

3/8 INCH 1/2 INCH FOUND IRON ROD FOUND 3/4 INCH IRON ROD FOUND LOT 1R-B 0.138 ACRES (6019 SQ. FT.) 1/2 INCH IRON ROD FOUND FOUND 1/2 INCH IRON ROD FOUND 5' RIGHT-OF-WAY EASEMENT POINT OF BEGINNING: 3/8" IRON ROD LOT 2R-A FOUND LOT 1R-A 0.160 ACRES N:10231440.48 0.126 ACRES (6952 SQ. FT.) E:3546451.94 (5497 SQ. FT.) STR BOONE (40' R.O.W. 3/8 INCH IRON ROD 15' 23' 51' FOUND 1/2 INCH IRON ROD

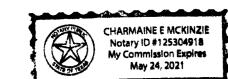
FINAL PLAT

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.

Cluda Kuly Eduardo Campos, Owner

STATE OF TEXAS

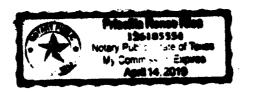
Before me, the undersigned authority, on this day personolly appeared, Eduardo Campos, known to me to be the person whose name is subscribed to the foregoing instrument,



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 !R-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.

my hand and seal on this Let day of MARCH, 2018.

Notary Public, County, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Guadalupe Sifuentes, 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 IR—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.

STATE OF TEXAS
COUNTY OF BRAZOS



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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Filed for Record

CERTIFICATE OF THE COUNTY STATE OF TEXAS

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 Harly McJulen
County Clork, Brazos County, Texas
By Tychele Dewer
Depty Clerk Order#: 20180326000068

> METES AND BOUNDS DESCRIPTION 0.424 ACRE TRACT ROHDE ADDITION

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 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 SIFUENTES 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:

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 4025, 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 1.0000979394 (CALCULATED USING GEOID 12B);

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: N 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 ½ 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 89° 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

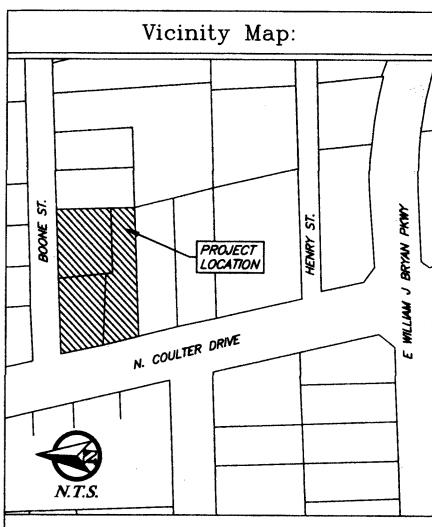
THENCE: N 85° 56' 43" E CONTINUING ALONG THE SOUTH LINE OF BOONE STREET AND THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 85.84 FEET (DEED CALL BEARING: N 89° 18' 00" E, 1263/199) TO A POINT MARKING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO NORMA PACHUCA AND ANTONIO PACHUCA RECORDED 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"

THENCE: S 07" 35' 27" 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 8.32' N 8' 30' 57" V 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
- 2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0000979394 (Calculated using GEOID12b).
- 3. This Property is Zoned (RD-5), Residentia
- 4. 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48051C0140C, effective
- 6. Building setback lines Per City of Bryan Ordinace.
- 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 GF No. S38523, Effective Date: 05-01-2017, for 809 Coulter * University Title Company, GF No. 173281 Dated: * University Title Company, GF No. 173282 Dated 10-22-2017.

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

409 N. Texas Ave.

Bryan, TX 77803

979-268-3195

611 N. Coulter Dr Bryan, TX 77808

Surveyor: Kerr Surveying, LLC 3605 Forest Wood Dr. Bryan, TX 77801

PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951

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