

VICINITY MAP (NOT TO SCALE)

LEGEND table with symbols for utility lines (power, water, sewer, gas, etc.) and property boundaries.

NOTES section containing 14 numbered points regarding survey methods, utility markings, and legal references.

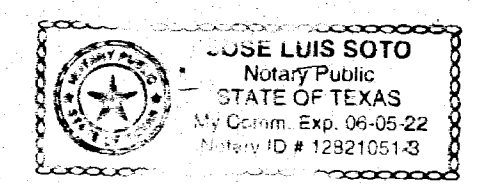
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS WE, SANTA TERESA CATHOLIC CHURCH, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 103, PAGE 391, VOLUME 104, PG. 97, VOLUME 104, PAGE 251, VOLUME 2009, PAGE 130, VOLUME 2095, PAGE 297, VOLUME 2510, PAGE 37, VOLUME 10769, PAGE 255, DEED AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER Victor Mayorga S

NOTARY PUBLIC CERTIFICATION STATE OF TEXAS COUNTY OF BRAZOS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Victor Mayorga KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 28th DAY OF August, 2020



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 18th DAY OF September, 2020.

CITY PLANNER BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, DANIEL B. DAVIS, REGISTERED PUBLIC SURVEYOR NO. 6195 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.

REGISTERED PUBLIC LAND SURVEYOR

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 17th DAY OF July, 2020 AND SAME WAS DULY APPROVED ON THE 22nd DAY OF August, 2020 BY SAID COMMISSION.

CHAIR, PLANNING AND ZONING COMMISSION BRYAN, TEXAS

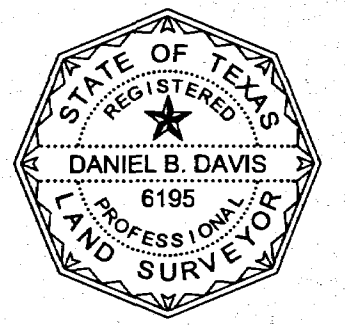
CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS I, [Signature], COL TOGETHER WITH ITS CERTIFICATES OF AUT 20, IN THE OFFICIAL RECOF COUNTY CLERK BRAZOS COUNTY, TEXAS.

APPROVAL OF 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 18th DAY OF September, 2020.

CITY ENGINEER CITY OF BRYAN, TEXAS



Filed for Record Official Public Records Of: Brazos County Clerk On: 9/23/2020 10:34:05 AM In the PLAT Records Doc Number: 2020 - 1406516 Volume - Page: 16381 - 200 Number of Pages: 1 Amount: 73.00 Order#: 2020092300042 By: TD

AT THIS PLAT DAY OF

BEING A 1.501-ACRE (65,385 SQUARE FEET) TRACT OF LAND SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 1-4 AND 10-15, AS DEPICTED ON THE OPERSTENY ADDITION SUBDIVISION PLAT (HEREIN AFTER REFERRED TO AS "OPERSTENY ADDITION") RECORDED IN VOLUME 104, PAGE 37, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), SAID 1.501-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST CORNER OF SAID LOT 1, AND BEING LOCATED IN THE INTERSECTION OF THE EXISTING SOUTHEAST RIGHT-OF-WAY (ROW) LINE OF HALL STREET WITH THE EXISTING NORTHEAST ROW LINE OF LUCKY STREET, BOTH STREETS CALLED 50 FEET WIDE AS DEPICTED ON THE PLAT OF SAID OPERSTENY ADDITION;

THENCE NORTH 42° 25' 57" EAST DEPARTING FROM SAID LUCKY STREET AND WITH THE NORTHWEST LINE OF SAID LOT 1, SAME BEING SAID EXISTING SOUTHEAST ROW LINE OF HALL STREET, A DISTANCE OF 293.84 (CALLED 298) FEET TO AN "X" CUT IN CONCRETE FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 10, AND BEING LOCATED IN SAID EXISTING SOUTHEAST ROW LINE OF HALL STREET WITH THE EXISTING SOUTHWEST ROW LINE OF SAUNDERS STREET (CALLED 45 FEET WIDE) AS DESCRIBED IN VOLUME 240, PAGE 15, D.R.B.C.T.;

THENCE SOUTH 45° 48' 13" EAST DEPARTING FROM SAID HALL STREET AND WITH THE NORTHEAST LINE OF SAID LOT 10, SAME BEING SAID EXISTING ROW LINE OF SAUNDERS STREET, A DISTANCE OF 200.60 (CALLED 200) FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GESSNER" (HEREINAFTER REFERRED TO AS "WITH CAP") SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON EAST CORNER OF SAID LOT 13 AND LOT 14, SAID OPERSTENY ADDITION;

THENCE SOUTH 42° 35' 03" WEST DEPARTING FROM SAID SAUNDERS STREET AND THE COMMON LINE OF SAID LOT 13 AND 14, A DISTANCE OF 146.28 (CALLED 150.7) FEET TO A 1/2-INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON EAST CORNER OF SAID LOTS 4 AND 5 AND BEING LOCATED IN THE SOUTHWEST LINE OF A 20-FOOT WIDE ALLEY AS DEPICTED ON THE PLAT OF SAID OPERSTENY ADDITION;

THENCE SOUTH 47° 48' 05" EAST DEPARTING FROM SAID LOT 4 AND WITH THE NORTHEAST LINE OF SAID LOT 5, SAME BEING THE SOUTHWEST LINE OF SAID ALLEY, A DISTANCE OF 50.12 (CALLED 50) FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "6132" FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON EAST CORNER OF SAID LOT 5 AND LOT 6, SAID OPERSTENY ADDITION;

THENCE SOUTH 42° 06' 59" WEST DEPARTING FROM SAID ALLEY FOR A DISTANCE OF 141.87 (CALLED 142) FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON WEST CORNER OF SAID LOTS 5 AND 6 AND BEING LOCATED IN THE IN SAID EXISTING NORTHEAST ROW LINE OF LUCKY STREET;

THENCE NORTH 47° 29' 04" WEST DEPARTING FROM SAID LOT 6 AND WITH THE SOUTHWEST LINE OF SAID LOT 5, SAME BEING SAID EXISTING NORTHEAST ROW LINE OF LUCKY STREET, A DISTANCE OF 250.86 (CALLED 250) FEET TO THE POINT OF BEGINNING AND CONTAINING 1.501 ACRES (65,385 SQUARE FEET) OF LAND.

FIELD NOTES

ADDRESS: 1212 LUCKY ST BRYAN, BRAZOS COUNTY, TEXAS 77803 S.F. AUSTIN #9, A-62

SURVEYOR: DANIEL B. DAVIS 11913 STARCREST DR SAN ANTONIO, TEXAS 78247

PREPARED FOR: CATHOLIC DIOCESE OF AUSTIN SANTA TERESA CATHOLIC CHURCH ATTN: REVEREND VICTOR MAYORGA 1212 LUCKY ST BRYAN, TEXAS 77803

FINAL PLAT LOTS 1R, BLOCK 3 1.501 ACRES BEING A REPLAT OF LOTS 1-5 & 10-13 & A 20' ALLEY ABANDONMENT OPERSTENY ADDITION SUBDIVISION RECORDED IN VOLUME 104, PAGE 37 DEED RECORDS OF BRAZOS COUNTY, TEXAS SURVEY DATE: APRIL 2, 2020



CIVIL / CMTI / GEOTECHNICAL STRUCTURAL / SURVEY

CORPORATE OFFICE 2501 ASHFORD DRIVE COLLEGE STATION, TEXAS 77840 www.gessnerengineering.com

BRENHAM 979.836.6855 COLLEGE STATION 979.680.8840 FORT WORTH 817.405.0774 GEORGETOWN 512.930.5832 SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS: F-7451 & F-101914599

REPLAT ISSUE DATE: 07-27-2020 DRAWN BY: CK CHECKED BY: DD PROJECT #: 20-0298