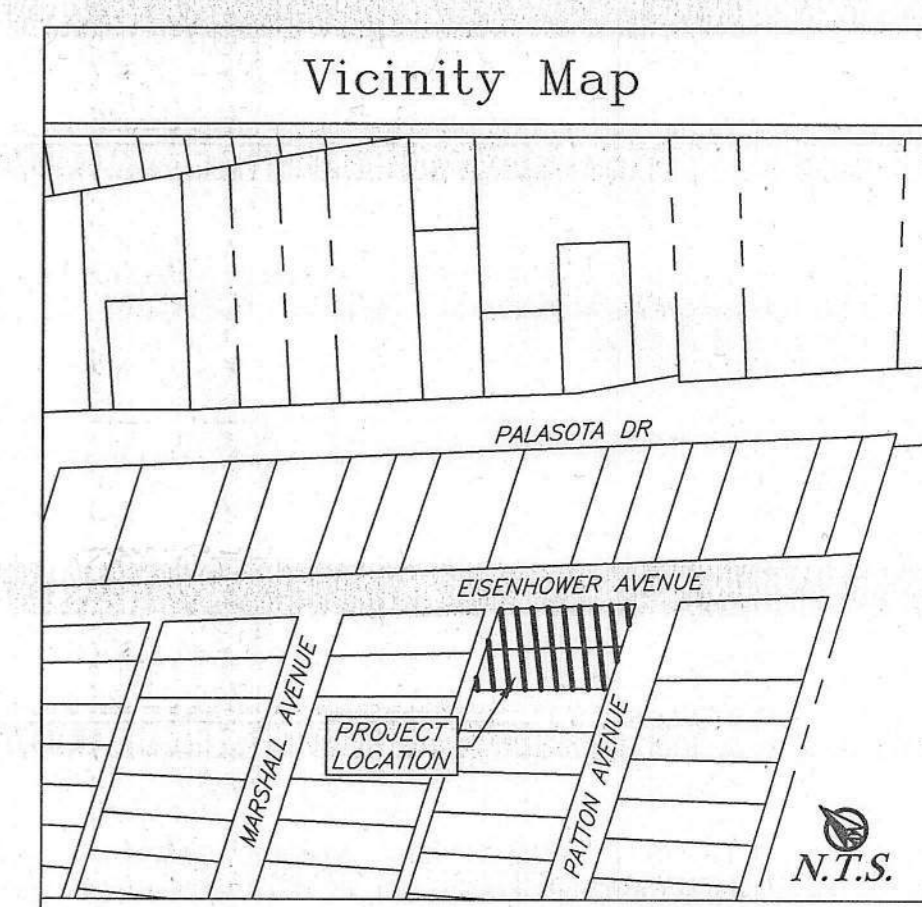
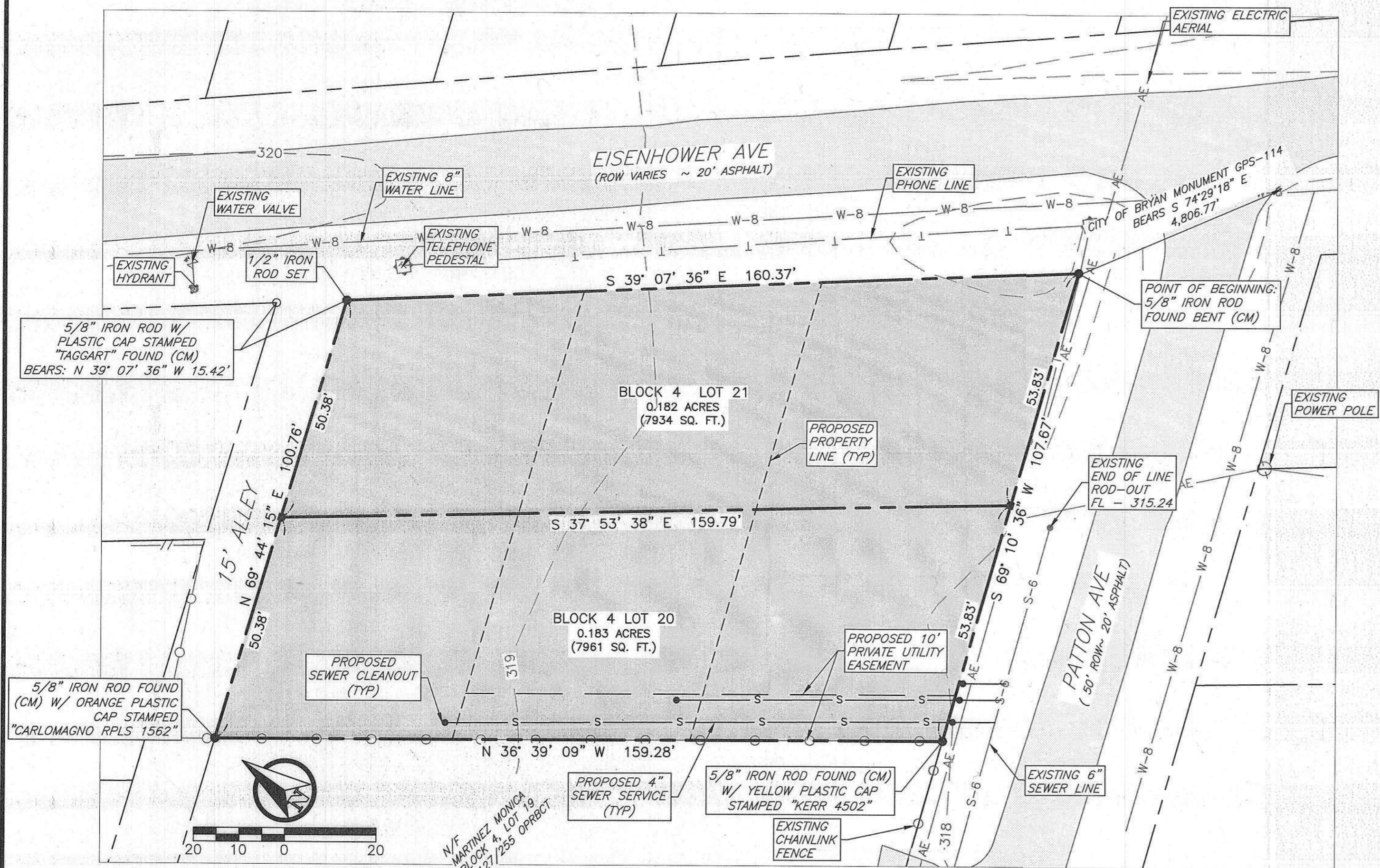


ORIGINAL PLAT

REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the Texas State plane central zone grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year core solution 2 (MYCS2).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Benjamin Marquez, owner of Block 4, Lots 20 & 21 shown on this plat, being the same tract of land as conveyed to me in the Official Public Record of Brazos County in Volume 17495, Page 228 OPBCT, and designated herein as Milton Darwin's Subdivision of Kinnard 24 Acre Tract, Block 4, Lots 21R-A, 21R-B & 21R-C, 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Benjamin Marquez, 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 10 day of March, 2022.

Brittany Gammie
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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.

J. Dillon Means, R.P.L.S. No. 6770



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 8th day of March, 2022.

Martin Zimmermann
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Krueger, 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 28th day of March, 2022.

Paul Krueger
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/18/2022 9:45:43 AM
in the PLAT Records
Doc Number: 2022-1468181
Volume - Page: 17876 - 75
Number of Pages: 1
Amount: 73.00
Order#: 20220418000045
By: TC

County Clerk, Brazos County, Texas
Karin McQueen
By: T. Cito

county, do hereby certify that this plat together with its certificates of
of _____, 20____, in the Official Public Records of Brazos County

FIELD NOTES DESCRIPTION

0.365 ACRE TRACT
BEING ALL OF LOTS 20 & 21, BLOCK 4
MILTON DARWIN'S SUBDIVISION OF KINNARD 24 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS
A FIELD NOTES DESCRIPTION OF 0.365 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 20 & 21, BLOCK 4 OF MILTON DARWIN'S SUBDIVISION OF KINNARD 24 ACRE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 116, PAGE 501 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING THE SAME TRACT OF LAND CONVEYED TO ERSKINE (GENE) AYERS IN VOLUME 15708, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPBCT); SAID 0.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND BENT AT THE EAST CORNER OF SAID LOT 21, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF EISENHOWER AVENUE AND THE NORTHWEST RIGHT-OF-WAY LINE OF PATTON AVENUE (RIGHT-OF-WAY WIDTHS ARE NOT SPECIFIED PER PLAT, 116/501 DRBCT), FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 74° 29' 18" E, A DISTANCE OF 4,806.77 FEET;
THENCE, WITH THE SOUTHWEST LINE OF SAID LOTS 20 & 21, ALONG THE NORTHWEST LINE OF PATTON AVENUE, S 69° 10' 36" W, FOR A DISTANCE OF 107.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTH CORNER OF SAID LOT 20 AND THE EAST CORNER OF LOT 19 OF SAID BLOCK 4;
THENCE, WITH THE COMMON LINE OF SAID LOTS 19 & 20, N 36° 39' 09" W, FOR A DISTANCE OF 159.28 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED 'CARLOMAGNO RPLS 1562' FOUND IN THE SOUTHWEST LINE OF SAID LOT 19;
THENCE, WITH THE NORTHWEST LINE OF SAID LOTS 20 & 21, SAME BEING THE SOUTHWEST LINE OF SAID ALLEY, N 69° 44' 15" E, FOR A DISTANCE OF 100.76 FEET TO A 1/2 INCH IRON ROD WITH A LIGHT BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE SOUTHWEST LINE OF EISENHOWER AVENUE FOR THE NORTH CORNER OF SAID LOT 21, FROM WHICH A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED 'TAGGART' FOUND ON THE NORTHWEST SIDE OF SAID ALLEY AT THE EAST CORNER OF LOT 1 OF SAID BLOCK 4 BEARS N 39° 07' 36" W, A DISTANCE OF 15.42 FEET;
THENCE, WITH THE NORTHEAST LINE OF SAID LOT 21, ALONG THE SOUTHWEST LINE OF EISENHOWER AVENUE, S 39° 07' 36" E, FOR A DISTANCE OF 160.37 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.365 OF AN ACRE (15,895 SQUARE FEET), MORE OR LESS.
SURVEYED ON THE GROUND DECEMBER 2021.

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

FINAL PLAT

Milton Darwin's Subdivision
of Kinnard, 24 Acre Tract
Block 4, Lots 21R-A, 21R-B
& 21R-C

Being a replat of Milton Darwin's Subdivision
of Kinnard 24 Acre Tract
Block 4, Lots 20 & 21 - 0.365 Acre
Volume. 116, Page 501 DRBCT
Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
Feb 2022

Owner: Spruce-Up Properties LLC
Engineer: M Engineering
Surveyor: Kerr Surveying, LLC
TBPELS #10018500
Proj #21-1014