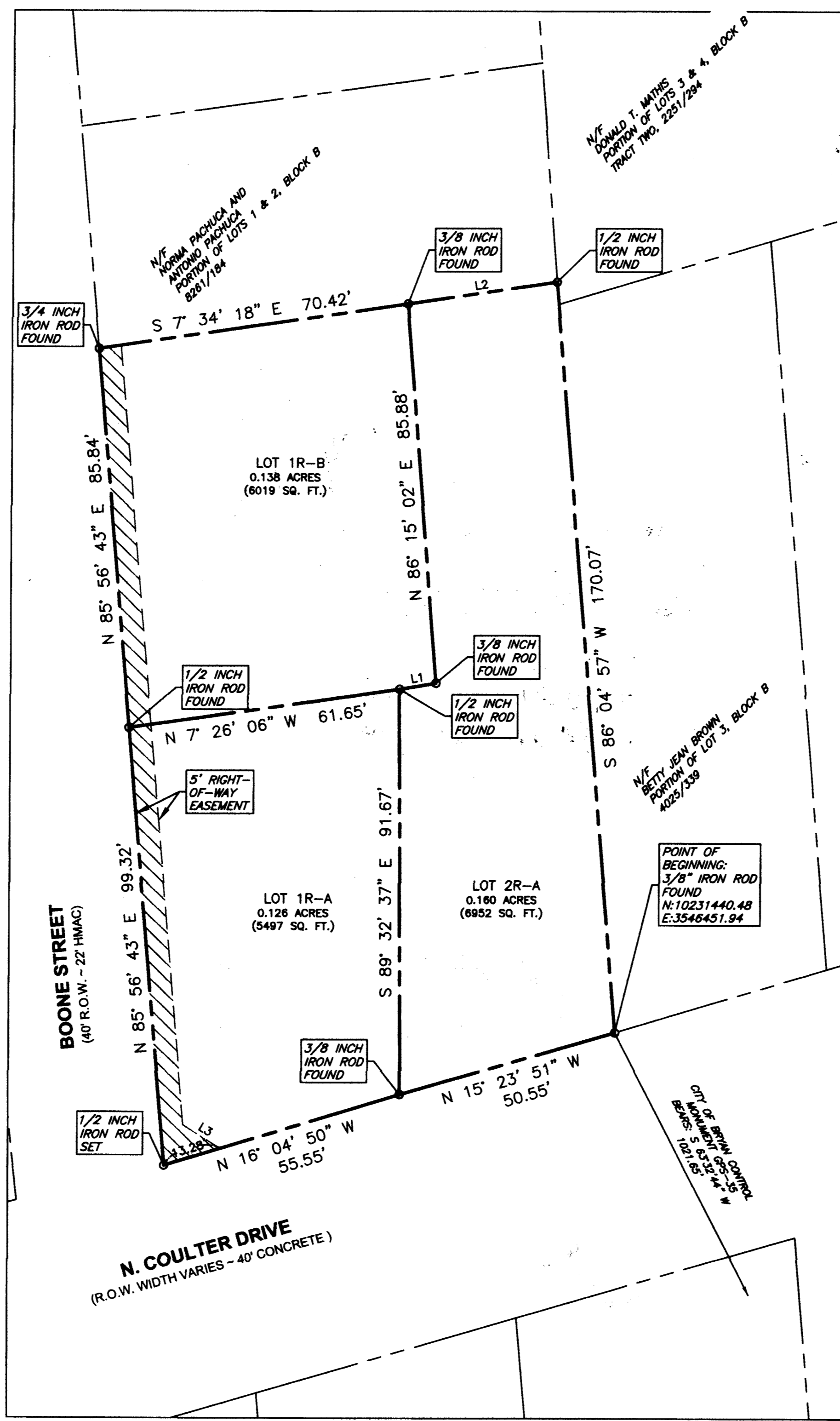
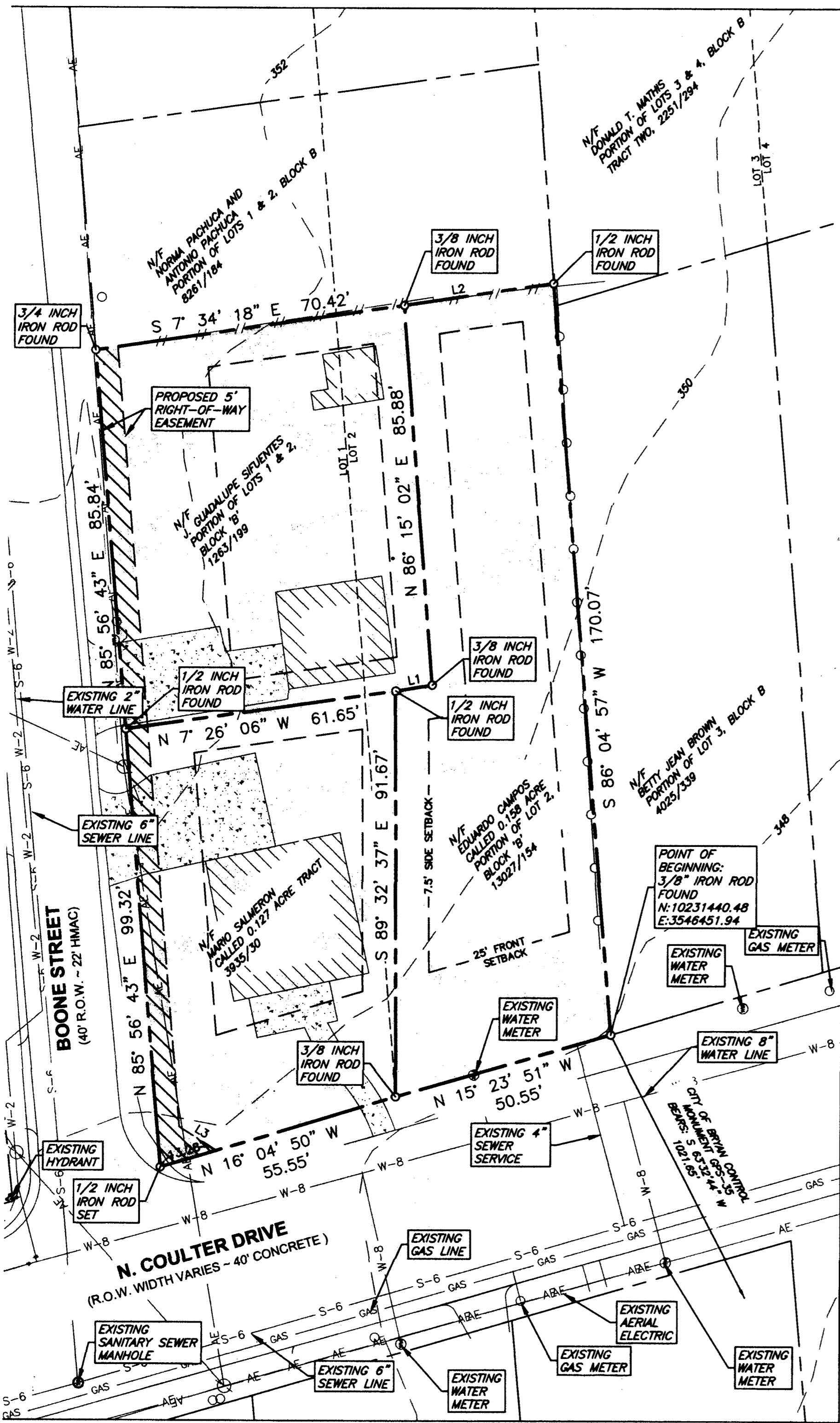


ORIGINAL PLAT

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 bounds describing said subdivision will describe a closed geometric form.

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 21st day of March, 2018.

Martin Zimmerman  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kozzler, 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 21st day of March, 2018.

Paul Kozzler  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Guzman, 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 13th day of March, 2018, and same was duly approved on the 13th day of March, 2018, by said Commission.

Bobby Guzman  
Chair, Planning and 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 the office the day of March, 2018, in Brazos County in Volume 14567-277.

Karen McQueen  
County Clerk, Brazos County, Texas

By Michelle Davis  
Deputy Clerk

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 3/26/2018 1:15:58 PM  
In the PLAT Records  
Doc Number: 2018-1324516  
Volume - Page: 14567-277  
Number of pages: 1  
Amount: 73.00  
Order#: 2018032600068  
By: MO



METES AND BOUNDS DESCRIPTION  
OF A  
0.424 ACRE TRACT  
ROHDE ADDITION  
BRYAN, BRAZOS COUNTY, TEXAS

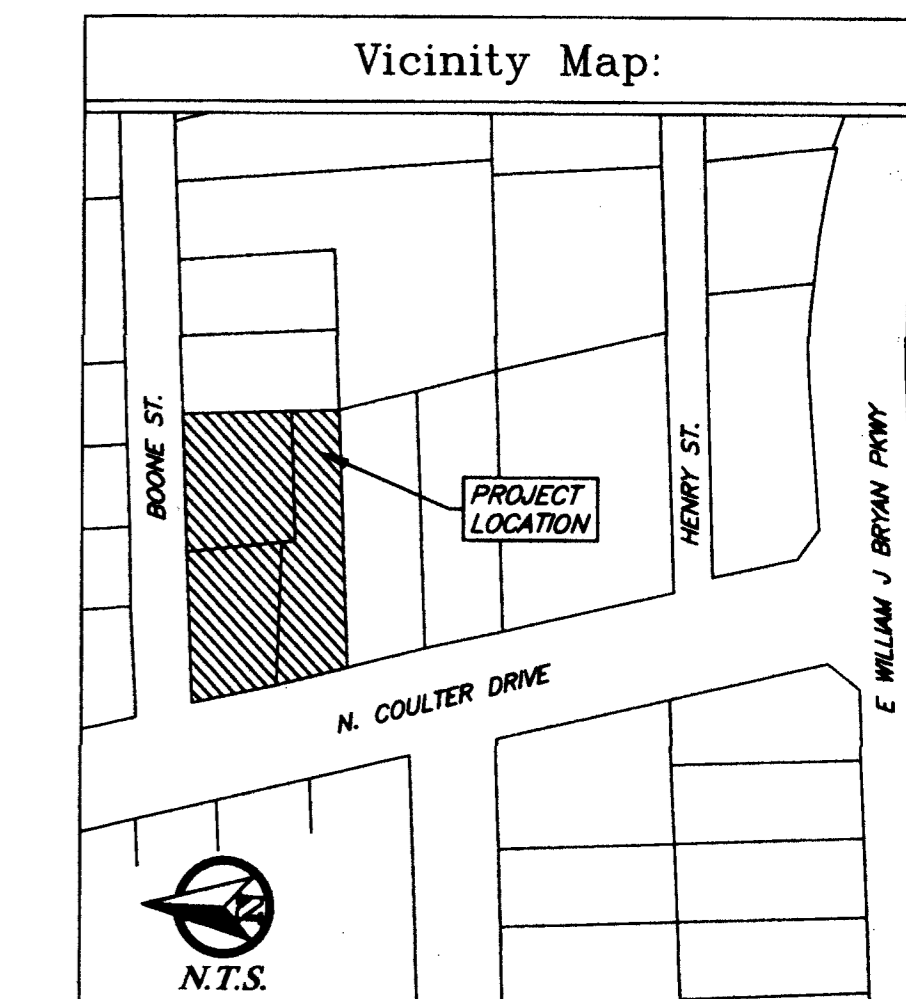
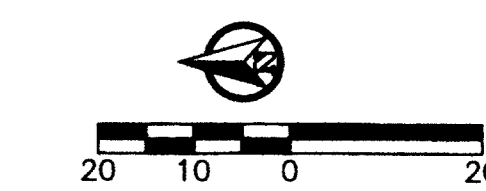
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOTS 1 & 2, BLOCK 'B', ROHDE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 36, PAGE 5 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.158 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GARY L. JACKSON RECORDED IN VOLUME 13027, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 0.127 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MARIO SALMERON RECORDED IN VOLUME 3935, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO J. GUADALUPE SIVIENTES RECORDED IN VOLUME 1263, PAGE 199 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND (N:10231440.48, E:3546451.94) ON THE NORTHEAST LINE OF N. COULTER DRIVE MARKING THE SOUTHWEST CORNER OF SAID 0.158 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED AS A PORTION OF LOT 3 OF SAID BLOCK 'B' BY A DEED TO BETTY JEAN BROWN RECORDED IN VOLUME 4028, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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-33 (N:10230645.06, E:3550917.70) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000979394 (CALCULATED USING GEOID 128);  
THENCE: N 15° 23' 51" W ALONG THE NORTHEAST LINE OF N. COULTER DRIVE FOR A DISTANCE OF 50.55 FEET (DEED CALL: N 12° 40' 29" W - 50.00 FEET, 13027/154) TO A 3/8 INCH IRON ROD FOUND AT OR NEAR THE COMMON CORNER OF SAID LOTS 1 & 2 MARKING THE NORTHWEST CORNER OF SAID 0.158 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.127 ACRE TRACT. FOR REFERENCE, A POINT ON THE SOUTHWEST LINE OF N. COULTER DRIVE BEARS: S 73° 55' 10" W FOR A DISTANCE OF 56.13 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: S 16° 04' 50" E FOR A DISTANCE OF 4.99 FEET AND A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: S 16° 04' 50" W FOR A DISTANCE OF 178.58 FEET;  
THENCE: N 16° 04' 50" W CONTINUING ALONG THE NORTHEAST LINE OF N. COULTER DRIVE, AT 49.04 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 55.55 FEET (DEED CALL: N 12° 40' 32" W - 56.00 FEET, 3935/30) TO A POINT ON THE SOUTH LINE OF BOONE STREET (CALLED 40' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 0.127 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE: N 85° 56' 43" E ALONG THE SOUTH LINE OF BOONE STREET AND THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 99.32 FEET (DEED CALL: N 85° 18' 01" E - 99.50 FEET, 3935/30) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.127 ACRE TRACT AND THE NORTHWEST CORNER OF SAID SIVIENTES TRACT;  
THENCE: N 85° 56' 43" E CONTINUING ALONG THE SOUTH LINE OF BOONE STREET AND THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 85.84 FEET (DEED CALL BEARING: N 89° 18' 00" E - 1263/199) TO A POINT MARKING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO NORMA PACHUCA AND ANTONIO PACHUCA RECORDED IN VOLUME 8261, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A POINT ON THE NORTH LINE OF BOONE STREET BEARS: N 04° 03' 17" W FOR A DISTANCE OF 34.31 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: N 85° 56' 43" E FOR A DISTANCE OF 138.52 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS: N 85° 56' 43" E FOR A DISTANCE OF 311.35 FEET;  
THENCE: S 07° 34' 18" E THROUGH SAID LOTS 1 AND 2 ALONG THE WEST LINE OF SAID PACHUCA TRACT, AT 0.59 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 70.42 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.158 ACRE TRACT;  
THENCE: S 07° 35' 23" E THROUGH SAID LOT 2 ALONG THE COMMON LINE OF SAID 0.158 ACRE TRACT AND SAID PACHUCA TRACT FOR A DISTANCE OF 34.07 FEET (DEED CALL: S 04° 33' 06" E - 34.07 FEET, 13027/154) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE SOUTH LINE OF SAID LOT 2. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID PACHUCA TRACT AND THE SOUTHEAST CORNER OF SAID 0.158 ACRE TRACT. FOR REFERENCE, A WOOD FENCE CORNER POST FOUND BEARS: S 55° 29' 00" W FOR A DISTANCE OF 0.39 FEET;  
THENCE: S 86° 04' 57" W ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID 0.158 ACRE TRACT FOR A DISTANCE OF 170.07 FEET (DEED CALL: S 89° 19' 27" W - 170.00 FEET, 13027/154) TO THE POINT OF BEGINNING CONTAINING 0.424 OF AN ACRE OF LAND (18,468 SQUARE FEET), AS SURVEYED ON THE GROUND OCTOBER 2017. SEE PLAT PREPARED DECEMBER 2017, FOR MORE DESCRIPTIVE INFORMATION.

LINE TABLE

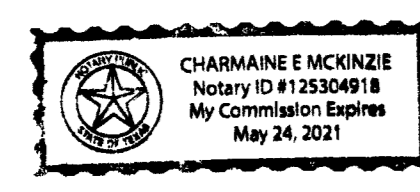
LINE #	LENGTH	DIRECTION
L1	8.32'	N 8° 30' 57" W
L2	34.07'	S 7° 35' 27" E
L3	10.00'	N 33° 01' 31" E



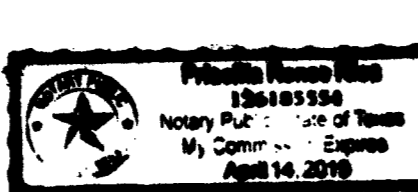
- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-33 (N:10230645.06; E:3550917.70) and as established by GPS observation.
  - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000979394 (Calculated using GEOID128).
  - This Property is Zoned (RD-5), Residential District-5000.
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-YR floodplain according to the DTRM for Brazos County Texas and Incorporated areas, Map No. 48051C0140C, effective January 6, 2011.
  - 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.
  - This Survey Plat was prepared to reflect the title commitments issued by:
    - Lawyers Title Company GP No. S38523, Effective Date: 05-01-2017, for 809 Coultter.
    - University Title Company, GP No. 173281 Dated: 10-22-2017.
    - University Title Company, GP No. 173282 Dated: 10-22-2017.

JHE Project # 17-059  
Rohde Addition-Resub2.dwg  
3/1/2018  
JL Engineering

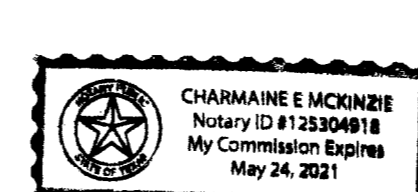
CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Eduardo Campos, owner of the 0.16 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 36, Page 5, and designated herein as Lot 2R-A, in the City of Bryan, 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.  
Eduardo Campos, Owner  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, Eduardo Campos, 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 16th day of March, 2018.  
Charmaine E. McKinnis  
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Mario Salmeron, owner of the 0.126 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3935, Page 30, and designated herein as Lot 1R-A, 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.  
Mario Salmeron, Owner  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, Mario Salmeron, 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 16th day of March, 2018.  
Charmaine E. McKinnis  
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Guadalupe Sivientes, owner of the 0.138 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 1263, Page 199, and designated herein as Lots 1R-B, 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.  
Guadalupe Sivientes, Owner  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, Guadalupe Sivientes, 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 16th day of March, 2018.  
Charmaine E. McKinnis  
Notary Public, Brazos County, Texas



**FINAL PLAT**  
**Rohde Addition**  
**Block B,**  
**Lot 1R-A, 1R-B & 2R-A**  
Being a Replat of  
Block B, Lots 1 & 2 (Portion of)  
Rohde Addition - 0.424 Acres  
Bryan, Brazos County, Texas  
January 2018  
Owner: Eduardo Campos, 901 Sienna Sky Ct, Richmond, TX 77407  
Owner: Mario Salmeron, 611 N. Coultter Dr, Bryan, TX 77808  
Engineer: JL Engineering  
Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave, Bryan, TX 77803, 979-268-3195  
Owner: Guadalupe Sivientes, 3605 Forest Wood Dr, Bryan, TX 77801, 979-739-0567  
PO Box 5192, Bryan, TX 77805, 979-739-0567, TBPE F-9951