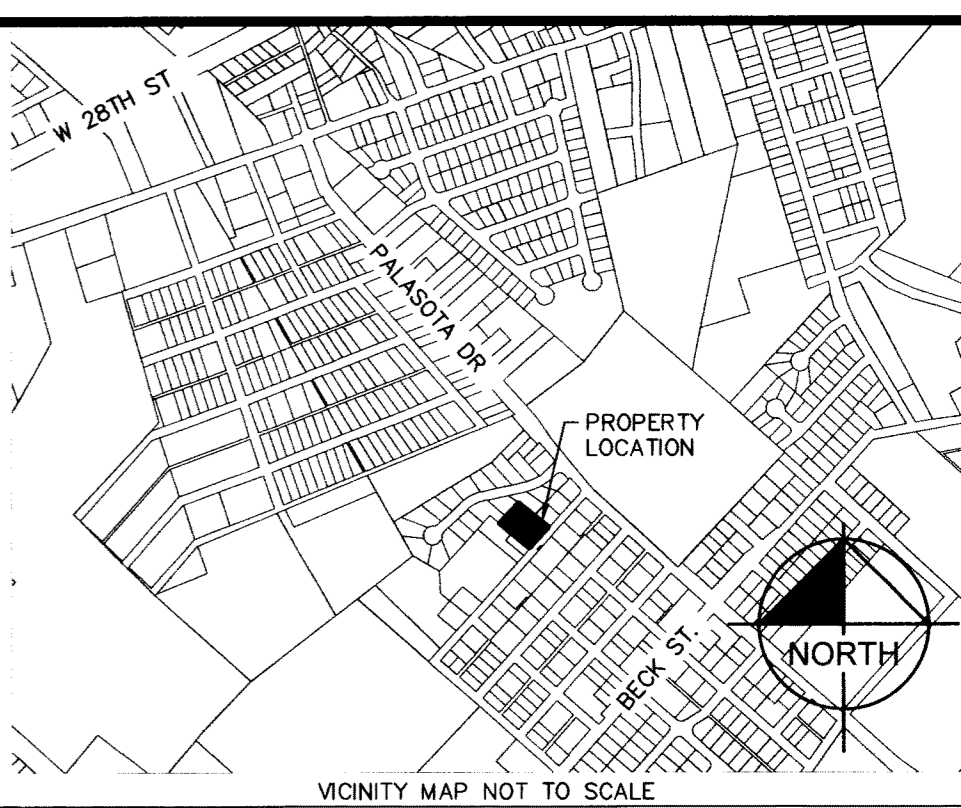
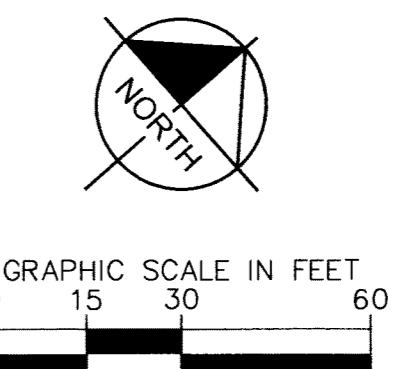
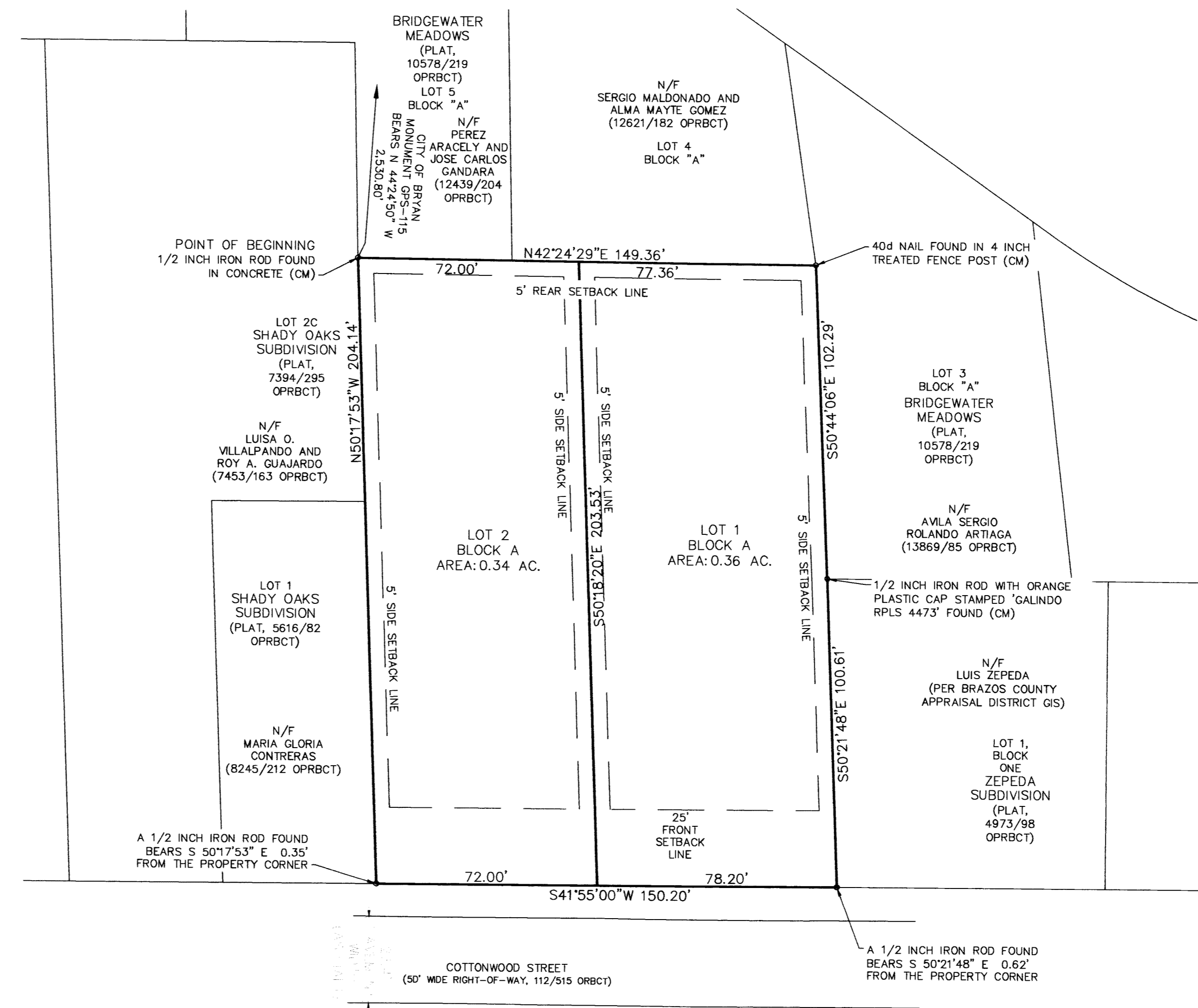
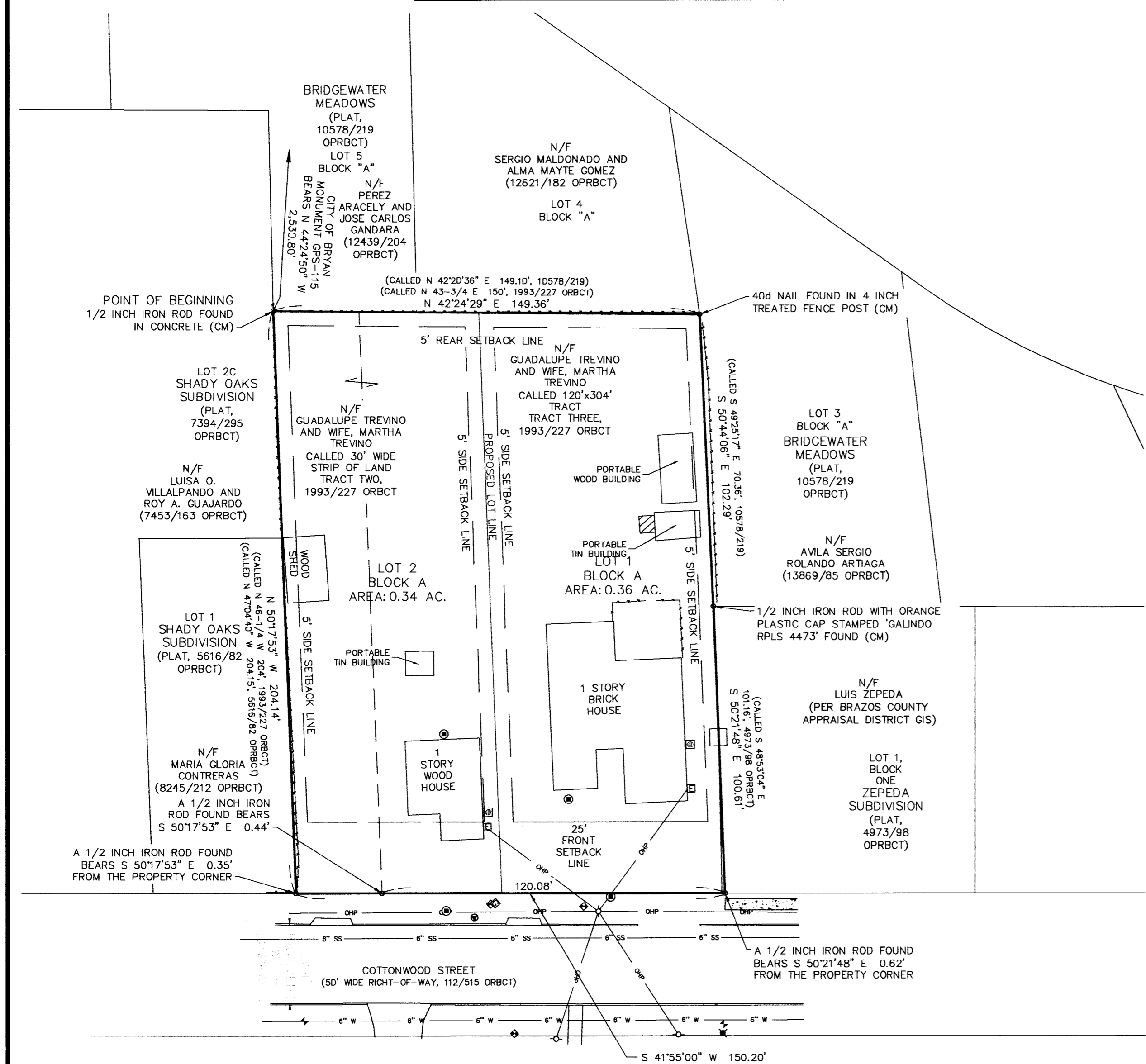


PRELIMINARY PLAN

FINAL PLAT



LEGEND: DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS N/F = NOW OR FORMERLY

GENERAL NOTES BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION...

WATER VALVE WATER METER FIRE HYDRANT CLEAN OUT UTILITY POLE A/C UNIT GAS METER PIPE LINE MARKER ELECTRIC SERVICE

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND...

AERIAL ELECTRIC LINES WOOD FENCE WIRE MESH FENCE EX. 6" WATER LINE EX. 6" SANITARY SEWER DECK CONCRETE GRAVEL CURB

WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY...

1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. CONTOURS SHOWN HEREON ARE FROM 2015 LIDAR DATA

ZONING SETBACK NOTES ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-20-2022, AND ORDINANCE NO.2586, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 [RD-5] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:

FRONT SETBACK - 25' SIDE SETBACK (INTERIOR) - 5' REAR SETBACK - 5'

FLOOD PLAIN NOTES THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

FIELD NOTES DESCRIPTION OF A 0.70 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

Certification of the surveyor.

A FIELD NOTES DESCRIPTION OF 0.70 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF TRACTS TWO AND THREE CONVEYED TO GUADALUPE TREVINO AND WIFE, MARTHA TREVINO IN VOLUME 1993, PAGE 227 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 0.70 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a 1/2 inch iron rod found in concrete on the northeast line of Lot 2C of the Shady Oaks Subdivision...

STATE OF TEXAS COUNTY OF BRAZOS I, Nathan 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 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.

Notary Public, Brazos County, Texas Nathan Paul Kerr, R.P.L.S. NO. 6834



STATE OF TEXAS COUNTY OF BRAZOS I (We), Guadalupe Trevino and Martha Trevino, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 1993, Page 227, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Notary Public, Brazos County, Texas Martha Trevino Guadalupe Trevino

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Martha Trevino, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 9th day of February, 2023.

Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Guadalupe Trevino, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 9th day of February, 2023.

Notary Public, Brazos County, Texas

Certification by the county clerk. Filed for Record Official Public Records Of: Brazos County Clerk On: 4/18/2023 8:34:59 AM In the PLAT Records Doc Number: 2023-1499995 Volume - Page: 1875-286 Number of Pages: 1 Amount: 73.00 Order #: 20230418000017 By: PD

County Clerk this plat together with its record in my office the Official Records of Brazos County Clerk Brazos County, Texas

Approval of the city planner. I, Nathan Kerr, 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 14th day of February, 2023.

City Planner, Bryan, Texas

Approval of the city engineer. I, Nathan Kerr, 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 14th day of February, 2023.

City Engineer, Bryan, Texas

FINAL PLAT TREVINO SUBDIVISION BLOCK A, LOTS 1 AND 2 Being all of tracts two and three, (total 0.70 acres) IN VOLUME 1993, PAGE 227 ORBCT Stephen F Austin League #9 Survey, Abstract 62 Bryan, Brazos County, Texas February 2023 Owner: Martha Trevino 1502 Cottonwood St. Bryan, TX 77803 979-422-8901 Engineer: Kimley-Horn 2800 Texas Ave S Unit 201 Bryan, TX 77802 979-775-9595 Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #100818500 Proj #22-653 Kimley Horn KERR SURVEYING