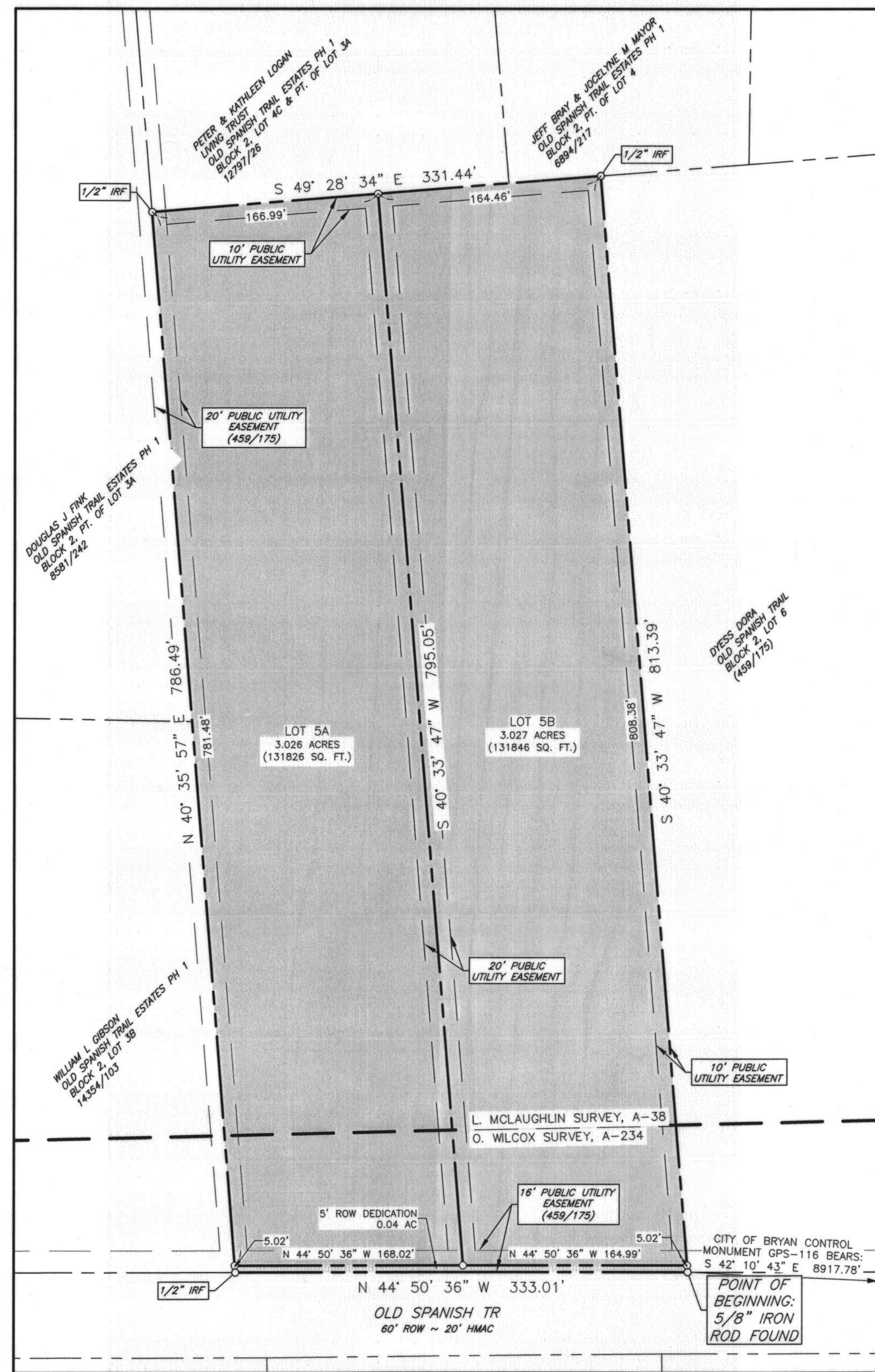
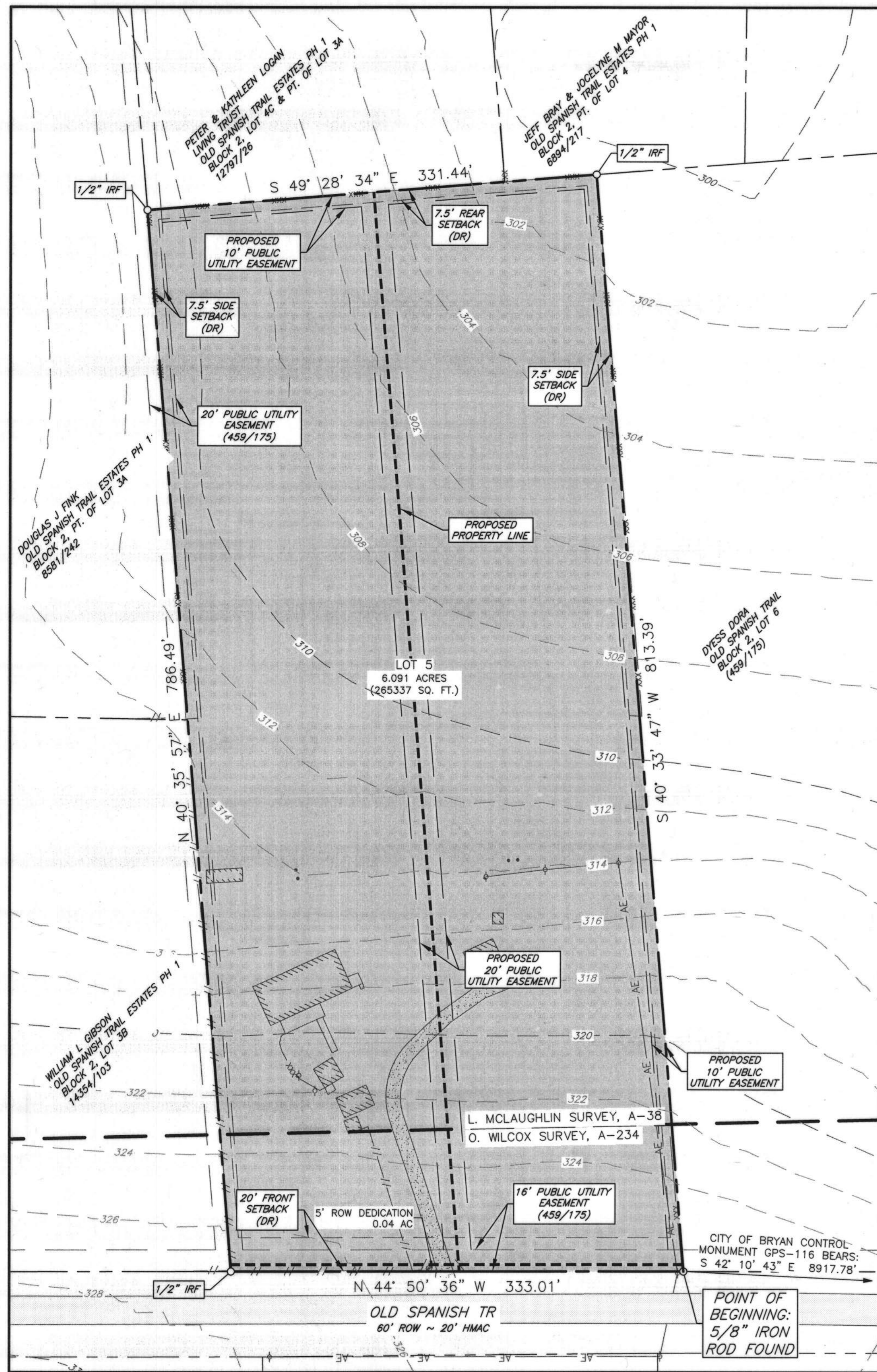


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION OF A 6.091 ACRES TRACT OUT OF THE OLD SPANISH TRAIL ESTATES...

BEING A TRACT OF LAND CONTAINING 6.091 ACRES, OUT OF THE O. WILCOX SURVEY, A-234, AND THE L. MCLAUGHLIN SURVEY, A-38...

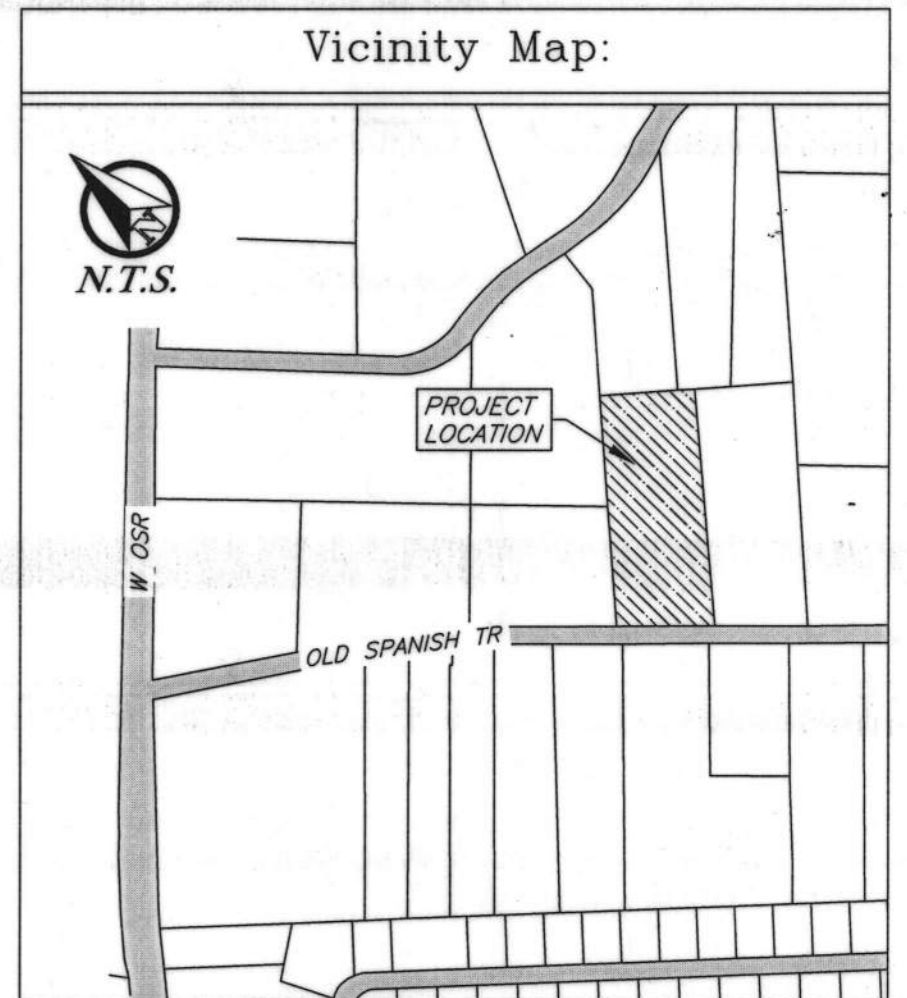
BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID LOT 5...

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5 AND THE RIGHT-OF-WAY LINE OF THE SAID OLD SPANISH TRAIL, NORTH 44°50'36" WEST...

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5 AND THE SAID LOT 3B, PASSING THE SAID LOT 3B, THEN CONTINUING ALONG THE COMMON LINE...

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5 AND THE SAID LOGAN TRACT, PASSING THE SAID LOGAN TRACT, THEN CONTINUING ALONG THE COMMON LINE...

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5 AND THE SAID LOT 6, SOUTH 40°33'47" WEST, A DISTANCE OF 813.39 FEET...



General Notes:

- 1. 5/8" Iron rods with orange plastic cap stamped "Carlomagno 1562" will be set at all exterior corners unless otherwise noted.
2. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804IC0200E, effective May 16, 2012.
3. The subject property is located in the City of Bryan's extrajurisdictional jurisdiction (ETJ).
4. All utilities shown hereon are approximate locations.
5. The topography shown is from GIS Data.
6. 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.
7. 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.
8. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
9. Water service is provided by OSR Water Supply Co.
10. Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County.
11. It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
12. The following blanket easements for OSR Water Supply Company (formerly Fairview-Smetana WSC) water line easement & R.O.W. easement apply to these lots: 841/235 841/278
13. All setbacks shall be in compliance with the following restrictive covenants found in:

APPROVAL OF THE CITY ENGINEER

I, [Signature], 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 [Date] day of [Month], 2020.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, [Signature], 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 [Date] day of [Month], 2020, and same was duly approved on the [Date] day of [Month], 2020, by said Commission.

[Signature]
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, [Signature], County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the [Date] day of [Month], 2020.

[Signature]
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, [Signature], County Clerk of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the [Date] day of [Month], 2020, and same was duly approved on the [Date] day of [Month], 2020, by said Commission.

[Signature]
County Clerk, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/7/2020 11:49:09 AM
In the PLAT Records
Doc Number: 2020-1408141
Volume - Page: 16421-160
Number of Pages: 1
Amount: 73.00
Order#: 102100700049
By: TC



plat together
day of

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert Villapando, owner of the 6.092 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 459, Page 175, and designated herein as Old Spanish Trail Estates, Block 2, Lots 5A & 5B 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.

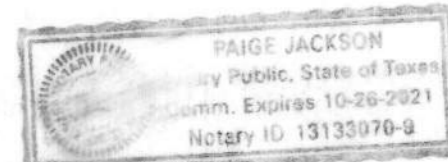
[Signature]
Robert Villapando, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Robert Villapando, known to me to be the persons whose names are 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 14th day of September, 2020.

[Signature]
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

[Signature]
Dante Carlomagno, R.P.L.S. No. 1562

APPROVAL OF THE CITY PLANNER

I, [Signature], 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 [Date] day of [Month], 2020.

[Signature]
City Planner, Bryan, Texas



Final Plat

Old Spanish Trail Estates
Block 2, Lots 5A & 5B

Being a Replat of
Old Spanish Trail Estates, Block 2, Lot 5,
O. Wilcox Survey, A-234,
L. McLaughlin Survey, A-38
~ 6.091 Acres
Bryan, Brazos County, Texas

Aug 2020

Owner:
Robert Villapando
6086 Old Spanish Trail

Engineer:
J4 Engineering

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9551

SURVEYOR:
Carlomagno Surveying, Inc.
2714 Finleather Rd. Bryan, TX 77801
(979)-775-2873
RPLS 1562
Firm No. 100348-00

FILED FOR RECORD

Vertical text on the left margin: J4 Engineering, 5/27/20, Amended - Replat.dwg, J4 Project # 20-036