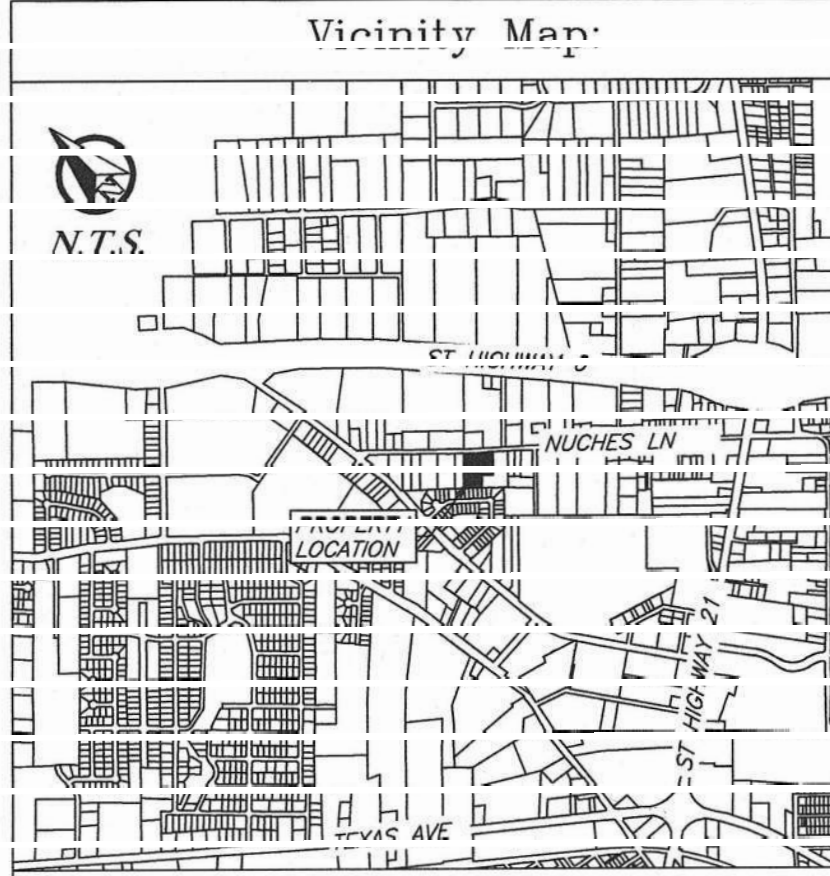


**ANNOTATIONS:**

- D/W - Right-of-Way
- HMAC - Hot mix Asphaltic concrete
- DBD - Deed Book of Brazos County, Texas
- OR - Official Records of Brazos County, Texas
- ORCT - Official Public Records of Brazos County, Texas
- ( ) - Record Information
- (C) - Controlling monument used to establish property boundaries
- FUE - Public Utility Easement
- TYP - Typical
- N/F - now or formerly



**General Notes:**

1. Coordinates and Bearing System shown herein are based on the Texas State Plane Central Zone Grid North as established from GPS observations using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi Year CORS Station 0 (M000).
2. Distances shown herein are Surface Distances unless otherwise noted. To obtain grid distances divide by a correction factor equal to 1.000102012175 (Calculated using GEOID12B).
3. 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners unless stated otherwise.
4. This plat is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas Map No. 48441021A1P effective April 2, 2014.
5. Building setback lines Per City of Bryan Ordinance.
6. The topography shown is based on existing public record data provided by City of Bryan GIS data.
7. This property is zoned Residential 6000 District (RD-6).
8. All utilities shown hereon are approximate located by City of Bryan GIS data. Additional utilities may exist not shown.
9. Where electric facilities are installed, BTU has the right to reconstruct, add to, maintain, inspect, patrol, remove, change, relocate, repair, or remove upon, over, under, and across the property included in this plat, and the right of ingress and egress to the property adjacent to the PUE to access electric facilities.
10. For the 1.067 acre tract, this survey plat was prepared to reflect the LTC surveyor letter issued by University of Texas Company, Inc. on 06/06/2021, certification date: July 26th, 2022. no survey related items were noted under subnote 9.
11. For the 1.067 acre tract, this survey plat was prepared to reflect the LTC surveyor letter issued by University of Texas Company, Inc. on 06/06/2021, certification date: July 26th, 2022. no survey related items were noted under subnote 9.
12. Blanket electric easement to Lone Star Gas Company in Volume 71, Page 579, DBCT, does apply. Blanket in nature and cannot be plotted.
13. All other items are not survey items and/or are not addressed by this plat.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Deryl Emola & Gary Emola, the owners of the called 1.067 acre tract and called 1.0 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 4244, Page 1 & Page 4, and designated herein as Strata Subdivision, Block 3, Lots 1, 2, & 3, 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, arans, easements and public places hereon shown for the purposes identified.

*Deryl Emola*  
Deryl Emola

*Gary Emola*  
Gary Emola

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 purposes stated.

Given under my hand and seal on this 16 day of September, 2022.

*Brittany Gomez*  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

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 498-501, 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.

*Manuel Ramirez*  
Manuel Ramirez

*Rolando Ramirez*  
Rolando Ramirez

STATE OF TEXAS  
COUNTY OF BRAZOS

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 purposes stated.

Given under my hand and seal on this 16 day of September, 2022.

*Brittany Gomez*  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

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 purposes stated.

Given under my hand and seal on this 16 day of September, 2022.

*Brittany Gomez*  
Notary Public, Brazos County, Texas

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
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 corners and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will ascend as closed geometric form.

9/13/2022

*Nathan Paul Kerr*  
Nathan Paul Kerr, R.P.L.S. No. 6834

**APPROVAL OF THE CITY PLANNER**

*Maria Zimmerman*  
City Planner  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

*W. Paul Krueger*  
City Engineer  
Bryan, Texas

**Filed for Record**  
Official Public Records of  
Brazos County Clerk  
in Volume 1484810  
in the PLAT Records

Doc Number: 2022-1484810  
Volume - Page: 10249-229  
Number of Pages: 1  
Amount: 75.00  
Order#: 20220928000061

*Karla Nakamura*  
County Clerk, Brazos County, Texas

**Final Plat**

**Strata 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 (OPRBC 1) & all of a Called 1.210 Acre Tract, Volume 16811, Page 295 (OPRBC 1)

Stephen F. Austin Survey, League # 10 Survey, A-63  
Bryan, Brazos County, Texas  
September 2022

**Owner**  
Manuel Ramirez  
Rolando Ramirez  
2120 Nuches Lane  
Bryan, TX 77803

**Surveyor**  
Kerr Surveying, LLC  
409 N. Texas Ave  
Bryan, TX 77803  
TBPELS # 1018300  
JUL 20, 2012

**Engineer**  
M Engineering  
PO Box 5107  
Bryan, TX 77805  
770.720.0627  
TBPE F-9051