

(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 subdivision will describe a closed geometric form. filed in Volume 7394, Page 295 of the Official Public Records of Brazos County, Texas (OPRBCT), at the west corner of said Tract Two and the south corner of Lot 5, Block "A" of Bridgewater Meadows filed in Volume 10578, Page 219 (OPRBCT), from which the City of Bryan monument GPS-115 bears N 44° 24' 50" W, a distance of

THENCE, with the northwest line of said Tracts Two and Three, same being the southeast line of said Bridgewater Meadows, N 42° 24' 29" E. for a distance of 149.36 feet to a 40d nail found in a 4 inch treated fence post on the southwest line of Lot 3 of said Block "A", at the east corner of Lot 4 of said Block "A", the north corner of said Tract Three and the north corner hereof;

THENCE, with the common line of said Tract Three and said Lot 3, S 50° 44' 06" E, for a distance of 102.29 feet to a 1/2 inch iron rod with orange plastic cap stamped 'GALINDO RPLS 4473' found at the south corner of said Lot 3 and the west corner of Lot 1, Block One of Zepeda Subdivision filed in Volume 4973, Page 98 (OPRBCT);

THENCE, with the common line of said Tract Three and said Block One, S 50° 21' 48" E, for a distance of 100.61 feet to a point on the northwest line of Cottonwood Street (a 50' wide right-of-way, 112/515 of the Deed Records of Brazos County, Texas) at the south corner of said Lot 1, Block One, the east corner of said Tract Three and the east corner hereof, from which a 1/2 inch iron rod found bears S 50° 21' 48" E, a distance of 0.62 feet;

THENCE, with the northwest right-of-way line of Cottonwood Street, S 41° 55' 00" W, at a distance of 120.08 feet passing the south common corner of said Tracts Two and Three, from which a 1/2 inch iron rod found bears S 50° 17′ 53" E a distance of 0.44 feet, and continuing for a total distance of 150.20 feet to a point at the east corner of Lot 1 of Shady Oaks Subdivision filed in Volume 5616, Page 82 (OPRBCT), the south corner of said Tract Two and the south corner hereof, from which a 1/2 inch iron rod found bears S 50° 17′ 53" E, a distance of 0.35 feet, an 18 inch post oak tree found at the west corner of the Woodlawn Addition (112/515 DRBCT) bears S 41° 55' 00" W, a distance of 797.95 feet, and a point on the southeast right—of—way line of Cottonwood Street bears S 48' 05' 00" E, a distance of 50.00 feet and from said point, a 3/8 inch iron rod found in said southeast line bears N 41° 55' 00" E. a distance of 403.80 feet and a 1/2 inch iron rod found in concrete at the west corner of Block 11 of said Woodlawn Addition bears S 41° 55′ 00" W, a distance of 448.05 feet and from said rod, a 1/2 inch iron rod found at the west corner of Block 12 of said Woodlawn Addition bears S 41° 55' 00" W. a distance of 299.85 feet;

THENCE, with the southeast line of said Tract Two, N 50° 17' 53" W, for a distance of 204.14 feet to the POINT OF BEGINNING hereof and containing 0.70 of an acre, more or less. Surveyed on the ground August 2022 under my supervision.

Ngthan Paul Kerr, R.P.L.S NO. 6834 2/7/2023

NATHAN PAUL KERF 6834

Notary Public, Brazos County, Texas

1410 V HOCK FRANK Notery Hussic State of Tex Comm. Expires 62-18-200 Notary (0. 13359904)

1.11 - 13539042

(NOTARY SEAL)

FINAL PLAT

N42°24'29"E 149.36'

5' REAR SETBACK LINE

SERGIO MALDONADO AND

ALMA MAYTE GOMEZ

(12621/182 OPRBCT)

BLOCK "A"

BLOCK A

AREA: 0.36 AC.

FRONT

SETBACK

LINE

S41°55'00"W 150.20'

BRIDGEWATER **MEADOWS** (PLAT, 10578/219 OPRBCT) LOT 5

BLOCK "A"

SAR GANDARA 18 2 G B (12439/204

POINT OF BEGINNING

IN CONCRETE (CM) -

LOT 2C

SHADY OAKS

SUBDIVISION

(PLAT,

7394/295

OPRBCT)

LUISA O.

VILLALPANDO AND

ROY A. GUAJARDO

(7453/163 OPRBCT)

SHADY OAKS

SUBDIVISION

(PLAT, 5616/82

OPRBCT)

MARIA GLORIA

CONTRERAS

(8245/212 OPRBCT)

A 1/2 INCH IRON ROD FOUND

BEARS S 5017'53" E 0.35'

FROM THE PROPERTY CORNER ~

shown for the purposes identified.

Notary Public, Brazos County, Texas

1/2 INCH IRON ROD FOUND

PEREZ

ARACELY AND

S JOSE CARLOS

7<u>2.00'</u>

BLOCK A

AREA: 0.34 AC.

COTTONWOOD STREE

(5D' WIDE RIGHT-OF-WAY, 112/515 ORBCT)

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. _ day of February 2023 Given under my hand and seal of office this 4m

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

the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon

Guadalupe Trevind

STATE OF TEXAS

COUNTY OF BRAZOS

be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me

Before me, the undersigned authority, on this day personally appeared Martha Trevino, known to me to

am

County in Volume 1993, Page 227, and whose name is subscribed hereto, hereby dedicate to the use of

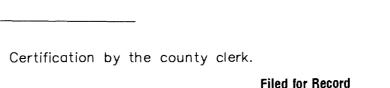
plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos

AT NO ACK FRANK IN THIS PLANT OF STATE OF TEX 1. 1. 1. Feb. 45 12-18-202

that he or she executed the same for the purpose stated.

Given under my hand and seal of office this qm day of rebility,

(NOTARY SEAL)



A 1/2 INCH IRON ROD FOUND REARS S 50°21'48" F 0.62'

FROM THE PROPERTY CORNER

40d NAIL FOUND IN 4 INCH

TREATED FENCE POST (CM)

LOT 3

BLOCK "A"

BRIDGEWATER

MEADOWS

(PLAT,

10578/219

OPRBCT)

AVILA SERGIO

ROLANDO ARTIAGA

(13869/85 OPRBCT)

1/2 INCH IRON ROD WITH ORANGE

RPLS 4473' FOUND (CM)

PLASTIC CAP STAMPED 'GALINDO

LUIS ŹEPEDA

(PER BRAZOS COUNTY

APPRAISAL DISTRICT GIS)

LOT 1

BLOCK

ZEPEDA

SUBDIVISION

(PLAT,

4973/98

OPRBCT)

Brazos County Clerk On: 4/18/2023 8:34:59 AM In the PLAT Records ____, County Clerk this plat together with its record in my office the __

Doc Number: 2023-1499995 Volume - Page: 18575 - 286 Official Records of Brazos Number of Pages: 1 Amount: 73.00

Order#: 20230418000017

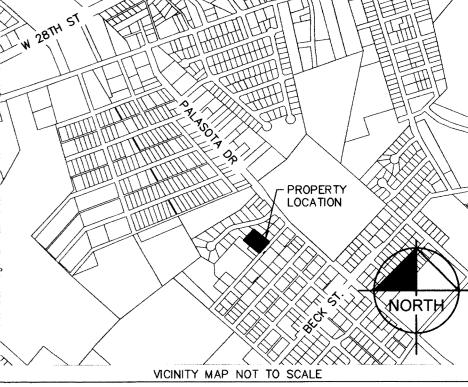
Approval of the city planner

Hoth Line 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 _____ day of _____, 20_23____.

Official Public Records Of:

Approval of the city engineer.

, <u>WPL</u> 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 __14 to day of Yellary, 20 13



GENERAL NOTES

GRAPHIC SCALE IN FEE

30

15

DRBCT = DEED

COUNTY, TEXAS

ORBCT = OFFICIAL

COUNTY, TEXAS

RECORDS OF BRAZOS

RECORDS OF BRAZOS

OPRBCT = OFFICIAL

PUBLIC RECORDS OF

123/456 = VOLUME

BRAZOS COUNTY,

AND PAGE FROM

PUBLIC COUNTY

N/F = NOW OR

() = RECORD

₩ WATER VALVE

■ WATER METER

FIRE HYDRANT

CLEAN OUT

A/C UNIT

Ø UTILITY POLE

G GAS METER

WOOD FENCE

DECK

CURB

CONCRETE

PIPE LINE MARKER

E ELECTRIC SERVICE

AERIAL ELECTRIC LINES

WIRE MESH FENCE

EX. 6" WATER LINE

GRAVEL

INFORMATION

TEXAS

RECORDS

FORMERLY

LEGEND:

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GP OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011223951991 (CALCULATED USING GEOID12B).

(CM)INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 222799, DATED 07-10-2022. EXCEPTIONS LISTED ON SAID REPORT ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

JNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOV GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGH EX. 6" SANITARY SEWER TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADI TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS TH PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS UNLESS OTHERWISE

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 (Z) 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.

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

<u>Owner:</u> Martha Trevino 1502 Cottonwood St. Bryan, TX 77803 979-422-8901

<u>Surveyor:</u>

Kerr Surveying, LLC

409 N. Texas Ave.

Bryan, TX 77803

979-268-3195

TBPELS #10018500

Proj #22-653

<u>Engineer:</u> Kimley-Horn 2800 Texas Ave S Unit 201 Bryan, TX 77802 979-77**5**-9595

Kimley»Horn

KERR