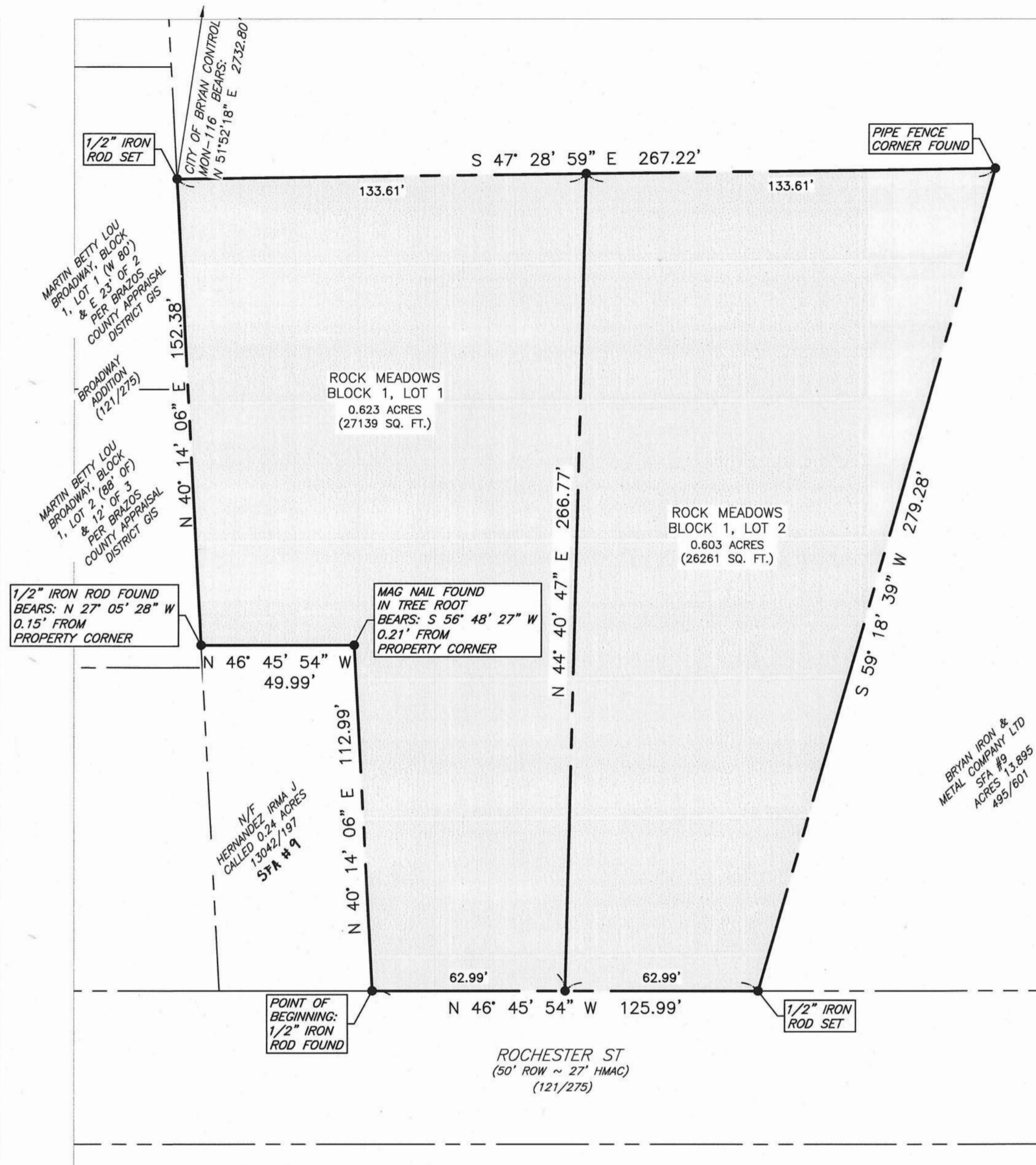
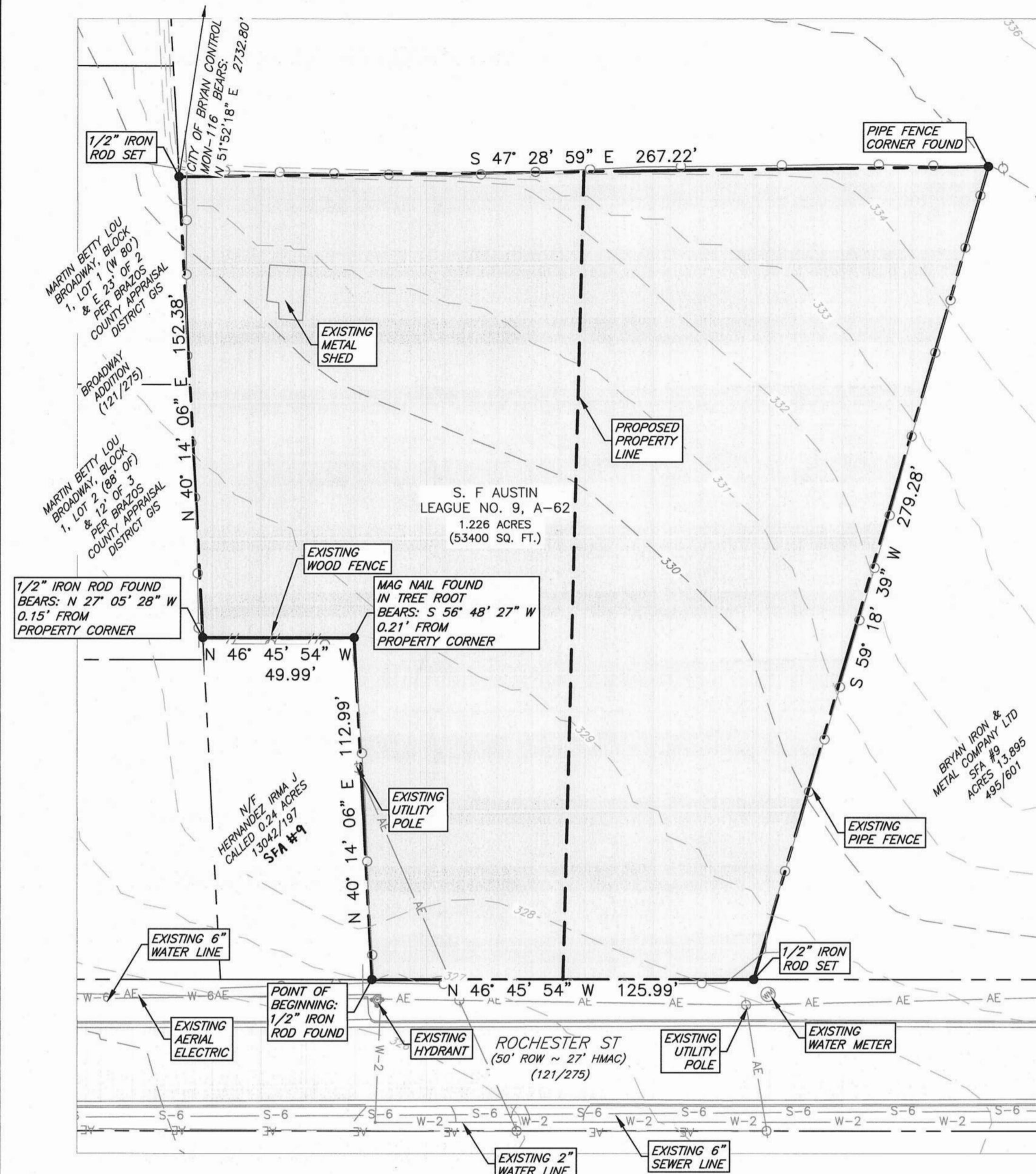


PRELIMINARY PLAN

FINAL PLAT



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 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.

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



APPROVAL OF THE CITY PLANNER

I, *Martin 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, 2021.

Martin Zimmerman
 City Planner,
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *Sam Verna*, 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, 2021.

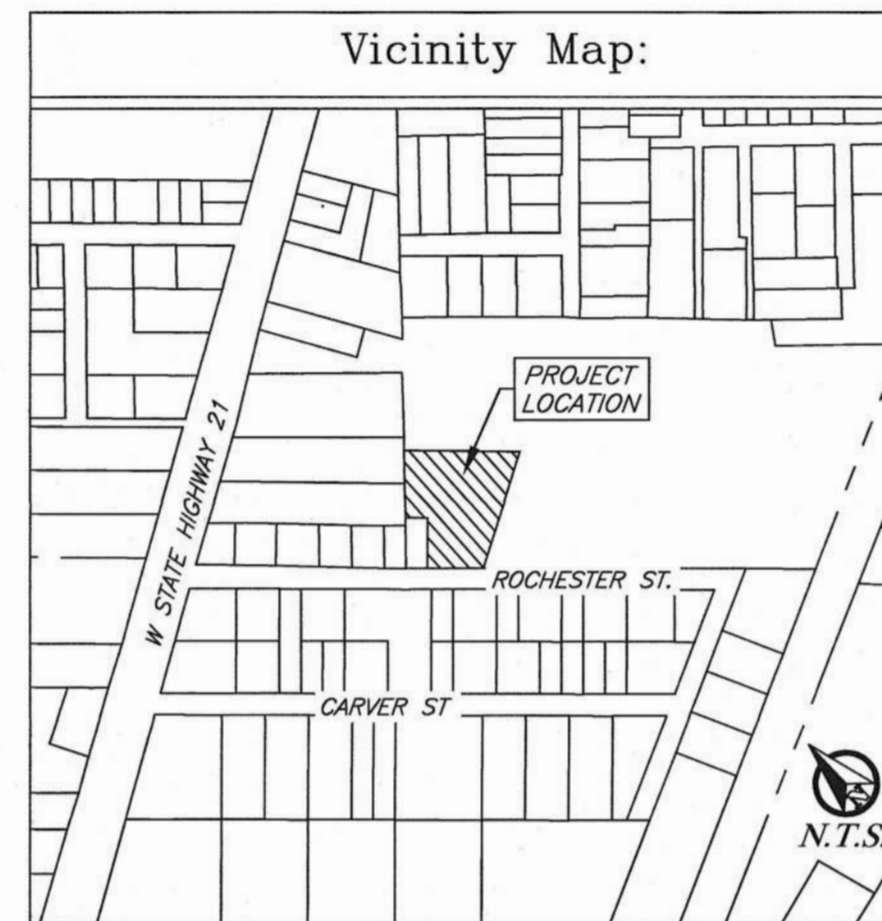
Sam Verna
 City Engineer,
 Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, County Clerk, do hereby certify that this plat together with its certificate, is a true and correct copy of the original as filed in my office on this day of _____, 2021.

Karen McLean
 County Clerk, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 12/20/2021 12:39:30 PM
 in the PLAT Records
 Doc Number: 2021-1456178
 Volume - Page: 17597-24
 Number of Pages: 1
 Amount: 73.00
 Order#: 202122000084
 By: KG



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 GPS-36 (N10281375.303; E-3541898.795) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011318652 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, revised July 7, 2014.
- All utilities shown hereon are approximate locations.
- This property is Zoned Industrial District (I) and Residential Districts 5000 (RD-5).
- The topography shown is from GIS Data.
- Building setbacks lines per City of Bryan Ordinances.
- Blanket Easement to City of Bryan, 98/163 does apply to this tract
- Blanket easement to Sinclair Refining Co. 132/74 as assigned in 2217/231 does apply to this tract although actual pipeline does not cross this tract
- 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 the property adjacent to the PUE to access electric facilities.



FINAL PLAT

**Rock Meadows
 Block 1, Lots 1 & 2**

Being
 Stephen F. Austin
 League No. 9, A-62 ~1.226 Acres
 Called 1.21 Acres
 (16299/97)
 Bryan, Brazos County, Texas
 September 2021

<p>Owner: Abraham Ramirez 150 Oak Leaf College Station, TX 77845</p>	<p>Engineer: PO Box 5192 Bryan, TX 77805 979-739-0567 TBPEL F-9951</p>
<p>Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS 10018500 Proj # 21-030</p>	<p>Notary Public, Brazos County, Texas </p>

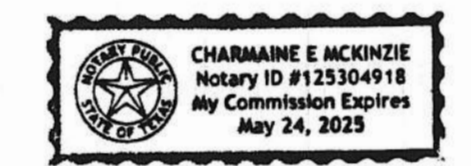
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Abraham Ramirez*, owner of the 1.226 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 16299, Page 97, and designated herein as Rock Meadows Block 1, Lot 1 & 2, 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.

Abraham Ramirez
 Abraham Ramirez, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared, *Abraham Ramirez*, 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 13 day of Dec, 2021.

Charmaine E. McKinzie
 Notary Public, Brazos County, Texas



METES AND BOUNDS DESCRIPTION
 OF A
 1.226 ACRE TRACT
 S.F. AUSTIN LEAGUE NO. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.214 ACRE TRACT AS DESCRIBED BY A DEED TO ABRAHAM RAMIREZ DANIEL RECORDED IN VOLUME 16299, PAGE 97 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 NORTHEAST LINE OF ROCHESTER STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF A CALLED 0.24 ACRE TRACT AS DESCRIBED BY A DEED TO IRMA J. HERNANDEZ RECORDED IN VOLUME 13042, PAGE 197 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT (BEARING SYSTEM SHOWN HEREIN IS NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH] BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 [N:10231375.303, X:3541898.795] AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011318652 [CALCULATED USING GEOID 12B]);

THENCE: N 40° 14' 06" E ALONG THE COMMON LINE OF SAID 1.214 ACRE TRACT AND SAID 0.24 ACRE TRACT FOR A DISTANCE OF 112.99 FEET TO A POINT MARKING THE EAST CORNER OF SAID 0.24 ACRE TRACT, FOR REFERENCE A MAG NAIL FOUND IN A TREE ROOT BEARS: S 56° 48' 27" W FOR A DISTANCE OF 0.21 FEET;

THENCE: N 46° 45' 54" W CONTINUING ALONG THE COMMON LINE OF SAID 1.214 ACRE TRACT AND SAID 0.24 ACRE TRACT FOR A DISTANCE OF 49.99 FEET TO THE NORTH CORNER OF SAID 0.24 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND UNDER THE CONCRETE FOOTING OF A FENCE CORNER POST BEARS: N 27° 05' 28" W FOR A DISTANCE OF 0.15 FEET;

THENCE: N 40° 14' 06" E ALONG THE COMMON LINE OF SAID 1.214 ACRE TRACT AND BLOCK 1, BROADWAY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 121, PAGE 275 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 152.38 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING A WEST CORNER OF A CALLED 13.895 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN IRON AND METAL COMPANY RECORDED IN VOLUME 495, PAGE 601 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 28' 59" E ALONG THE COMMON LINE OF SAID 1.214 ACRE TRACT AND SAID 13.895 ACRE TRACT FOR A DISTANCE OF 267.22 FEET TO A 10 INCH PIPE FENCE CORNER POST FOUND MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 59° 18' 39" W CONTINUING ALONG THE COMMON LINE OF SAID 1.214 ACRE TRACT AND SAID 13.895 ACRE TRACT FOR A DISTANCE OF 279.28 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE NORTHEAST LINE OF ROCHESTER STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ROCHESTER STREET BEARS: S 46° 45' 54" E FOR A DISTANCE OF 608.93 FEET;

THENCE: N 46° 45' 54" W ALONG THE NORTHEAST LINE OF ROCHESTER STREET FOR A DISTANCE OF 125.99 FEET TO THE POINT OF BEGINNING CONTAINING 1.226 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS SURVEYED ON THE GROUND, SURVEYED ON THE GROUND AUGUST 2021.