

METES AND BOUNDS DESCRIPTION
OF A
5.10 ACRE TRACT
MARIA KEGANS LEAGUE A-28
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 5.10 ACRE TRACT AS DESCRIBED BY A DEED TO CHRISTOPHER D. PORTILLO RECORDED IN VOLUME 11050, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 5.10 ACRE TRACT AND THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO SUE ELLEN BOHLER RECORDED IN VOLUME 11885, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 00' 49" E ALONG THE SOUTHWEST CORNER OF SAID 5.10 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 138.53 ACRE TRACT AS DESCRIBED BY A DEED TO RALPH W. AYERS RECORDED IN VOLUME 270, PAGE 297 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 58' 28" E ALONG THE COMMON LINE OF SAID 5.10 ACRE TRACT AND SAID REMAINDER OF 138.53 ACRE TRACT FOR A DISTANCE OF 541.77 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 5.10 ACRE TRACT;

THENCE: S 42° 01' 46" W CONTINUING ALONG THE COMMON LINE OF SAID 5.10 ACRE TRACT AND SAID REMAINDER OF 138.53 ACRE TRACT FOR A DISTANCE OF 383.84 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT MARKING THE SOUTH CORNER OF SAID 5.10 ACRE TRACT;

THENCE: N 53° 30' 22" W ALONG THE COMMON LINE OF SAID 5.10 ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 544.19 FEET TO THE POINT OF BEGINNING CONTAINING 5.10 ACRES OF LAND, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CITY OF BRYAN GPS MONUMENT #122 BEARS: S 00°08'01" W 6114.23'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Christopher Portillo, owner of the 5.10 acre tract shown on this plat, being part of Maria Kegans League, A-28 as conveyed in the Deeds Records of Brazos County in Volume 11050, Page 41, 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.

Christopher Portillo
Christopher Portillo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Christopher Portillo, 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 8 day of June, 2017.

Deanne Baker
Deanne Baker
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Robb G. Hester*, 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 13 day of June, 2017, and same was duly approved on the 13 day of June, 2017, by said Commission.

Robb G. Hester
Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, *Karen McQueen*, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication were filed in my office on the 13 day of June, 2017, in the Official Records of Brazos County in Volume 14317 Page 84.

Karen McQueen
County Clerk
Brazos County, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, *Diane Peters*, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 13 day of June, 2017.

Diane Peters
County Judge
Brazos County

APPROVAL OF THE CITY PLANNER

I, *Madie 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 13 day of June, 2017.

Madie Zimmerman
City Planner
Bryan, Texas

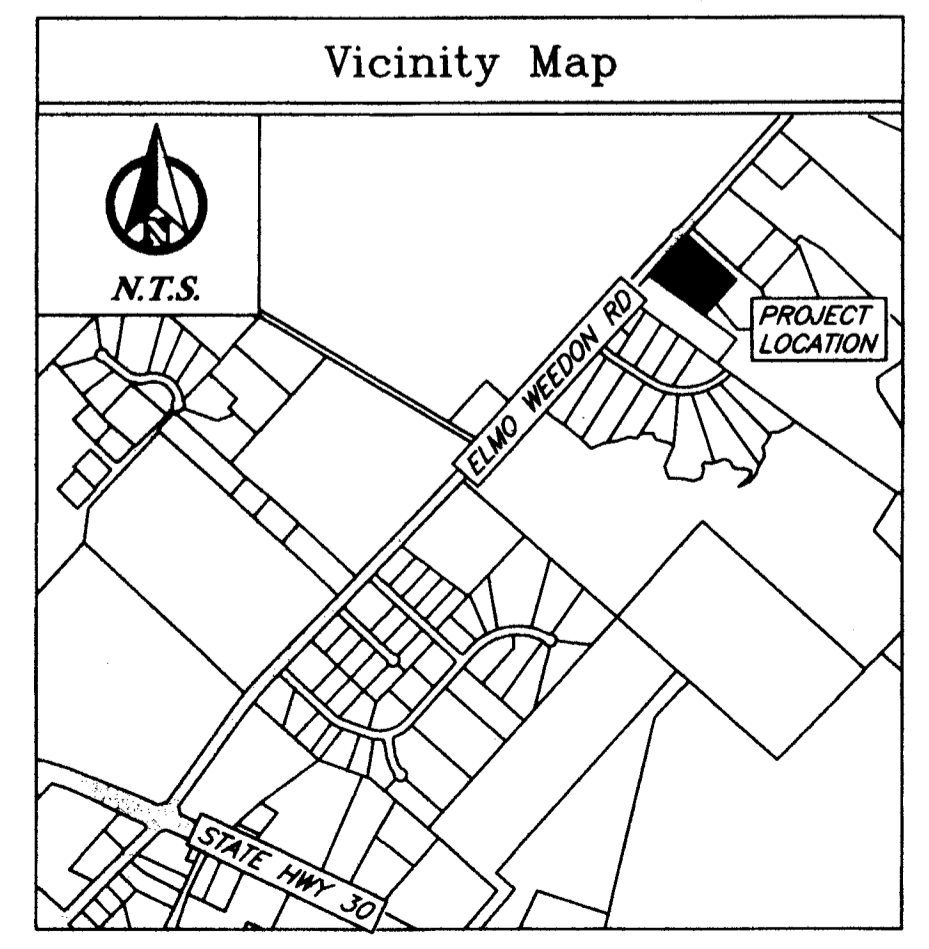
APPROVAL OF CITY ENGINEER

I, *W. Paul Karpas*, 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 13 day of June, 2017.

W. Paul Karpas
City Engineer
Bryan, Texas

Doc	Ex	Vol	Page
01211759	08	14317	84
Filed for Record in:			
BRAZOS COUNTY			
Date Recd. 06-13-2017 at 02:11			
Class			
Document Number:	01211759		
Amount:	75.00		
Receipt Number - 615045	By		
Historic Department			

- General Notes:**
- Coordinates and bearing system shown hereon are NAD83 (Texas state plane central zone grid North) based on the published coordinates of the City of Bryan control monument and as established by GPS observation.
 - Distances shown hereon are grid distances unless otherwise noted to obtain surface distances multiply by a combined scale factor of 1.00011422413571 (based on the published combined scale factor of CS94-242).
 - Subject property does not lie within a designated flood plain area according to the F.I.R.M. maps, community panel no. 48041C220F dated April 2, 2014.
 - Building setback lines shall be in accordance with Brazos county subdivision regulations.
 - 1/2 inch iron rod set at all corners unless otherwise noted.
 - 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.
 - 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.
 - 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.
 - Wickson SUD will provide water service for the subdivision.
 - No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos county floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
 - 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.
 - 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.
 - The following blanket easements do apply to this tract:
Brazos River Transmission Electric Cooperative, Inc - 134/6
Wixon Water Supply Corporation - 309/600 & 511/816
City of Bryan - 334/381



FINAL PLAT

The Portillo Everett Addition
Block 1, Lots 1 & 2
~5.10 AC

Maria Kegans League, A-28
Brazos County, Texas

May 2017

Owner:
Christopher Portillo
5250 Elmo Weedon Rd
College Station, TX 77845
979-324-7389

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-6567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195