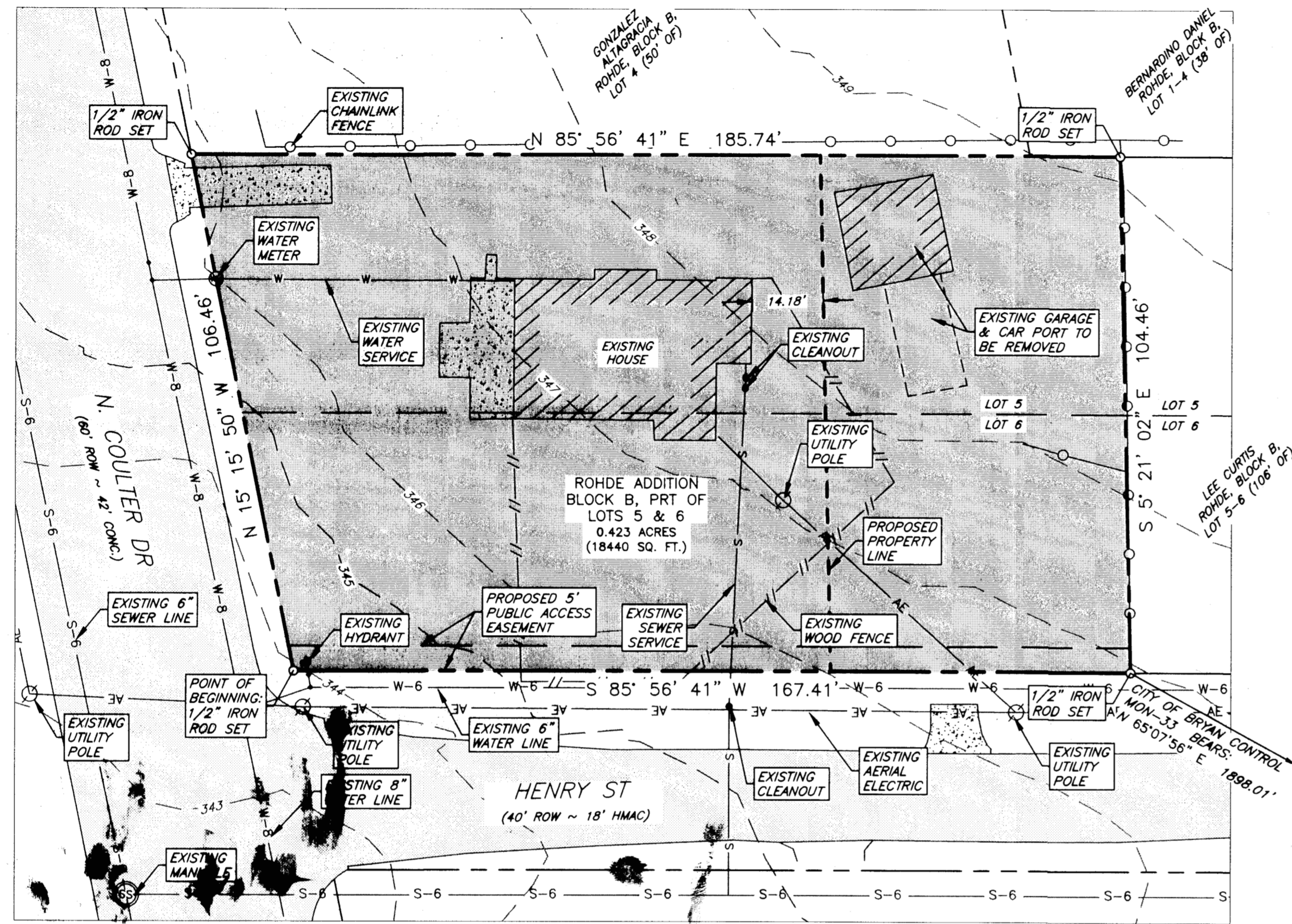


ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Karen Ledezma & Juan Ledezma, owners of the 0.423 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 5644, Page 35, and designated herein as Rohde Addition, Block B, Lots 5R & 6R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, paths, watercourses, drains, easements and public places hereon shown for the purposes identified.

Karen Ledezma Owner  
Juan Ledezma Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared, Karen Ledezma & Juan Ledezma, 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 April, 2021.

Dustin Brown  
 Notary Public, Brazos County, Texas

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

APPROVAL OF THE CITY PLANNER

I, Maria 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 08 day of April, 2021.

Maria Zimmerman  
 City Planner  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam J. Vossler, 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 08 day of April, 2021.

Sam J. Vossler  
 City Engineer  
 Bryan, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 8/20/2021 4:08:19 PM  
 In the PLAT Records

Doc Number: 2021-1443523  
 Volume-Page: 17281-239  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 2021082000136  
 By: LG

Karen Ledezma  
 County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION  
 OF A  
 0.423 ACRE TRACT  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOTS 5 AND 6, 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 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

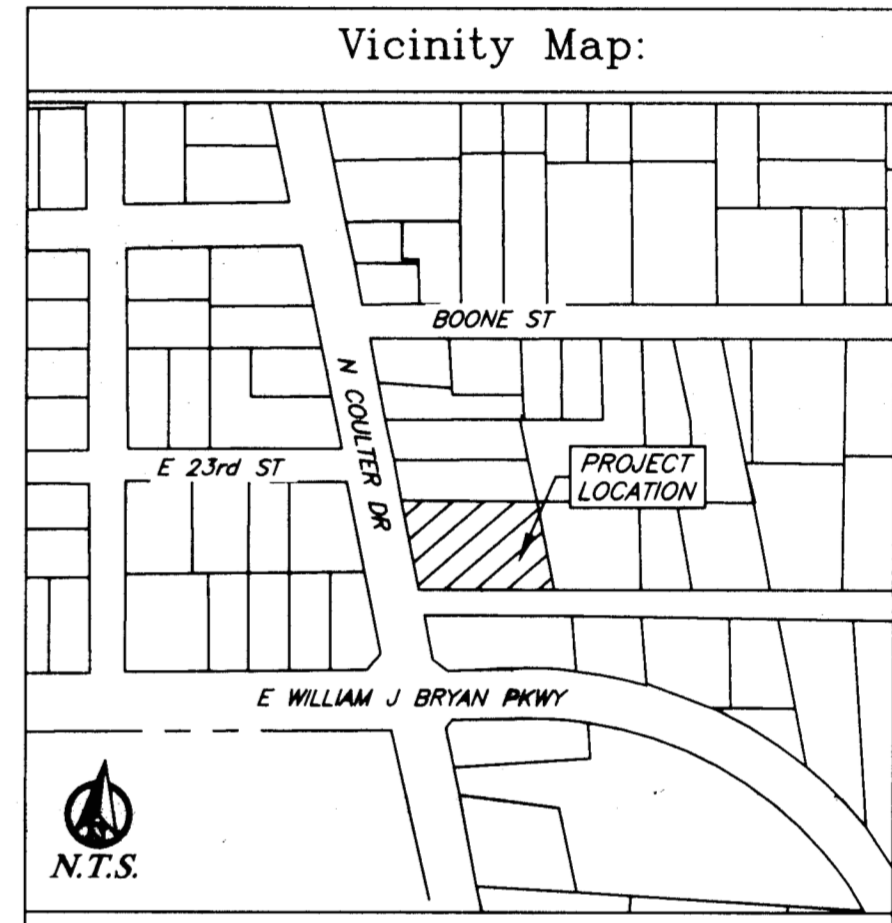
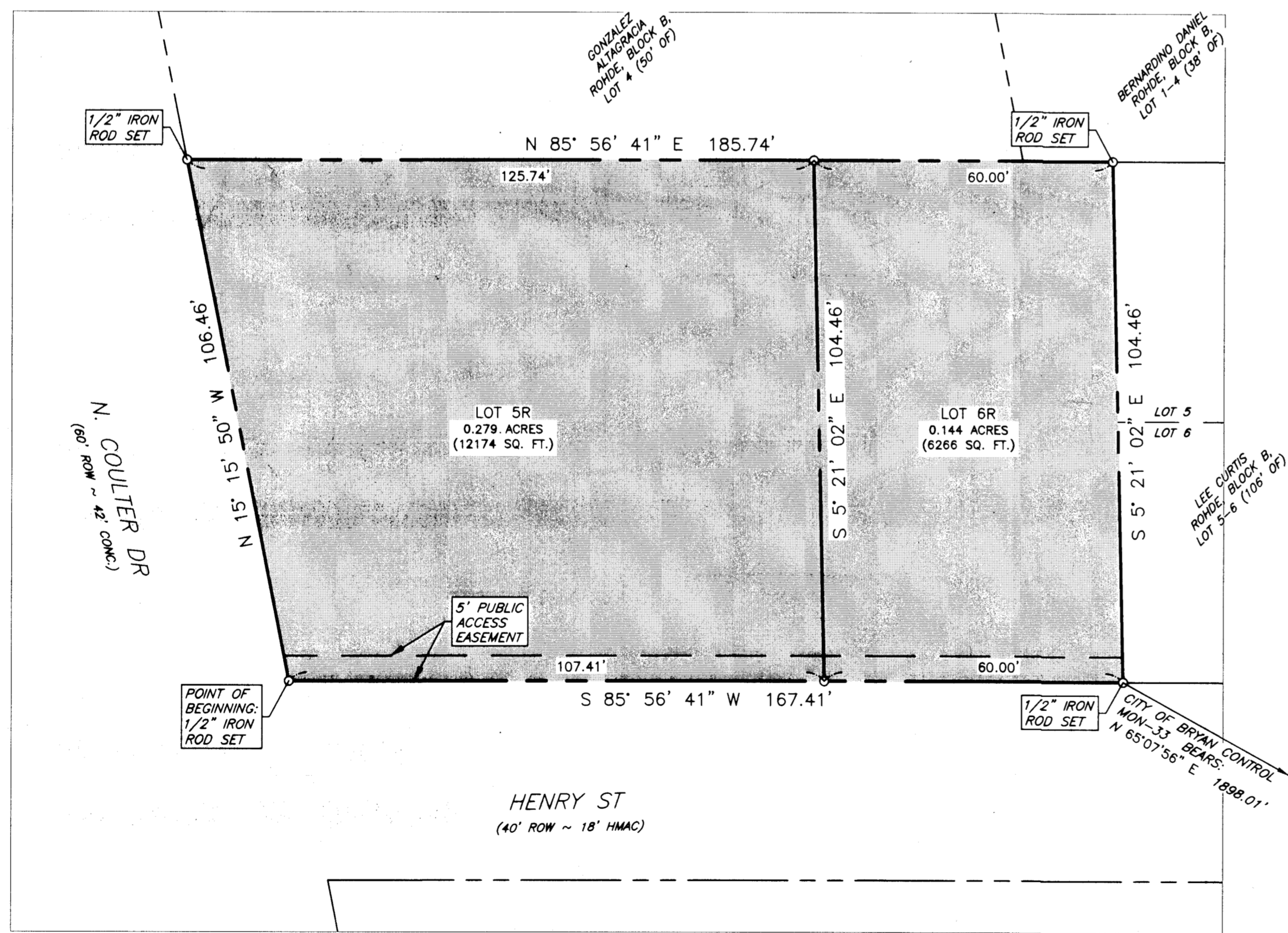
BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET AT THE INTERSECTION ON THE NORTH LINE OF HENRY STREET AND THE EAST LINE OF N. COULTER DRIVE MARKING THE SOUTHWEST CORNER OF SAID LOT 6, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE EAST LINE OF N. COULTER DRIVE BEARS: S 15° 15' 50" E FOR A DISTANCE OF 172.98 FEET (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-33 [N:10230645.06, X:3550917.70] 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 1.0001146344782 [CALCULATED USING GEOID 12B];  
 THENCE: N 15° 15' 50" W ALONG THE EAST LINE OF N. COULTER DRIVE FOR A DISTANCE OF 106.46 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE EAST LINE OF N. COULTER DRIVE BEARS: N 15° 15' 50" W FOR A DISTANCE OF 107.13 FEET;

THENCE: N 85° 56' 41" E ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 4, BLOCK B, AT 167.77 FEET A 1/4 INCH IRON ROD FOUND BEARS: S 04° 03' 19" E FOR A DISTANCE OF 0.49 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 185.74 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A FENCE CORNER POST FOUND BEARS: N 05° 21' 02" W FOR A DISTANCE OF 3.50 FEET;

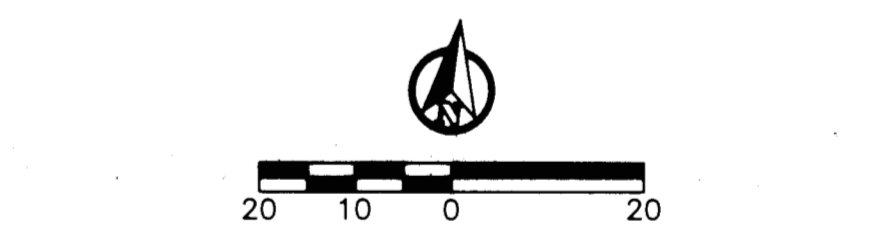
THENCE: S 05° 21' 02" E THROUGH SAID LOTS 5 AND 6 FOR A DISTANCE OF 104.46 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE NORTH LINE OF HENRY STREET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/4 INCH IRON ROD FOUND BEARS: N 05° 21' 02" W FOR A DISTANCE OF 0.68 FEET;

THENCE: S 85° 56' 41" W ALONG THE NORTH LINE OF HENRY STREET FOR A DISTANCE OF 167.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.423 OF AN ACRE OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS SURVEYED ON THE GROUND.

REPLAT



- 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 from gps observation.
  - Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001146344782 (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. 48041C0215F, effective April 2, 2014.
  - All utilities shown hereon are approximate locations.
  - This property is Zoned Residential 5000 District (RD-5).
  - The topography shown is from GIS Data.
  - Building setbacks lines per City of Bryan Ordinances.



**FINAL PLAT**

**Rohde Addition  
 Block B, Lots 5R & 6R**

Being a Replat of  
 Rohde Addition  
 Block B, Prt. of  
 Lots 5 & 6 - 0.423 Acres  
 Bryan, Brazos County, Texas  
 March 2021

Owner:  
 Juan & Rosa Ledezma  
 603 N Coultter Dr.  
 Bryan, TX 77803

Engineer:  
**J4 Engineering**  
 PO Box 5192  
 Bryan, TX 77805  
 979-735-0567  
 TBPLS F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPLS 10018500  
 Proj # 21-109

J4 Engineering  
 3/25/21  
 Rhode-Replat.dwg  
 J4E Project # 21-017