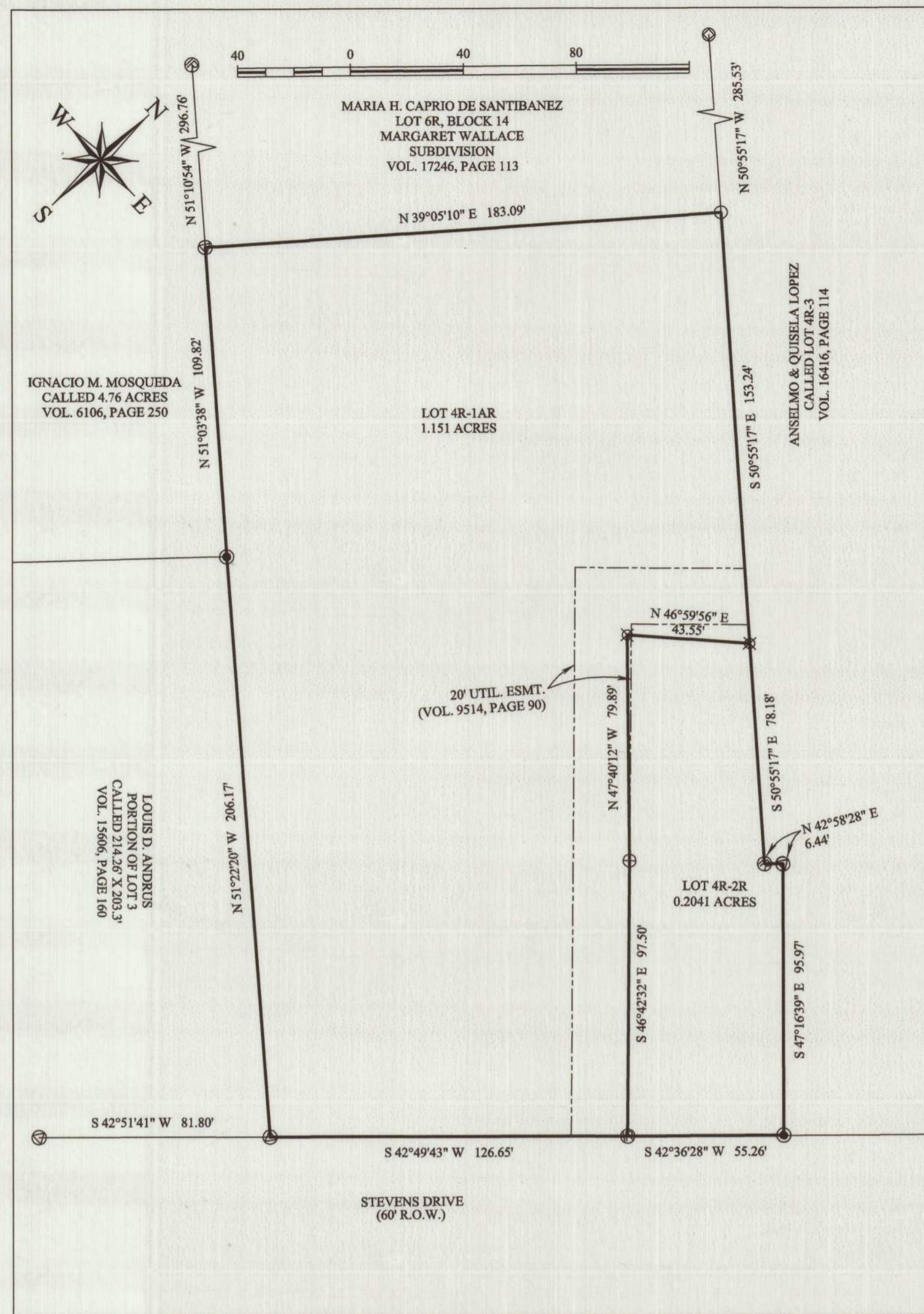
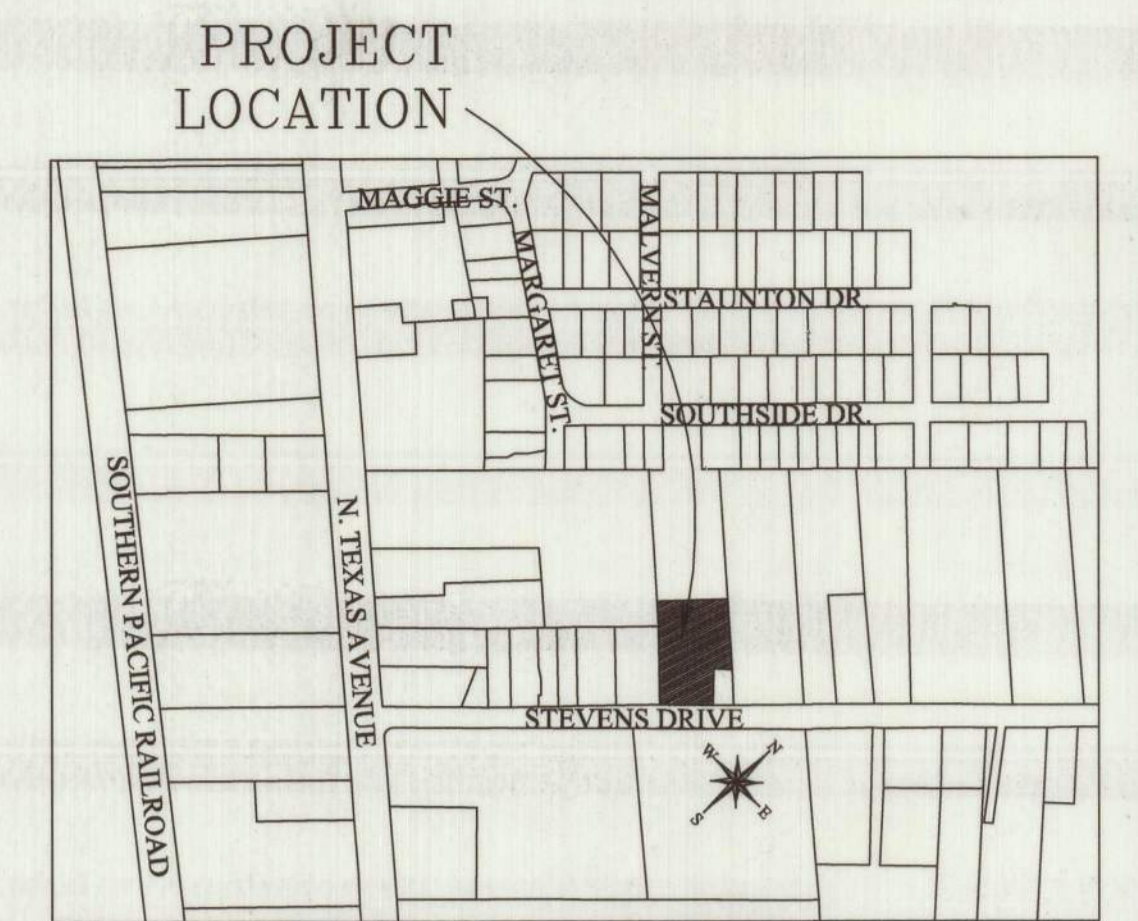


ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.355 acre, being Lots 4R-1A and 4R-2, Williams Subdivision, Brazos County, Texas, as replat recorded in Vol. 17246, Page 113 of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previously recorded plat, and as surveyed on the ground on November 5th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06565, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the south corner of this tract, also being a point in the northwest right-of-way line of Stevens Drive (60' R.O.W.), also being the east corner of the Louis D. Andrus called portion of Lot 3, called 214.29 x 203.3', as recorded in Vol. 15066, Page 160 of the B.C.O.R., from which a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears S 42°51'41" W, a distance of 81.80 feet for reference;

THENCE North 51°03'38" West, a distance of 109.82 feet along the common line between this tract and said Andrus tract to a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for a point in the southwest line of this tract, also being the east corner of the Ignacio M. Mosqueda called 4.76 acre tract, as recorded in Vol. 6106, Page 250 of the B.C.O.R.;

THENCE North 51°03'38" West, a distance of 153.24 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

THENCE North 39°05'10" East, a distance of 183.09 feet along the common line between this tract and said Lot 6R, Block 14 to a calculated north corner of this tract, also being a point in the southwest line of the Anselmo and Quisela Lopez called Lot 4R-3, as recorded in Vol. 16416, Page 114 of the B.C.O.R., from which a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found bears N 50°55'17" W, a distance of 285.53 feet for reference;

THENCE along the common line between this tract and said Lot 4R-3, for the following calls:

South 50°55'17" East, a distance of 78.18 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

North 42°58'28" East, a distance of 6.44 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for a north corner of this tract;

South 47°16'39" East, a distance of 95.97 feet to a 3/4" iron rod found for the east corner of this tract, also being a point in the northwest right-of-way line of Stevens Drive;

THENCE along the common line between this tract and said Stevens Drive, for the following calls:

South 42°36'28" West, a distance of 55.26 feet to a 5/8" iron rod found for a point in the southeast line of this tract;

South 42°49'43" West, a distance of 126.65 feet to the PLACE OF BEGINNING containing 1.355 acres.

APPROVAL OF THE CITY ENGINEER
I, Paul Kay, 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 24 day of March, 2025.

City Engineer, Bryan, Texas: Paul Kay

APPROVAL OF THE CITY PLANNER
I, Maria Zimm, the 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 24 day of March, 2025.

City Planner, Bryan, Texas: Maria Zimm

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/8/2025 10:49:51 AM
in the PLAT Records

Doc Number: 2025-1551094
Volume - Page: 19716-45
Number of Pages: 1
Amount: 72.00
Order#: 20250306000042
By: PS Karen McQueen

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

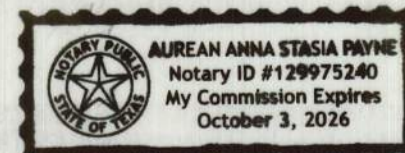
I, MARIA EVA CARPIO SANTIBANEZ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 17246, Page 113 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Maria Santibanez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Maria Santibanez, known to me to be the persons whose names 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 17th day of February, 2025. Notary Public, Brazos County, Texas:

Allyne
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

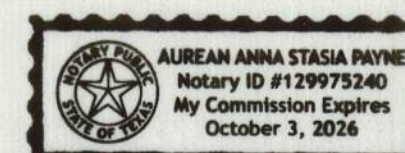
I, EDGAR RICARDO GONZALEZ MORALES, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 17246, Page 113 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Edgar Gonzalez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Edgar Gonzalez, known to me to be the persons whose names 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 17th day of February, 2025. Notary Public, Brazos County, Texas:

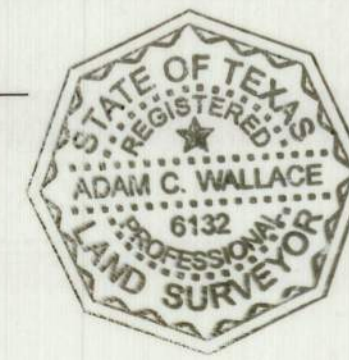
Allyne
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

—	SUBJECT PROPERTY LINE	⊙	UNDERGROUND SEWER MARK
- - -	ADJOINING PROPERTY LINE	⊙	ELECTRIC METER
- - -	PUBLIC UTILITY EASEMENT	⊙	POWER POLE
- - -	PLATTED EASEMENT LINE	⊙	LIGHT POLE
- - -	SEWER LINE	⊙	SEWER CLEANOUT
- - -	WATER LINE	⊙	UNDERGROUND WATER MARK
- - -	GAS LINE	⊙	UNDERGROUND GAS LINE MARK
- - -	STORM SEWER LINE	⊙	WATER METER
- - -	CELEBRITY LINE	⊙	GAS METER

⊙ 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND
 ⊙ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
 ⊙ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
 ⊙ 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURVEY" SET
 ⊙ 3/4" IRON ROD FOUND
 ⊙ 1/2" IRON ROD FOUND

Survey Notes:
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
 2) Drawing Scale is 1"=40'
 3) Drawn by: Adam Wallace
 4) Said lot does appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012, in LOMR 12-06-1920P effective date 5-9-2014.
 5) Zoning is Residential District -5000 (RD-5).
 6) Building setback:
 Front - 25' Side and Rear - 5' Side Street - 15'

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
 www.ATMSurveying.com - FIRM #101784-00

REPLAT
LOTS 4R-1AR AND 4R-2R
OF
WILLIAMS SUBDIVISION
BEING A FINAL PLAT OF
LOTS 4R-1A & 4R-2
WILLIAMS SUBDIVISION
VOL. 17246, PAGE 113
Bryan, Brazos County, Texas

SCALE: 1" = 40'
OWNER/DEVELOPER:
MARIA EVA CARPIO
SANTIBANEZ
714 MARY LAKE DRIVE
BRYAN, TX 77802
DECEMBER, 2024
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291