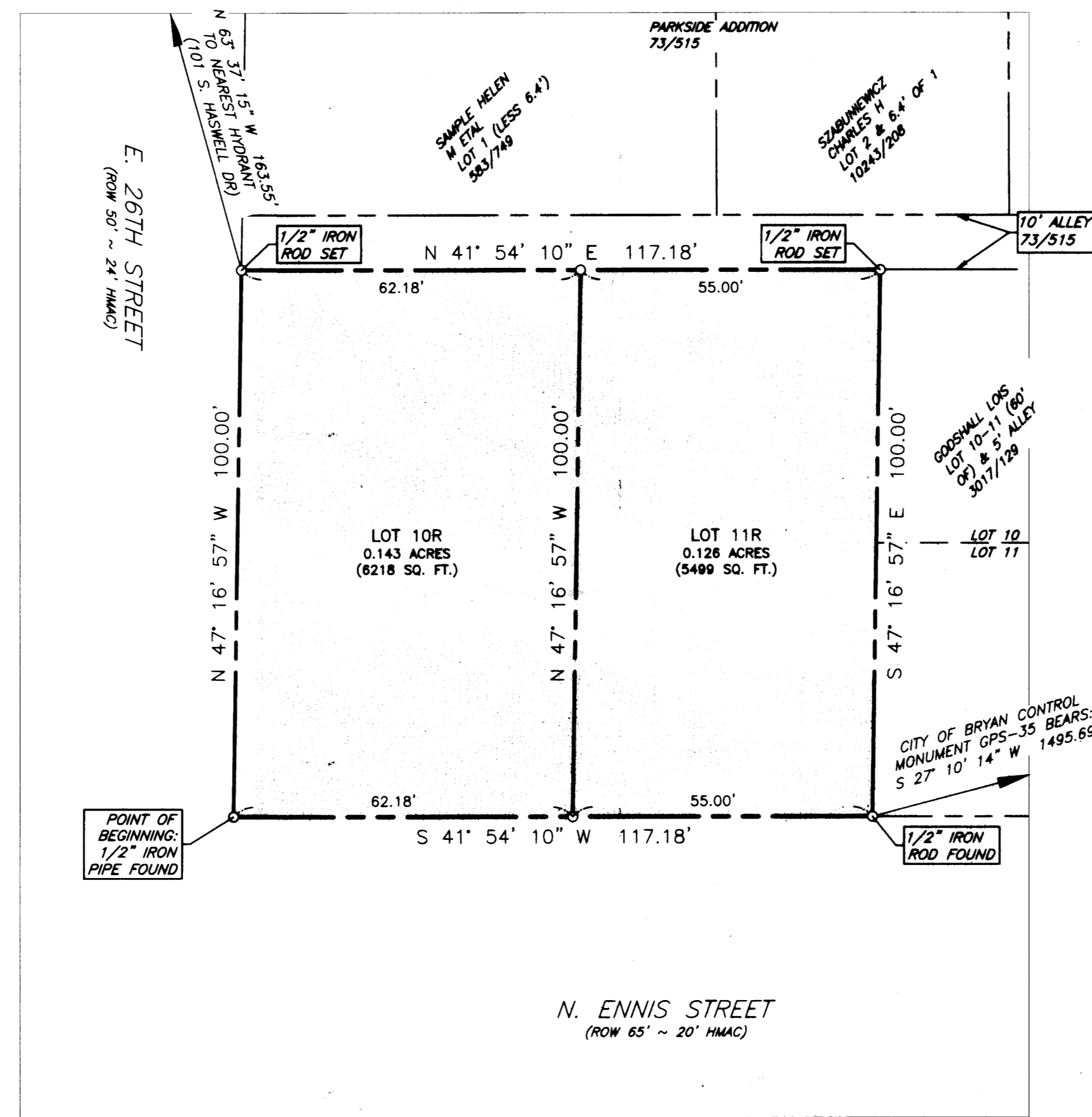
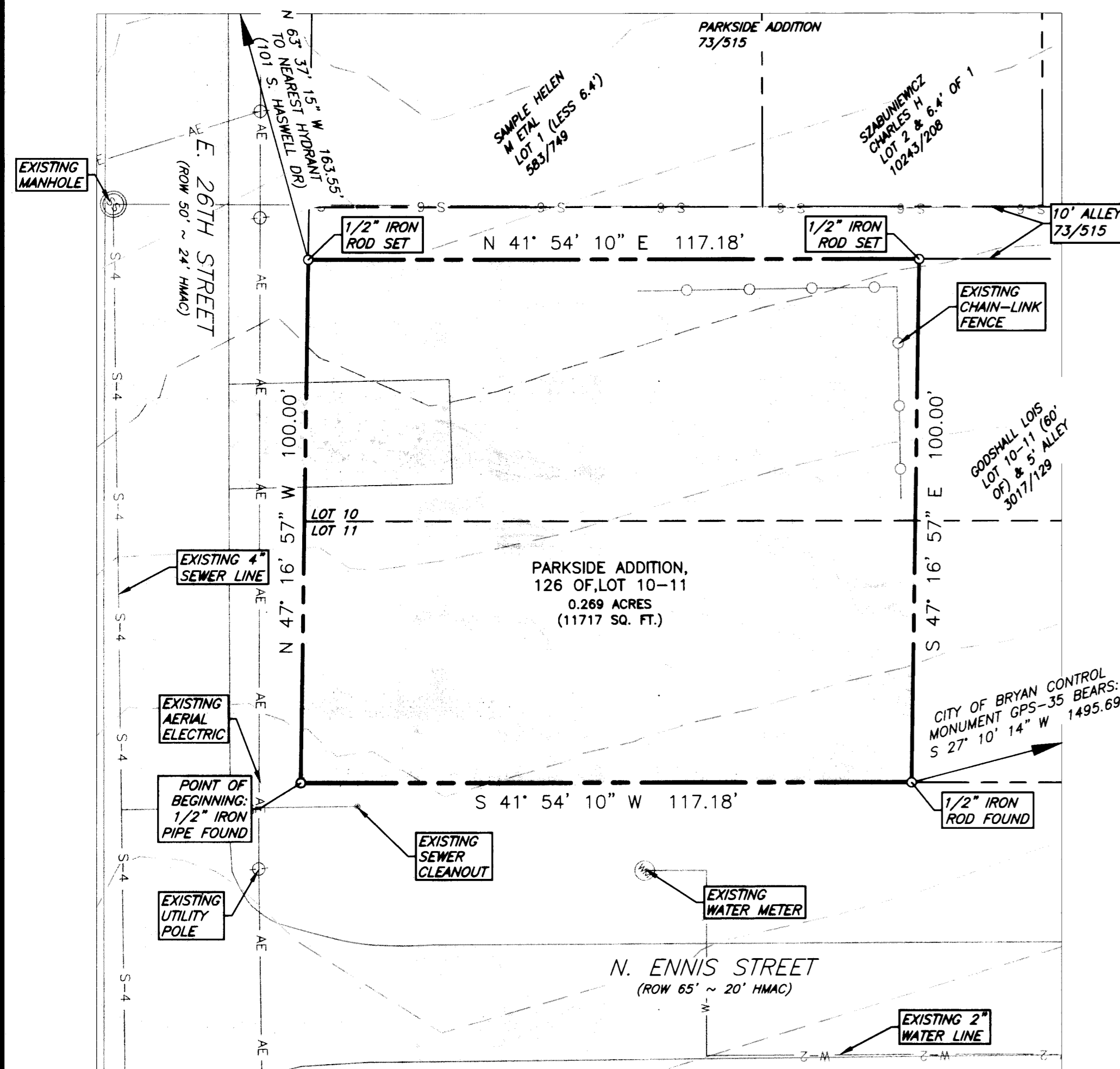


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION  
0.2690 ACRES

BEING A TRACT OF LAND CONTAINING 0.2690 ACRES, BEING A PART OF LOT TEN(10) AND ELEVEN(11) OF THE PARKSIDE ADDITION TO CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AS RECORDED IN VOL. 73, PAGE 515, OF THE BRAZOS COUNTY DEED RECORDS(B.C.D.R.), AND BEING THE SAME TRACT RECORDED IN VOL. 11989, PAGE 225, 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" IRON RODS FOUND AND REFERRED TO SAID PREVIOUSLY RECORDED PLAT, AND AS SURVEYED ON THE GROUND ON JULY 14TH OF 2018. THIS DESCRIPTION IS ALSO REFERRED TO THE PLAT PREPARED BY ATM SURVEYING, PROJECT NO. 2018-0204, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ON THE NORTHEAST LINE OF E. 26TH STREET(50' R.O.W.), ALSO BEING A POINT ON THE NORTHWEST LINE OF N. ENNIS STREET(65' R.O.W.);

THENCE NORTH 47°16'57" WEST, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID E 26TH STREET TO A 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING A POINT ON THE NORTHWEST LINE OF THE SAID E. 26TH STREET, ALSO BEING A POINT ON THE SOUTHWEST LINE OF A 10' ALLEY(PLAT);

THENCE NORTH 41°54'10" EAST, A DISTANCE OF 117.18 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID TO A 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ON THE NORTHEAST LINE OF THE SAID ALLEY, ALSO BEING THE WEST CORNER OF THE LOIS O. GODSHALL CALLED 0.14 ACRES TRACT(PART OF LOTS 10 AND 11 AND 5' OF ALLEY), AS RECORDED IN VOL. 3017, PAGE 129 OF THE B.C.O.R.;

THENCE SOUTH 47°16'57" EAST, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID GODSHALL TRACT TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID GODSHALL TRACT, ALSO BEING A POINT ON THE NORTHWEST LINE OF THE SAID N. ENNIS STREET;

THENCE SOUTH 41°54'10" WEST, A DISTANCE OF 117.18 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID N ENNIS STREET TO THE PLACE OF BEGINNING CONTAINING 0.2690 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, George Lopez, owner of the 0.269 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 73, Page 515, and designated herein as Lot 10R & 11R, 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.

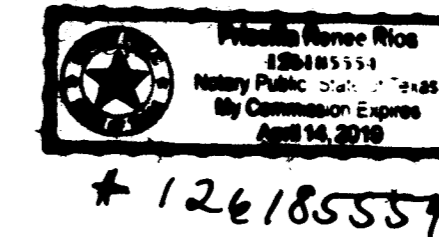
*George Lopez*  
George Lopez, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, George Lopez, 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 17th day of December, 2018.

*Alma P...*  
Notary Public, Brazos County, Texas



CERTIFICATION OF THE 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 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.

*Adam Wallace*  
Adam Wallace, R.P.L.S. No. 6132



APPROVAL OF THE CITY PLANNER

I, *Mark 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 17th day of December, 2018.

*Mark Zimmerman*  
City Planner  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *Paul Kasper*, 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 17th day of December, 2018.

*Paul Kasper*  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby C. Harre*, 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 3rd day of September, 2018, and same was duly approved on the 16th day of December, 2018, by said Commission.

*Bobby C. Harre*  
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY

STATE OF TEXAS  
COUNTY OF BRAZOS

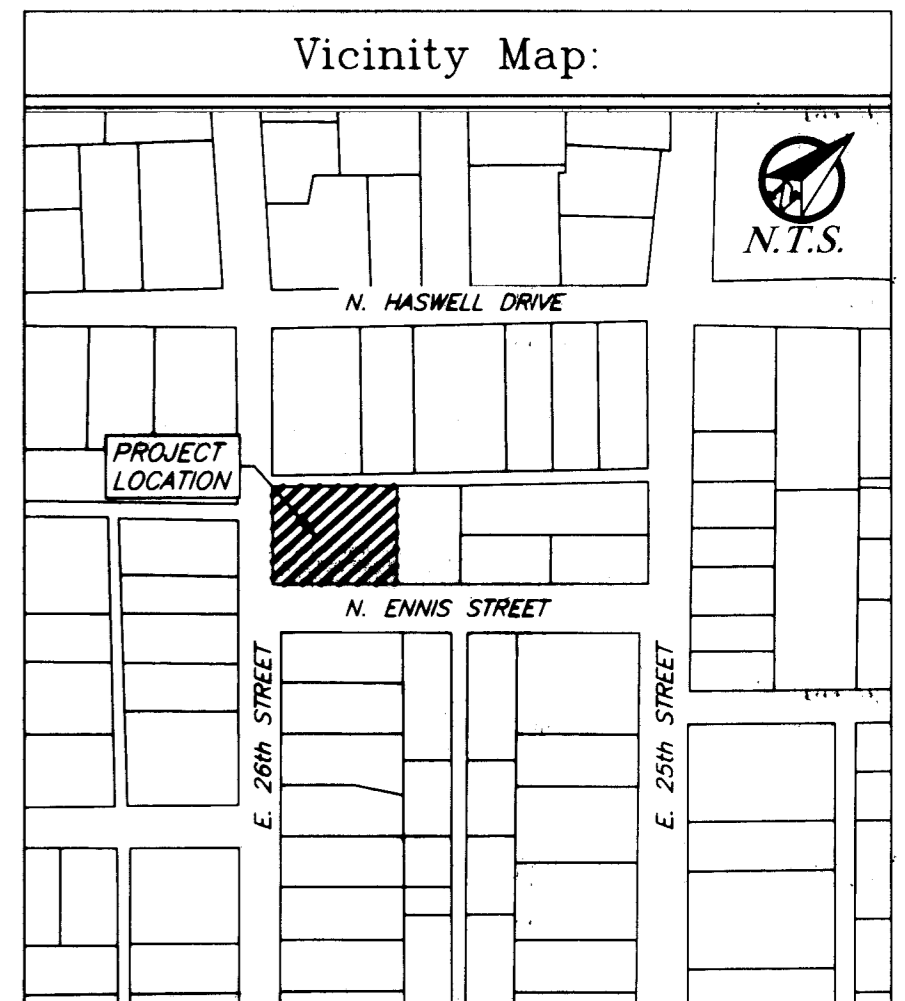
I, *Karen McQueen*, County Clerk, Brazos County, Texas, do hereby certify that this plat together with its certificate is the true and correct copy of the same as recorded in the Public Records of this County.

*Karen McQueen*  
County Clerk, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/8/2019 3:34:02 PM  
In the PLAT Records  
Doc Number: 2019-1349622  
Volume - Page: 15092-213  
Number of Pages: 1  
Amount: 73.00  
Order#: 20190108000109  
By: KG

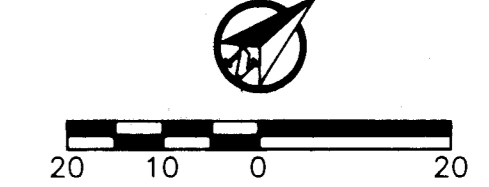


Attest that this is the true and correct copy of the same as recorded in the Public Records of this County.



General Notes:

- This property is Zoned (RD-5), Residential District-5000.
- The topography shown is from City of Bryan GIS Data
- 1/2" Iron rod w/ Maroon Plastic cap Marked "RPLS 6132-ATM Surv" SET at each corner, unless otherwise specified.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 02, 2014.
- Building setback lines Per City of Bryan Ordinance.
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.



FINAL PLAT

Parkside Addition  
Lot 10R & 11R

Being a Replat of  
Parkside Addition  
Lots 10 & 11 (126' of) ~ 0.269 Acres  
Bryan, Brazos County, Texas

Nov 2018

Owner:  
George Lopez  
1108 E. 26th Street  
Bryan, TX 77803

Engineer:  
JA Engineering

Surveyor:  
ATM Surveying  
Po Box 10313  
College Station, TX 77842  
979-209-9291

PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9051