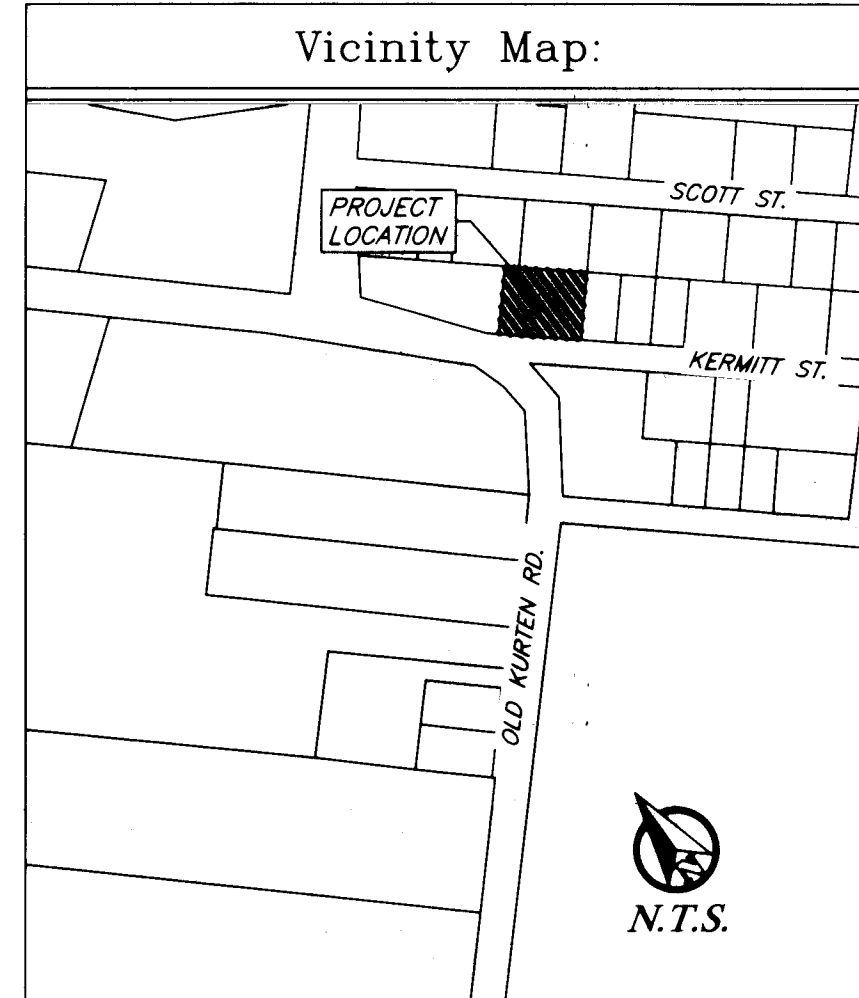
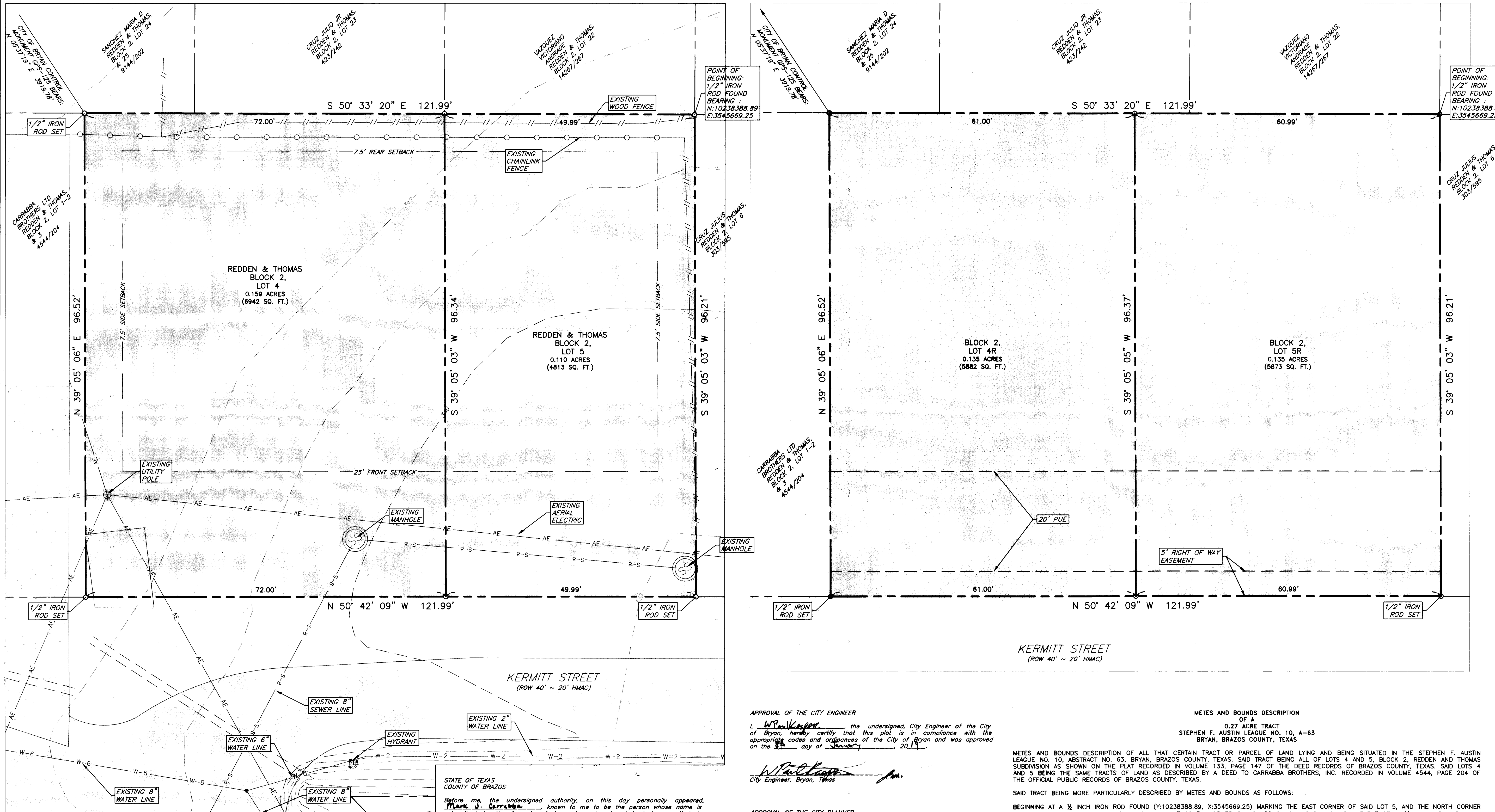


ORIGINAL PLAT

AMENDING PLAT



- General Notes: 1. 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 GPS-125 (N:10242387.294; E:3545959.049) and as established by GPS observation. 2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010004959053 (calculated using GEOID12B). 3. This property is Zoned (RD-5), Residential District-5000. 4. Iron rods will be set at all angle points and lot corners, unless stated otherwise. 5. This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and incorporated areas, Map No. 4804102057, effective April 2, 2014. 6. Building setback lines Per City of Bryan Ordinance. 7. All utilities shown hereon are approximate locations. 8. The topography shown is from City of Bryan GIS Data.

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 19th day of December, 2018.

METES AND BOUNDS DESCRIPTION OF A 0.27 ACRE TRACT OF LAND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 4 AND 5, BLOCK 2, REDDEN AND THOMAS SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 133, PAGE 147 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOTS 4 AND 5 BEING THE SAME TRACTS OF LAND AS DESCRIBED BY A DEED TO CARRABBA BROTHERS, INC. RECORDED IN VOLUME 4544, PAGE 204 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 (Y:10238388.89, X:3545669.25) MARKING THE EAST CORNER OF SAID LOT 5, AND THE NORTH CORNER OF LOT 6, THE SOUTH CORNER OF LOT 21 AND THE SOUTH CORNER OF LOT 22 OF SAID BLOCK 2, FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF SCOTT STREET (40' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 22 BEARS: N 39' 26' 40" E FOR A DISTANCE OF 97.62 FEET (PLAT CALL DISTANCE: 98.00 FEET, 133/147), FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE NORTH CORNER OF SAID LOT 22 BEARS: N 50' 33' 20" W FOR A DISTANCE OF 50.00 FEET (PLAT CALL AND MEASURED DISTANCE, 133/147), AND A POINT ON THE NORTHEAST LINE OF SCOTT STREET BEARS: N 39' 26' 40" E FOR A DISTANCE OF 40.00 FEET, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS: N 50' 33' 20" W FOR A DISTANCE OF 348.97 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 50' 33' 20" E FOR A DISTANCE OF 201.29 FEET, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-125 (Y:10242387.294, X:3545959.049) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010004959053 (CALCULATED USING GEOID12B);

THENCE: S 39' 05' 03" W ALONG THE COMMON LINE OF SAID LOTS 5 AND 6 FOR A DISTANCE OF 96.21 FEET (PLAT CALL DISTANCE: 98.00 FEET, 133/147) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE RE-ESTABLISHED NORTHEAST LINE OF KERMIT STREET (40' R.O.W. CENTERED ON THE OCCUPIED R.O.W. AS LOCATED ON THE GROUND); FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 39' 05' 03" W FOR A DISTANCE OF 1.69 FEET AND A POINT ON THE OCCUPIED R.O.W. OF KERMIT STREET BEARS: S 39' 05' 03" W FOR A DISTANCE OF 2.01 FEET, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS: S 50' 54' 09" E FOR A DISTANCE OF 361.15 FEET AND A POINT ON THE SOUTHWEST OCCUPIED R.O.W. LINE OF KERMIT STREET BEARS: S 39' 05' 03" W FOR A DISTANCE OF 35.98 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS: S 50' 30' 08" E FOR A DISTANCE OF 422.97 FEET AND A 5/8 INCH IRON ROD FOUND BEARS: N 50' 30' 08" W FOR A DISTANCE OF 71.25 FEET;

THENCE: N 50' 42' 09" W ALONG THE NORTHEAST LINE OF KERMIT STREET FOR A DISTANCE OF 121.99 FEET (PLAT CALL DISTANCE: 122.00 FEET, 133/147) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE WEST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF LOT 3 OF SAID BLOCK 2, FOR REFERENCE, A POINT ON THE OCCUPIED NORTHEAST LINE OF KERMIT STREET BEARS: S 39' 05' 06" W FOR A DISTANCE OF 2.44 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND IN CONCRETE BEARS: N 50' 54' 09" W FOR A DISTANCE OF 27.64 FEET;

THENCE: N 39' 05' 06" E ALONG THE COMMON LINE OF SAID LOTS 3 AND 4 FOR A DISTANCE OF 96.52 FEET (PLAT CALL DISTANCE: 98.00 FEET, 133/147) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF LOT 24 OF SAID BLOCK 2, SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF SAID LOT 3, FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-125 BEARS: N 05' 37' 19" E FOR A DISTANCE OF 3919.78 FEET;

THENCE: S 50' 33' 20" E ALONG THE NORTHEAST LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 121.99 FEET (PLAT CALL DISTANCE: 122.00 FEET, 133/147) TO THE POINT OF BEGINNING CONTAINING 0.27 OF AN ACRE OF LAND (11,755 SQUARE FEET) AS SURVEYED ON THE GROUND OCTOBER 2018. SEE PLAT PREPARED OCTOBER 2018, FOR MORE DESCRIPTIVE INFORMATION.

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Mark J. Carrabba, 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 purposes stated.
Given under my hand and seal on this 19th day of December, 2018.

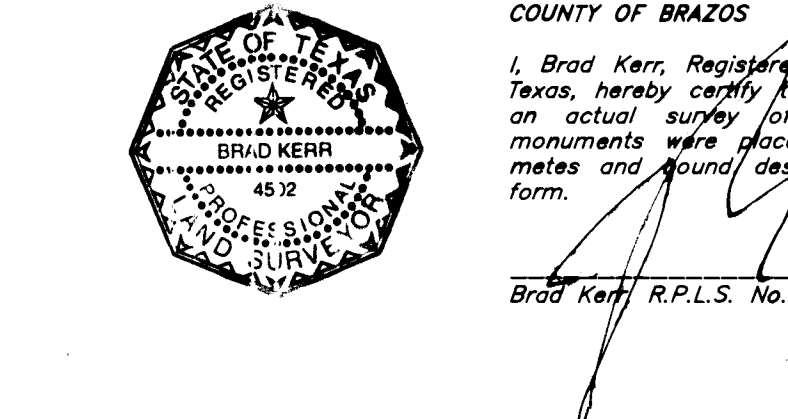
CERTIFICATION OF THE SURVEYOR
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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 19th day of December, 2018.

CERTIFICATE OF TI
STATE OF TEXAS COUNTY OF BRAZOS
I, [Signature], hereby certify that this was filed for in Volume in Volume
Doc Number: 2019-1349623
Volume-Page: 15092-214
Number of Pages: 1
Amount: 73.00
Order#: 20190108000115
By: KG

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I, Mark J. Carrabba, V.P. of Carrabba Brothers LTD, owner of the 0.27 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 133, Page 147, and designated herein as Lots 4R & 5R, 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.

Mark J. Carrabba V.P.
Mark J. Carrabba Owner
Carrabba Brothers LTD.



Vertical text on the left margin: J&E Project # 18-014, J&E Engineering, 12/13/2018, Redden & Thomas-Regplatt.dwg

FINAL PLAT
Redden & Thomas Subdivision
Block 2, Lots 4R & 5R
Being an Amending Plat of Redden & Thomas Subdivision Block 2, Lots 4 & 5 - 0.27 Acres Bryan, Brazos County, Texas
Dec 2018
Owner: Carrabba Brothers LTD. PO Box 663 Bryan, TX 77806
Engineer: J&E Engineering PO Box 5192 Bryan, TX 77805 979-734-0567 TBPE P-9951
Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3185