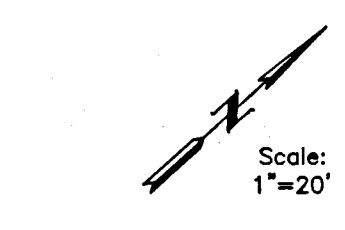
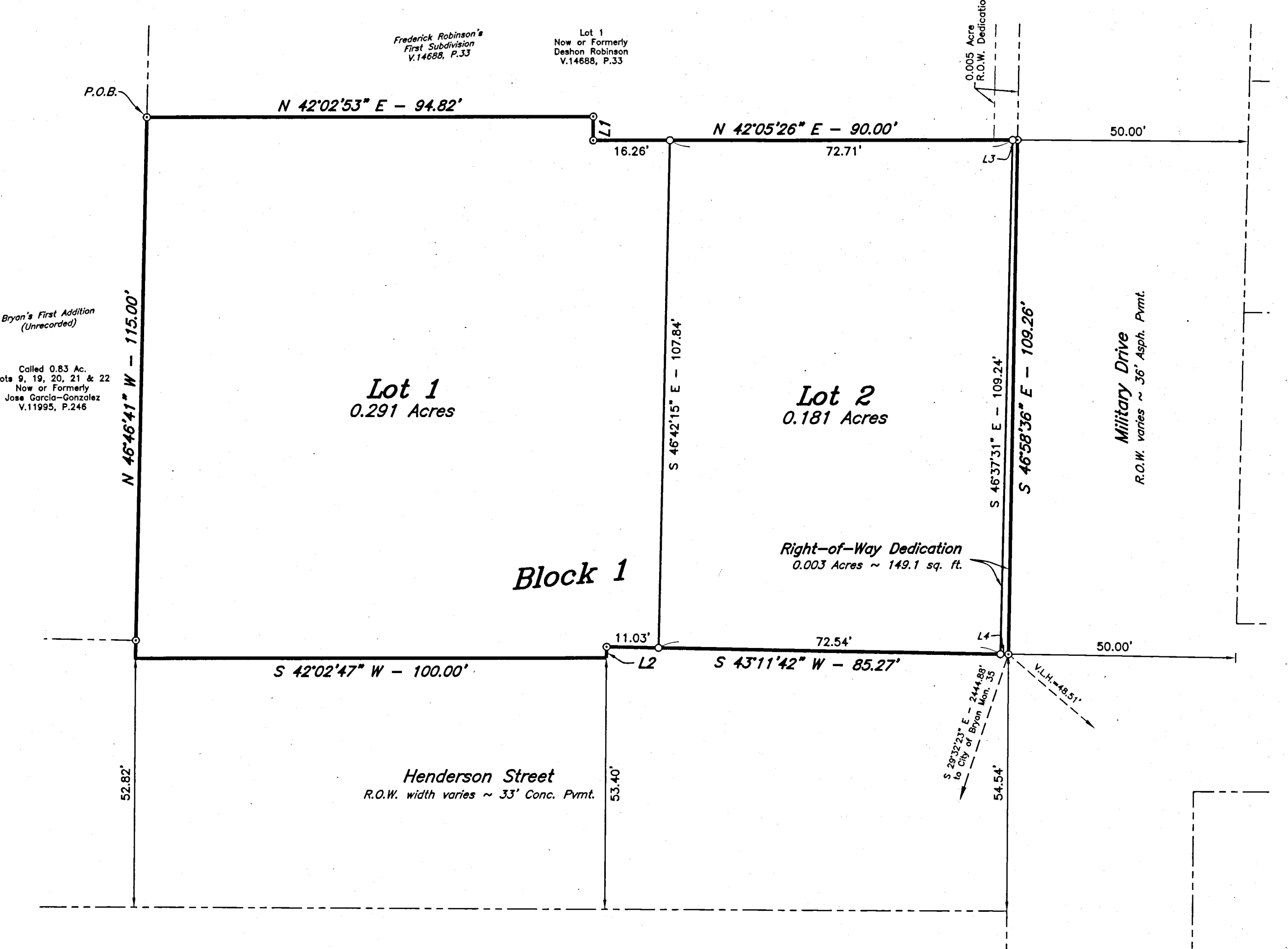


VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 47°54'34" E	5.02'
L2	S 46°42'15" E	2.35'
L3	N 42°05'26" E	1.03'
L4	S 43°11'42" W	1.70'



FINAL PLAT

PRELIMINARY PLAN
0.212 ACRE TRACT ONE & 0.264 ACRE TRACT TWO
RECORDED IN VOLUME 16190, PAGE 93

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Tanzanite Homes, LP owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 16190, Page 93 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

[Signature]
Owner

APPROVAL OF THE CITY PLANNER
[Signature] the undersigned, City Planner and/or designated Secretary of the Planning & 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 20th day of September, 2020.

[Signature]
City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Kyle Welhausen, the undersigned authority, on this day personally appeared Kyle Welhausen, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
Given under my hand and seal on this 17 day of September, 2020.

[Signature]
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
I, [Signature], 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 20th day of September, 2020.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 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.

[Signature] 9/17/2020
Gregory Hopcus, R.P.L.S. No. 6047

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/24/2020 9:13:34 AM
In the PLAT Records

Doc Number: 2020-1406659
Volume - Page: 16385-47
Number of Pages: 1
Amount: 73.00
Order#: 20200924000030
By: MO

I, do hereby certify
fication was filed for
Amount: 73.00
Order#: 20200924000030
By: MO

[Signature]
County Clerk, Brazos County, Texas
By [Signature]
Deputy Clerk



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of the 0.212 acre Tract One and all of the 0.264 acre Tract Two described in the deed from Walter Martin, a single person and Tina Allen, a single person to Tanzanite Homes, LP recorded in Volume 16190, Page 93 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common west corner of this herein described tract and the said 0.264 acre Tanzanite Homes, LP Tract Two, said iron rod also being the south corner of Lot 1, Block 1, FREDERICK ROBINSONS FIRST SUBDIVISION according to the Preliminary Plan & Final Plat recorded in Volume 14688, Page 33 (O.R.B.C.) and in the northeast line of the called 0.83 acre Jose C. Garcia-Gonzalez tract recorded in Volume 11995, Page 246 (O.R.B.C.);

THENCE: along the common line of the said 0.264 acre Tanzanite Homes, LP Tract Two, the said 0.212 acre Tanzanite Homes, LP Tract One, said Lot 1, Block 1 of said FREDERICK ROBINSONS FIRST SUBDIVISION and the called 0.005 acre Right-of-Way Dedication Tract as depicted on the Preliminary Plan & Final Plat of said FREDERICK ROBINSONS FIRST SUBDIVISION for the following three (3) calls:

- 1) N 42°02'53" E for a distance of 94.82 feet to a found 1/2-inch iron rod for corner,
- 2) S 47°54'34" E for a distance of 5.02 feet to a found 1/2-inch iron rod for corner, and
- 3) N 42°05'26" E for a distance of 90.00 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and the said 0.212 acre Tanzanite Homes, LP Tract One, said iron rod also being the east corner of the called 0.005 acre Right-of-Way Dedication Tract and being in the southwest right-of-way line of Military Drive (width varies);

THENCE: S 46°58'36" E along the southwest right-of-way line of said Military Drive for a distance of 109.28 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the said 0.212 acre Tanzanite Homes, LP Tract One, said iron rod also being in the northwest right-of-way line of Henderson Street (width varies);

THENCE: S 43°11'42" W along the northwest right-of-way line of said Henderson Street for a distance of 85.27 feet to a 1/2-inch iron rod found marking and interior ell corner of this tract and the south corner of the said 0.212 acre Tanzanite Homes, LP Tract One, said iron rod also being in the northeast line of the said 0.212 acre Tanzanite Homes, LP Tract Two;

THENCE: S 46°42'15" E along the common line of the said 0.212 acre Tanzanite Homes, LP Tract One and the said 0.264 acre Tanzanite Homes, LP Tract Two for a distance of 2.35 feet to a point for corner marking an exterior ell corner of this tract and the east corner of the said 0.264 acre Tanzanite Homes, LP Tract Two, said iron rod also being in the northwest right-of-way line of Henderson Street (width varies);

THENCE: S 42°02'47" W along the northwest right-of-way line of said Henderson Street for a distance of 100.00 feet to a point for corner marking the common south corner of this tract and the said 0.264 acre Tanzanite Homes, LP Tract Two;

THENCE: N 46°46'41" W along the common line of the said 0.264 acre Tanzanite Homes, LP Tract Two and the northwest right-of-way line of said Henderson Street, at 3.84 feet, pass a found 1/2-inch iron rod marking the east corner of the called 0.83 acre Jose C. Garcia-Gonzalez tract, continue along the common line of the said 0.264 acre Tanzanite Homes, LP Tract Two and the called 0.83 acre Garcia-Gonzalez tract for a total distance of 115.00 feet to the POINT OF BEGINNING and containing 0.475 acres of land.

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded Deed in Volume 16190, Page 93 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned RD-5, Residential District - 5000.
 4. Building setback line shall be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district.
 5. Unless otherwise indicated, all distances shown along curves are arc distances.
 6. Abbreviations:
P.O.B. - Point of Beginning
V.L.H. - Vehicle Lay of Hose
C.T.S. - Contour Elevation
 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
○ - 1/2" Iron Rod Found
● - 1/2" Iron Rod Set

FINAL PLAT

LOTS 1 & 2, BLOCK 1
TANZANITE SUBDIVISION

BEING ALL OF THE
0.212 ACRE TRACT ONE & 0.264 ACRE TRACT TWO
AS RECORDED IN VOLUME 16190, PAGE 93
0.475 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2020
SCALE: 1" = 20'

Owner:
Tanzanite Homes, LP
P.O. Box 10196
College Station, Texas 77845

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838