

Filed for Record Official Public Records Of: Brazos County Cle:k On: 11/6/2019 2:27:17 PM In the PLAT Records bernal amb:osia jr & irma Doc Number: 2019 - 1377278 Volume - Page: 15676 - 199 Number of Pages: 1 Amount: 73.00 Order#: 20191106000073

County Clerk Brazos County, Texas Dong

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Ambroisa Bernal, owner of the 0.1440 acre tract shown on this plat, being the same tract of landas conveyed in the Deed Records of Brazos County in Volume 12803, Page 161, and designated herein as lot ____ in the City of Bryan and whose name is subscribed hereto dedicate to the use of public forever all streets, alleys, parks, watercourses, drainseasements and public places hereon shown for the purposes identified.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally, ____knownto me to be the person whose name is subscribed to the foregoing instrument, an acknowledged to me that he/she executed the same for the purpose stated.

Given under my hand and seal on this 22 day of 15 of 2019.

The state of the s Notary Public Brazos County, Texas

APPROVAL OF THE CITY PLANNER 1 Hoth Zimmeranh, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, herby certify that this plat is

APPROVAL OF THE CITY ENGINEER.

City Planner, Bryan , Texas

I, Way Kappen, 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 _______day of _______, 2019

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filled for approval with the planning and Zoning Commission of the City of Byran on 25 day of 2019 and sam was duly approved on the 2019 day of 2019 by said Commission.

Magdalena Garcia, etal, to Ambrosia Bernal, et ux Called (South Half of Lot 2 and North Half of Lot 1 Oak Grove Park Addition) Volume 12803 Page 161 Dated 7/7/2015

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of June, 2019. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

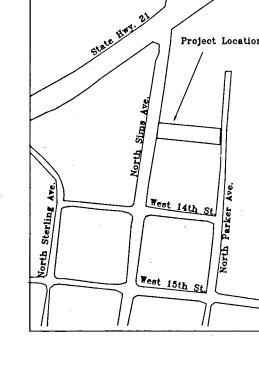
Addtional certification at the request of the City of Bryan

This plat is true and correct and was prepared form an actual survey of the property and the property markers and monuments were placed under my supervision on the ground and the the metes and bounds describing said subdivision does describe a closed geometric form.

GIVEN UNDER MY HAND AND SEAL, this the 16th day of October 2019.

Bearing Source: (TX. C) GPS OBS NAD83





1906019plat

Surveyed for United Built Homes, Bryan (Bernal)

The area shown appears to lie in Zone X according to FIRM Community Panel No. 48041C 0215F Effective Date: 4/2/2014

This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

Thence South 85 Degrees 21 Minutes 35 Seconds East, along the N.B.L. of said tract and the S.B.L. of that certain tract to Hyder (1057300) for a distance of 124.83 feet to a ½ Inch Iron Rod set for corner;

Thence South 85 Degrees 25 Minutes 27 Seconds East, along the N.B.L. of said tract and the S.B.L. of that certain tract to Medrano (Vol. 7927 Pg. 64) for a distance of 125.70 feet to a 1/2 Inch Iron Rod set for corner;

Thence South 04 Degrees 34 Minutes 33 Seconds West, along the E.B.L. of said tract and the W.B.L. of N. Parker Ave. for a distance of 50.00 feet to a 1/2 Inch Iron Rod set for corner; Thence North 85 Degrees 25 Minutes 27 Seconds West, along the S.B.L. of said tract and the N.B.L. of that certain tract to Acosta (01096697) for a distance of 125.18 feet to a 5/8 Inch Iron Rod found for corner;

Thence North 85 Degrees 26 Minutes 18 Seconds West, along the S.B.L. of said tract and the N.B.L. of that certain tract to Esquival (01150503) for a distance of 124.82 feet to the place of beginning containing 0.2875 acres;

General Notes: 1. All minimum buiding setbacks shall be in accordance with the City of Bryan Code of Ordinances

2. The Zoning for this property is Mixed-Use (MU-2) Distract

●= Railroad Spike Fnd.◇= Railroad Spike Set ♦= point for corner

≡= Con. Mrkr. Fnd. o= ½" Iron Rod Set

o= utility pole

x= "X" cut $\bullet = \frac{1}{2}$ " Iron Rod Fnd.

 $\blacktriangle = \frac{1}{2}$ " Iron Pipe Fnd. $\Theta = \frac{3}{8}$ " Iron Rod Fnd. $\Xi = 1$ " Iron Pipe Fnd.

= 5%" Iron Rod Fnd. •= 60D Nail Fnd. □= 60D Nail Set

REPLAT OF SOUTH $\frac{1}{2}$ OF 2 AND THE NORTH $\frac{1}{2}$ OF LOT 1 OAK GROVE PARK ADDITION NO. 2 0.2875 ACRES VOLUME 38, PAGE 640 DEED RECORDS BRAZOS COUNTY, TEXAS SURVEYED JUNE, 2019 SCALE 1 INCH = 40.00 FEET

