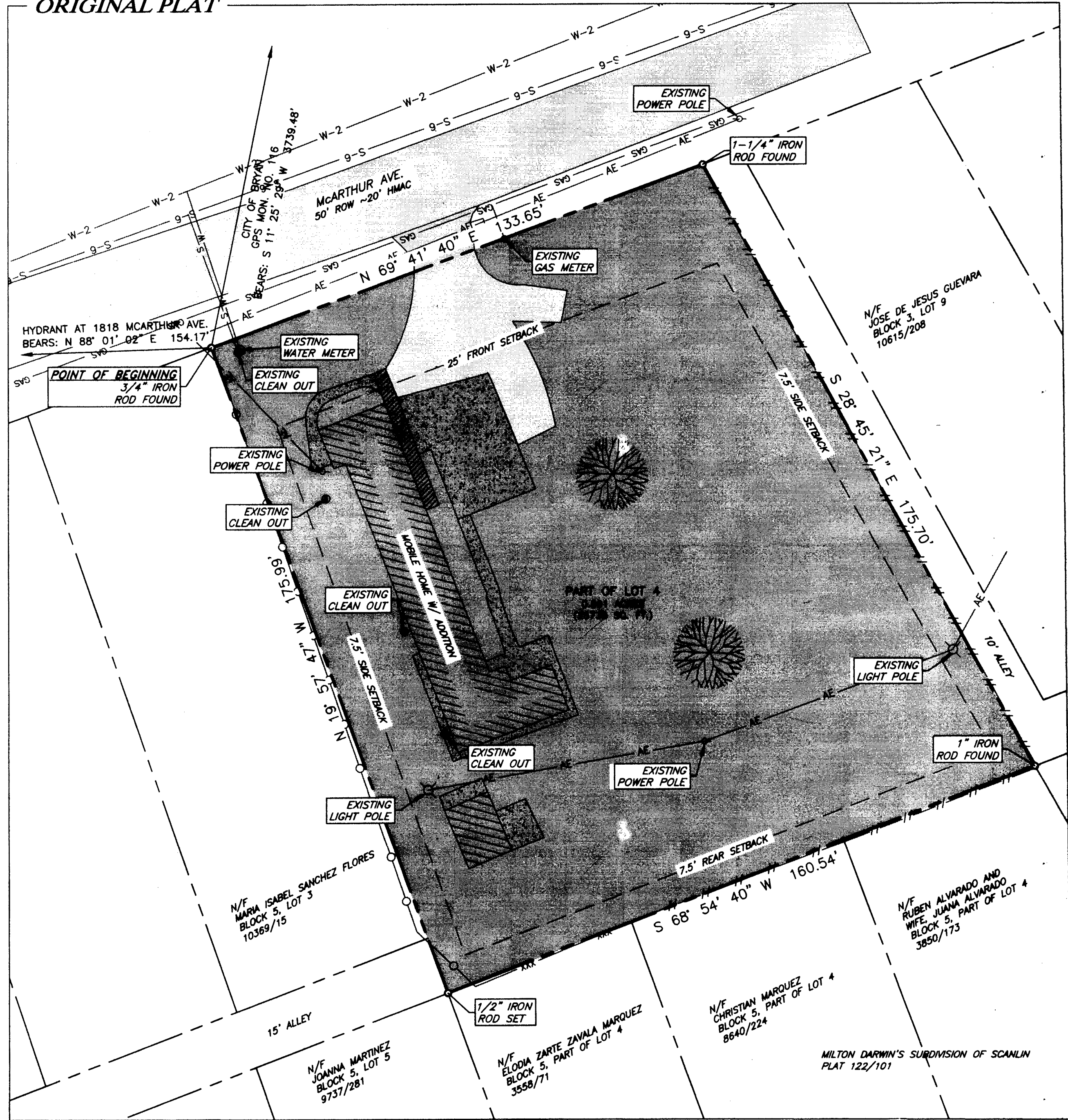
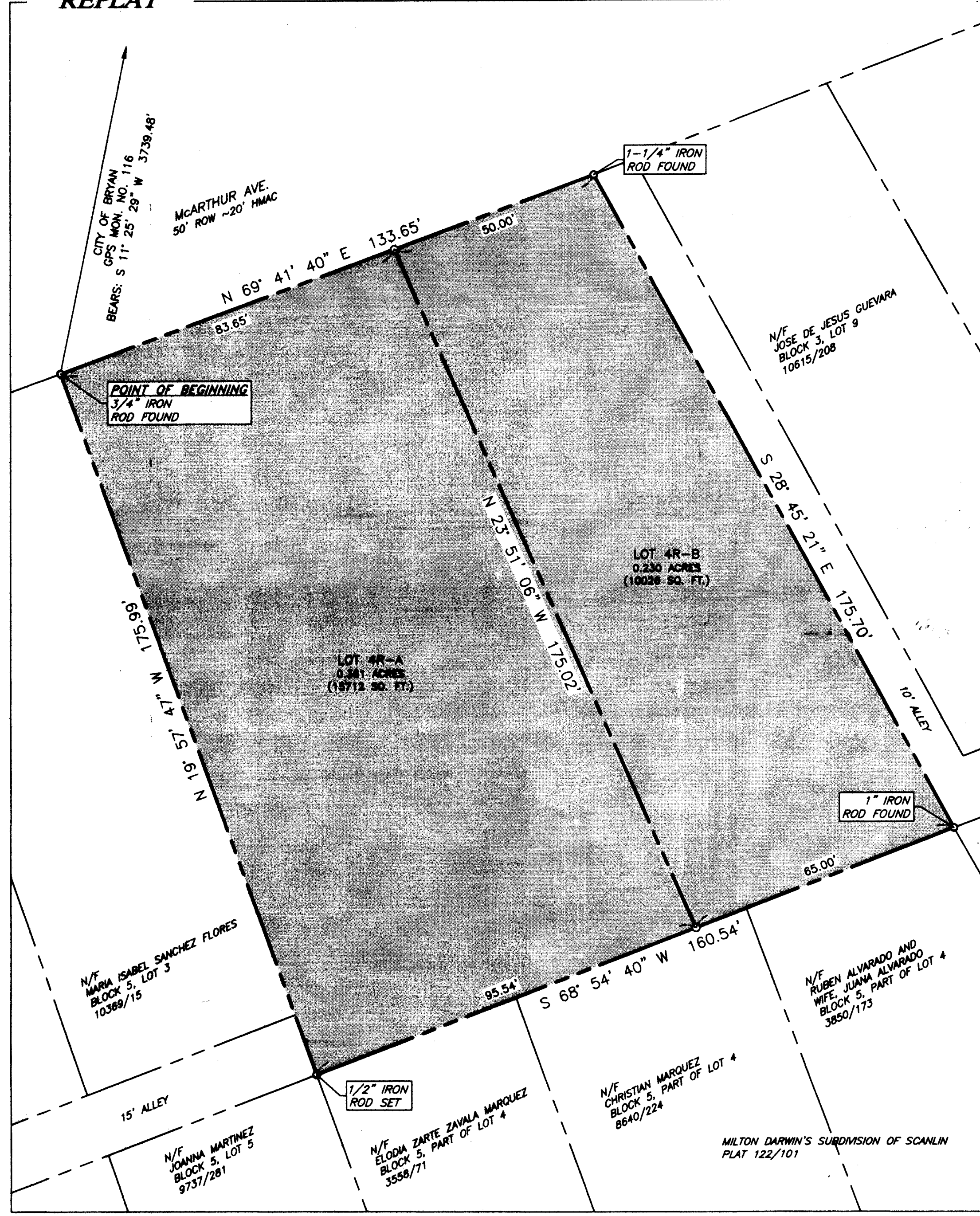


**ORIGINAL PLAT**



**REPLAT**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Rosemary Ruiz, owner of the 0.591 acre tract shown on this plat, being Block 5, Part of lot 4 of Milton Darwins Subdivision #2 as conveyed in the Deeds Records of Brazos County in Volume 575, Page 066, 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.

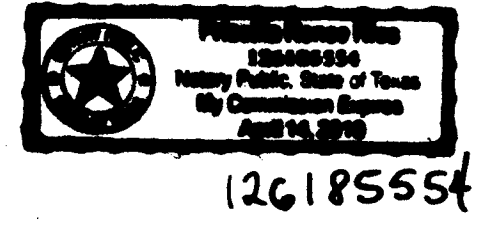
*Rosemary Ruiz*  
Rosemary Ruiz

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Rosemary Ruiz, 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 14<sup>th</sup> day of September, 2017.

*Notary Public*  
Notary Public, Brazos County, Texas



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Daniel Ruiz, owner of the 0.591 acre tract shown on this plat, being Block 5, Part of lot 4 of Milton Darwins Subdivision #2 as conveyed in the Deeds Records of Brazos County in Volume 575, Page 066, 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.

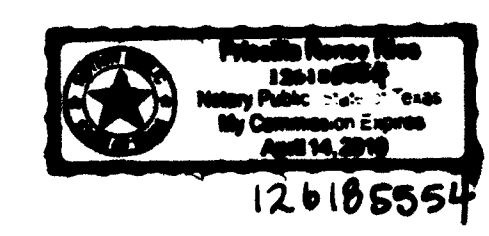
*Daniel Ruiz*  
Daniel Ruiz

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Daniel Ruiz, 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 14<sup>th</sup> day of September, 2017.

*Notary Public*  
Notary Public, Brazos County, Texas



**CERTIFICATION OF THE 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 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 PLANNER**

I, *Notary Public*, 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 20<sup>th</sup> day of September, 2017.

**APPROVAL OF CITY ENGINEER**

I, *Notary Public*, 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 20<sup>th</sup> day of September, 2017.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Notary Public*, 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 20<sup>th</sup> day of September, 2017 and same was duly approved on the 20<sup>th</sup> day of September, 2017 by said Commission.

Chair, Planning & Zoning Commission  
Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Notary Public*, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14<sup>th</sup> day of September, 2017 in the Official Records of Brazos County in Volume 12618554 Page 112.

*Karen McQueen*  
Karen McQueen  
County Clerk  
Brazos County, Texas  
By: *Debbie Baker*  
Deputy Clerk.

**METES AND BOUNDS DESCRIPTION**  
OF A  
0.591 ACRE TRACT  
MILTON DARWIN'S SUBDIVISION #2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 4, BLOCK 5, MILTON DARWIN'S SUBDIVISION #2, ACCORDING TO THE PLAT RECORDED IN VOLUME 122, PAGE 101 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/4 INCH IRON ROD FOUND ON THE SOUTH LINE OF MCARTHUR AVENUE (50' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 3, BLOCK 5;

THENCE: N 69° 41' 40" E ALONG THE SOUTH LINE OF MCARTHUR AVENUE FOR A DISTANCE OF 133.65 FEET TO A 1-1/4 INCH IRON ROD FOUND ON THE WESTERLY LINE OF A 10.00 FOOT WIDE ALLEY MARKING THE NORTHEAST CORNER OF SAID LOT 4;

THENCE: S 28° 45' 21" E ALONG THE COMMON LINE OF SAID LOT 4 AND SAID ALLEY FOR A DISTANCE OF 175.70 FEET TO A 1 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 10, BLOCK 3, MILTON DARWIN'S SUBDIVISION #1, ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 501 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A CALLED TRACT OF LAND DESCRIBED AS A PORTION OF SAID LOT 4 BY A DEED TO RUBEN ALVARADO AND WIFE, JUANA ALVARADO RECORDED IN VOLUME 3850, PAGE 173 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 68° 54' 40" W THROUGH SAID LOT 4 FOR A DISTANCE OF 160.54 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF LOT 5, BLOCK 5 (PLAT 122/101) AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 19° 57' 41" W ALONG THE WESTERLY LINE OF SAID LOT 4, ACROSS THE END OF A 15.00 FOOT WIDE ALLEY, AND THE EASTERLY LINE OF SAID LOT 3, BLOCK 5, FOR A DISTANCE OF 175.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.591 OF AN ACRE OF LAND, AS SURVEYED ON THE GROUND MAY, 2017. BEARING SYSTEM SHOWN HEREIN IS BASED ON NAD83 (TEXAS STATE PLANE CENTRAL ZONE NORTH) AND AS ESTABLISHED BY GPS OBSERVATION.

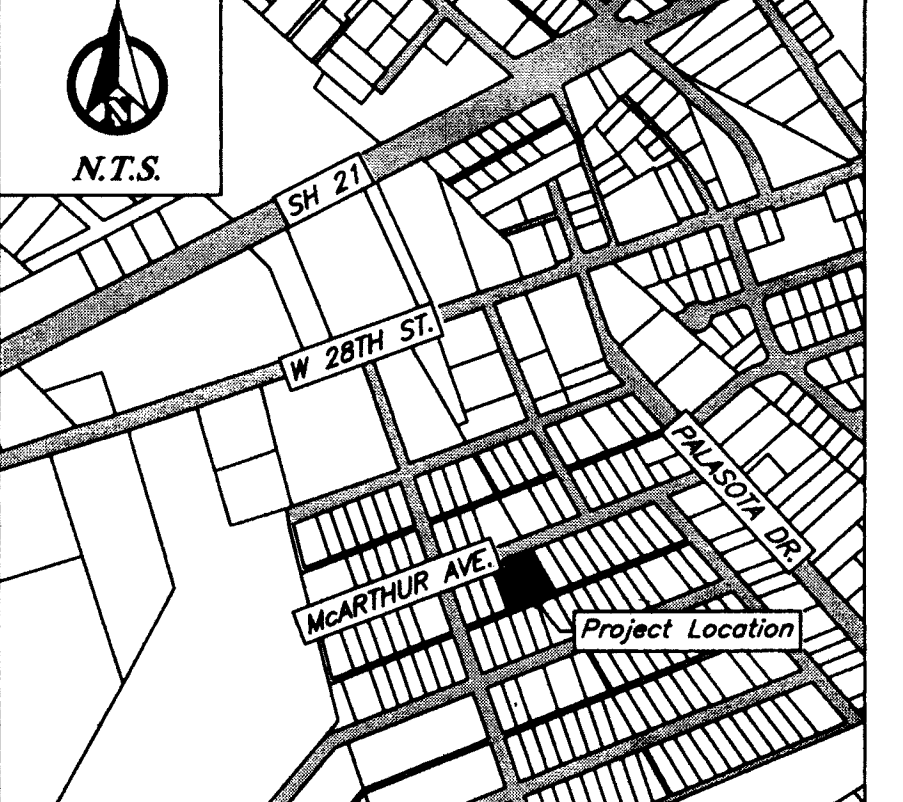
**General Notes:**

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- This property is currently zoned Mixed Use Residential District (MU-1).
- 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. 48041C0195E, effective May 16, 2012.
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- The topography shown is from City of Bryan GIS data.
- The City of Bryan blanket easement 772/853 does apply to this tract.

**Legend**

Line Types	
	Proposed Conditions
	Existing Conditions
	Existing Water Line
	Existing Contour
	Existing Easement
	Property Line
	Power Pole
	Water Meter
	Water Valve
	Hydrant

**Vicinity Map**



**FINAL PLAT**

**Milton Darwin, Block 5**  
**Lots 4R-A & 4R-B ~0.591 AC**

Being a Replat of Milton Darwin Subdivision #2,  
Block 5, Part of Lot 4  
Bryan, Brazos County, Texas

September 2017

**Owner:**  
Rosemary & Daniel Ruiz  
1811 McArthur Ave.  
Bryan, TX 77803

**Engineer:**  
**JA Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0267  
TBPE F-9951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195