

A NINOTATIONS. Pight-of-War Hot mix Asphaltic concrete Dood Popords Of Progos County Towns Official Records Of Brazos County, Texas Official Public Records Of Proges County, Torons Record information Controlling Monument used to establish

property boundaries

Now or Formerly

Typical

TYP-

N/F-

General Notes:

Vicinity Man

NUCHES LN

based the Texas State Plane Central Zone Grid LEICA Smartnet NAD83 (NA2011) Epoch 2010

otherwise noted. To obtain grid distances divide by a compined scale factor of 1.000 (Calculated using GEOID12B). 1/2" iron rods with blue plastic caps stamped "Kerr

Distances shown hereon are Surface Distances

Surveying" 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 Man No 48041C0215F

effective April 2, 2014. Building setback lines Per City of Bryan Ordinance.

The topography shown is based on existing public record data provided by City of Bryan CIS data

This property is goned Residential 5000 District (RD-5).

All utilities shown hereon are approximate located exist not shown.

Where electric facilities are installed, BTU has the reconstruct, add to, maintain, inspect, patrol, emarge, repair, remove, and replace said fact upon, over, under, and across the property included the property adjacent to the PUE to access electric

was prepared to reflect the title report issued by University Title Company, or No. access, certification date: July 26th, 2022. no survey related ntems were usted under schedule D.

prepared to reflect the LTC surveyor letter issued by Lawyers little Company, lile No. 545116, dated: June 14th, 2022. items listed on schedule B are addressed as iollows:

Blanket electric easement to Lone Star Gas Company in Volume 71, Page 579, DRBCT, does apply. Blanket in nature and cannot be plotted.

All other items are not survey items and/or are not addressed by this plat.

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NUCHES LANE (VARIABLE RIGHT-OF-WAY WIDTH, APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE EAST CORNER OF LOT 1, BLOCK 1 OF THE STRATTA SUBDIVISION, FILED IN VOLUME 149, PAGE 318 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), THE NORTH CORNER OF SAID ONE ACRE TRACT, AND THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 48" 29" 07" W, A DISTANCE OF 300.04 FEET, FROM WHICH ANOTHER 1/2 INCH IRON ROD FOUND BEARS N 48' 29' 07" W, A DISTANCE OF 400.05 FEET;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF NUCHES LANE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1)S 52' 34' 40" E, FOR A DISTANCE OF 108.49 FEET TO A 1 INCH IRON PIPE FOUND, FOR THE EAST CORNER OF SAID ONE ACRE TRACT, AND THE NORTH CORNER OF SAID 1.210 ACRE TRACT; 2)S 49' 40' 38' E, FOR A DISTANCE OF 223.94 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTH CORNER OF A CALLED 1.997 ACRE TRACT, CONVEYED TO STEPHEN RAMIREZ AND MIRANDA RAMIREZ, HUSBAND AND WIFE, IN VOLUME 15533, PAGE 122 (OPRBCT), THE EAST CORNER OF SAID 1.210 ACRE TRACT, AND THE EAST CORNER HEREOF, FROM WHICH CITY OF BRYAN MONUMENT 125 BEARS N 64' 15' 54" E, A DISTANCE OF 3,700.64 FEET;

THENCE, CONTINUING WITH THE COMMON BOUNDARIES OF 1.210 ACRE TRACT AND SAID 1.997 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND

1)S 41' 19' 12" W, FOR A DISTANCE OF 218.70 FEET TO A 1.5 INCH IRON PIPE FOUND; 2)S 43' 04' 34" W, FOR A DISTANCE OF 52.86 FEET TO A 1 INCH IRON PIPE FOUND, FOR THE SOUTH CORNER OF SAID 1.210 ACRE TRACT, AND THE **FASTERNMOST SOUTH CORNER HEREOF:** 3)N 48' 58' 54" W, FOR A DISTANCE OF 125.16 FEET TO A 1X4 INCH SQUARE PIPE FOUND ON THE SOUTHEAST LINE OF SAID 1.067 ACRE TRACT, THE SOUTHERNMOST WEST CORNER OF SAID 1.210 ACRE TRACT, AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 1.067 ACRE TRACT AND SAID 1.997 ACRE TRACT, S 41° 31' 17" W, FOR A DISTANCE OF 142.02 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE WEST CORNER OF SAID 1.997 ACRE TRACT, THE SOUTH CORNER OF SAID 1.067 ACRE TRACT, AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD BEARS N 41' 31' 17" E, A DISTANCE OF 0.21, ALSO A 3/4 INCH IRON ROD FOUND BEARS S 49' 22' 18" E, A DISTANCE OF 291.93 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 1.067 ACRE TRACT, N 49° 22' 18" W, FOR A DISTANCE OF 209.44 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTH CORNER OF SAID LOT 1, THE WEST CORNER OF SAID 1.067 ACRE TRACT, AND THE WEST CORNER HEREOF, FROM WHICH THE NORTH COMMON CORNER OF LOTS 10 AND 11 OF BLOCK 1 OF THE STRATTA SUBDIVISION BEARS S 36" 31" 58" W. A DISTANCE OF 0.85 FEET, ALSO A 1/2 INCH IRON ROD FOUND BEARS N 49° 22' 18" W, A DISTANCE OF 715.09 FEET;

THENCE, WITH THE SOUTHEAST LINE OF SAID LOT 1, N 41' 57' 53" E, AT A DISTANCE OF 220.49 FEET, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE COMMON WEST CORNER OF SAID 1.067 ACRE TRACT AND SAID ONE ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 405.49 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 2.740 ACRES OF LAND, MORE OR LESS. SURVEYED ON THE GROUND JULY 2022 UNDER MY SUPERVISION.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Deryl Emola & Gary Emola, 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 Le day of September , 2022.





CERTIFICATE OF OWNERSHIP AND DEDICATION

We, Manuel Ramirez & Rolando Ramirez, the owners of the called 1.210 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 16811, Page 295, and designated herein as Bryan Original Townsite, Block 144, Lots 4KA-4KF, in the City of Bryan, lexas and whose name is subscribed nereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.



Before me, the undersigned authority, on this day personally appeared, Manuel Ramirez & Rolando 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 ite day of deprember, 2022.

Notary Public, Brazos County, Texas



5/8" IRON ROD

FOUND (CM)

1.5" IRON PIPE

N 48° 58' 54" W 125.16'

1/2" IRON ROD WITH BLUE PLASTIC CAP

SET FROM WHICH A 1/2"

BEARS N41'31'17"E 0.21

3/4" IRF (CM) BEARS.

S 49° 22' 18" E 291.93'

FOUND (CM)

1" IRON PIPE

FOUND (CM)

00

TO BE PRESCRIPTIVE IN NATURE)

224.05

BLOCK 3,

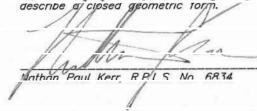
LOT 3 1.714 ACRES

N 50° 15' 42"

CENTIFICATION OF THE SURVEYOR

STATE OF TEYAS COUNTY OF BRAZOS

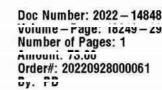
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will







viliciai Public Records VI:



Filed for Record

Brazos County Clerk

APPROVAL OF THE CITY PLANNER

ADDROVAL OF THE CITY ENCINEED

d county, do hereby certify the filed for record in my office the Public Records of Brazon County

Matin Zimmermann, the undersigned, City Planner and/or designated Secretary of

compliance with the appropriate codes and ordinances of the City of Bryan and was

W. Pan I KAGCAR the undersigned City Engineer of the City of Boyan hereby

certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of Sptante. 2022.

Final Plat

Stratta Subdivision Block 3, Lots 1, 2, & 3

Being part of a Called 1.0 Acre Tract. & part of a Called 1.067 Acre Tract, Volume 4244, Page 1 (OPRBC1) & all of a Called 1 210 Ages Treat Volume 16811, Page 295 (OPRBCT) Stephen F. Austin Survey, League # 10 Survey, A-63

BIYAN, BIAZOS COUNTY, TEXAS Sentember 2022

Gary Emola Dervi Emoia 2200 Nuches Lane Bryan, TX 77805

Kerr Surveying, LLC

409 N. Texas Ave Rryan TX 77803

TBPELS # 10018500

J.J. No. 22 542

Dalanda Daminan 2120 Nuches Lane Diyau, IA //OUJ Engineer M Fnaincorina

T LIIGIIIOOIIIIG PO Roy 5102 Bryan, TX 77805 070 730 0567 TBPE F-9951

Manuel Ramirez