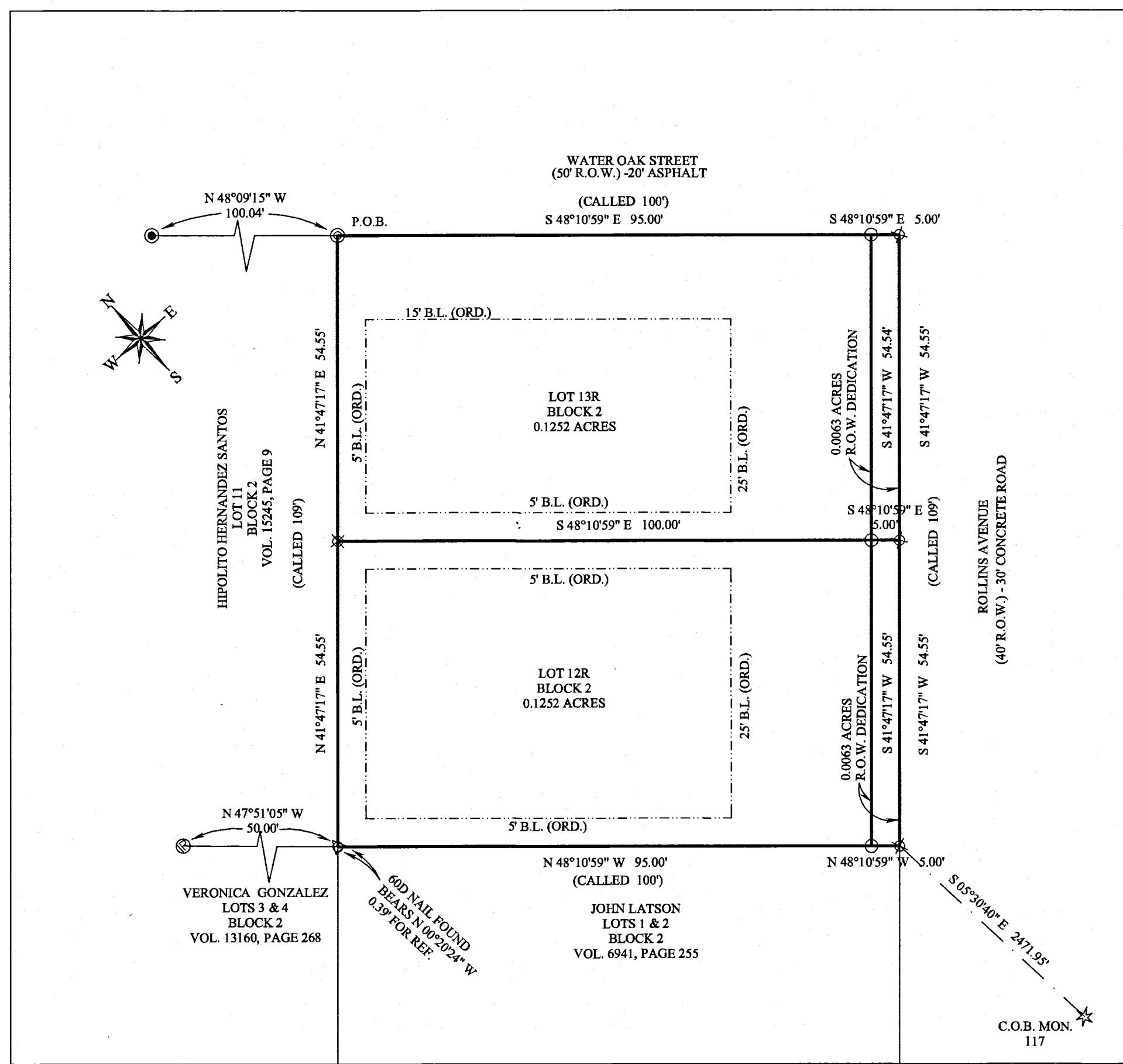


ORIGINAL PLAT



REPLAT

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2504 acres, being Lot 12 and 13, Block 2, Paholek Addition, Brazos County, Texas, as plat recorded in Vol. 119, Page 635, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found as noted in the previously recorded plat, and as surveyed on the ground on June 19th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-95406, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the north corner of this tract, also being the east corner of Lot 11, Block 2, also being a point in the southwest right-of-way line of Water Oak Street (50' R.O.W.), from which a 1/2" iron rod with faded yellow plastic cap found bears N 48°09'15" W, a distance of 100.04 feet for reference;

THENCE along the common line between this tract and said Water Oak Street, for the following calls:

South 48°10'59" East, a distance of 95.00 feet to a point for corner in the northeast line of this tract;

South 48°10'59" East, a distance of 5.00 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the northwest right-of-way line of Rollins Avenue (40' R.O.W.);

THENCE along the common line between this tract and said Rollins Avenue, for the following calls:

South 41°47'17" West, a distance of 54.55 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 41°47'17" West, a distance of 54.55 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the east corner of the John Latson called Lots 1 and 2, Block 2, as recorded in Vol. 6941, Page 255 of the B.C.O.R.;

THENCE along the common line between this tract and said Latson tract, for the following calls:

North 48°10'59" West, a distance of 5.00 feet to a calculated point in the southwest line of this tract;

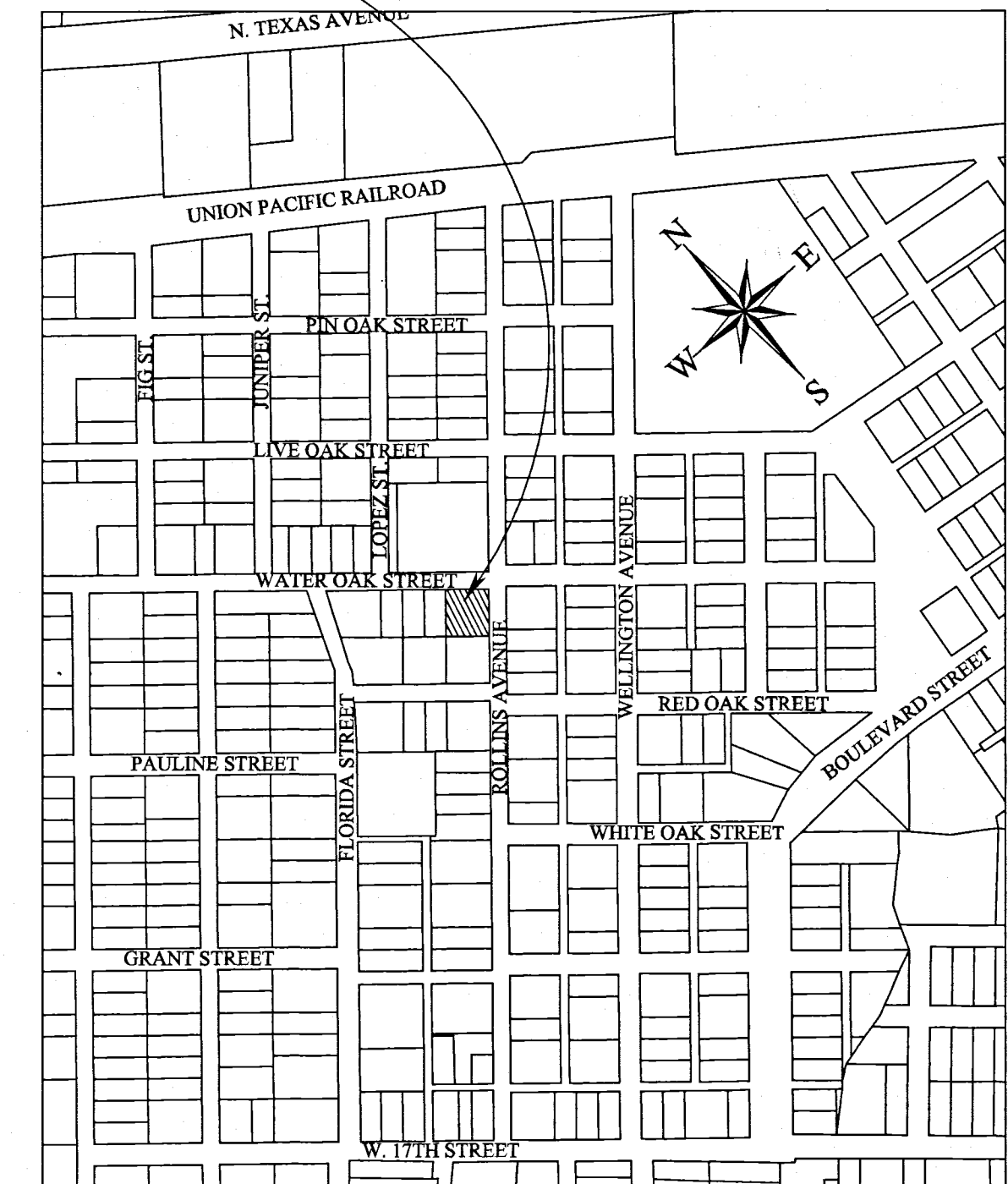
North 48°10'59" West, a distance of 95.00 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the east corner of the Veronica Gonzalez called Lots 3 and 4, Block 2, as recorded in Vol. 13160, Page 268 of the B.C.O.R., also being the south corner of said Lot 11, from which a 1/2" iron rod found bears N 47°51'05" W, a distance of 50.00 feet for reference, also from which a 60 D nail found bears N 09°20'24" W, a distance of 0.39 feet for reference;

THENCE along the common line between this tract and said Lot 11, for the following calls:

North 41°47'17" East, a distance of 54.55 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 41°47'17" East, a distance of 54.55 feet to the **PLACE OF BEGINNING** containing 0.2504 acres.

PROJECT LOCATION



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

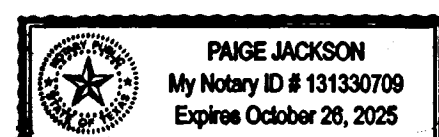
We, L & A TEXAS PROPERTIES, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 18712, Page 126 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Juridiana G. Acechar

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Juridiana G. Acechar known to me to be the persons whose names 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 of office this 4th day of February, 2024. Notary Public, Brazos County, Texas:

Paige Jackson
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, Matia Zimmerman, 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 19th day of February, 2024.

City Planner, Bryan, Texas: [Signature] 63

APPROVAL OF THE CITY ENGINEER

I, W Paul Koopce, 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 19th day of February, 2024.

City Engineer, Bryan, Texas: [Signature] JH

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/19/2024 2:43:00 PM
In the PLAT Records

Doc Number: 2024-1522109
Volume - Page: 19058 - 217
Number of Pages: 1
Amount: 72.00
Order#: 20240219000048
By: TC



hereby certify that this plat together with its
ice the _____ day of _____
Volume _____, Page _____

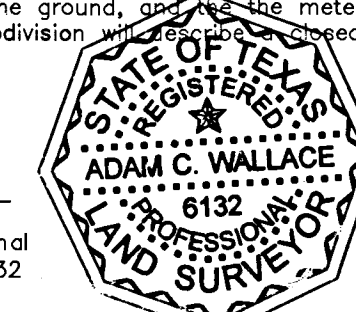
Karen McQueen
By: J. Shaw

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision are true and correct geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE (B.L.)
- PLATTED BUILDING LINE (B.L.)
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WATER METER
- PIPELINE VALVE
- ELECTRIC METER
- POWER POLE
- SEWER CLEANOUT

Survey Notes:

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2", 3/8", & 5/8" iron rods found and referred to the previous recorded deed.
- 2) Drawing Scale is 1"=20'
- 3) Drawn by: Adam Wallace
- 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05/16/2012
- 5) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 6) This property is currently zoned Residential District - S000 (RD-S)
- 7) Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

ATM Surveying

P.O. Box 10113, College Station, TX 77840
PHONE: (979) 949-4291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

REPLAT
LOT 12R AND LOT 13R
BLOCK 2
PAHOLEK ADDITION
Vol. 119, Page 635
Being a REPLAT OF
LOT 12 AND LOT 13
BLOCK 2
PAHOLEK ADDITION
Stephen F. Austin League, No. 9, A-62
Bryan, Brazos County, Texas

SCALE: 1" = 20'

OWNER/DEVELOPER:
L & A TEXAS PROPERTIES, LLC
2125 STUBBS DR
BRYAN, TX 77807

AUGUST, 2023

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291