

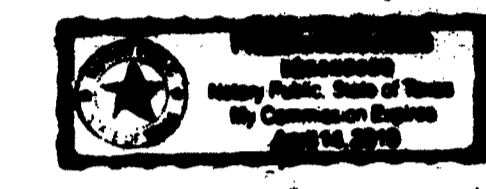
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Carlos Contreras, owner of the .422 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14288, Page 001, and designated herein as Lot 1, 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.

*Carlos Contreras*  
 Carlos Contreras, Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared, Carlos Contreras, 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 purpose stated.  
 Given under my hand and seal on this 20th day of February, 2017.

*[Signature]*  
 Notary Public, Brazos County, Texas



**CERTIFICATION OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 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.

*Brad Kerr*, P.L.S. No. 4502



**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmerman, 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 20th day of February, 2017.

*[Signature]*  
 City Planner, Bryan, Texas

**APPROVAL OF CITY ENGINEER**

I, W. Paul Krapp, 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 February, 2017.

*W. Paul Krapp*  
 City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobb Givens, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20th day of February, 2017, and same was duly approved on the 20th day of February, 2017, by said Commission.

*[Signature]*  
 Chair, Planning and Zoning Commission Bryan, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/2/2018 3:48:37 PM  
 In the PLAT Records  
 Doc Number: 2018-1322964  
 Volume - Page: 14537-19  
 Number of Pages: 1  
 Amount: 75.00  
 Order#: 20180308000103  
 By: MO



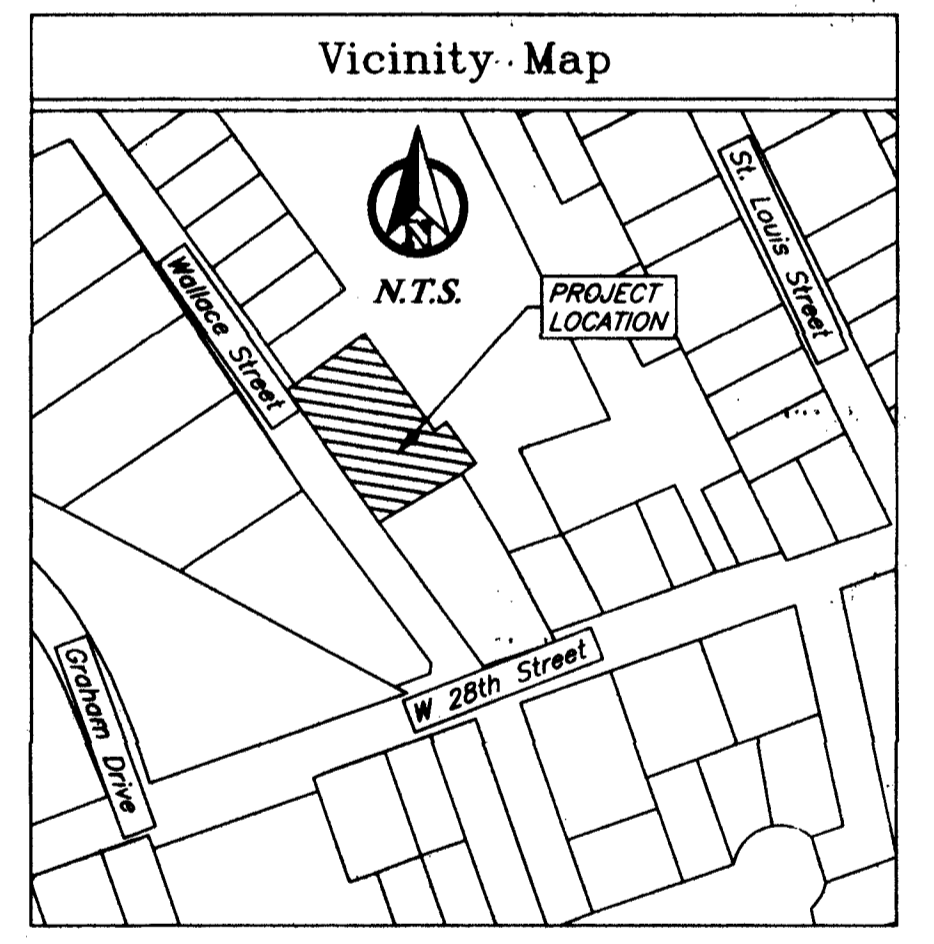
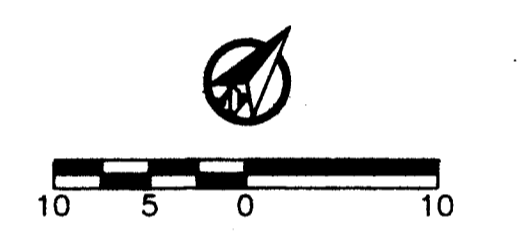
*Karen McQueen*  
 County Clerk, Brazos County, Texas  
*[Signature]*  
 Deputy Clerk

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**General Notes:**

- Coordinates and Bearing System shown hereon are NAD83 (Texas State plane Central zone grid North) based on the published coordinates of the city of Bryan control monument gps-36 (n:10231375.303; e:3541898.795) and as established by gps observation.
- Subject property does not lie within a designated flood plain area according to the F.I.R.M. maps, community panel no. 48041C0195E, Revised Date: 05-16-2012.
- Building setback lines shall be in accordance with City of Bryan Zoning Ordinance.
- 1/2 inch iron rod set at all corners unless otherwise noted.
- This Survey Plat was prepared to reflect the Title Commitment Prepared by University Title Company, GF NO. 177400F, Effective Date: 08-19-2017
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010125847 (Calculated using GEOD12A)
- This property is Zoned RD-5, Residential District-5000.

LINE #	LENGTH	DIRECTION
L1	15.00'	S 51° 46' 19" W
L2	18.94'	S 52° 54' 25" W
L3	7.56'	N 39° 28' 38" W



**METES AND BOUNDS DESCRIPTION OF A 0.422 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.418 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARLOS CONTRERAS RECORDED IN VOLUME 14288, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.418 ACRE TRACT BEING ALL OF A CALLED 125' X 100' TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 107, PAGE 74 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 50' X 115' TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 226, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2 INCH IRON PIPE FOUND (N:10229659.16, E:3538547.92) ON THE NORTHEAST LINE OF WALLACE STREET (40' - 50' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.418 ACRE TRACT AND THE NORTH WEST CORNER OF THE REMAINDER OF A CALLED 0.374 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JAMIE C. ROMERO AND SPOUSE, RUTILA R. ROMERO RECORDED IN VOLUME 4498, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303, E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010125847 (CALCULATED USING GEOD12A).

- THENCE: N 39° 28' 38" W ALONG THE NORTHEAST LINE OF WALLACE STREET FOR A DISTANCE OF 54.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;
- THENCE: N 35° 32' 22" W CONTINUING ALONG THE NORTHEAST LINE OF WALLACE STREET FOR A DISTANCE OF 108.93 FEET TO A 1/2 INCH IRON ROD FOUND IN A TREE ROOT MARKING THE WEST CORNER OF SAID 125' X 100' TRACT;
- THENCE: N 51° 39' 51" E, AT 9.95 FEET PASS A 1/2 INCH IRON ROD WITH CAP MARKED 'RPLS 5743' FOUND MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, WALLACE CORNER SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 7252, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; CONTINUE ON ALONG THE SOUTH LINE OF SAID LOT 7 FOR A TOTAL DISTANCE OF 99.99 FEET (DEED CALL DISTANCE: 100.00 FEET, 107/74)(DEED CALL: N 41° 43' 45" E - 103.77 FEET, 14288/1)(PLAT CALL: N 55° 00' 00" E - 90.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-116 BEARS: N 11° 58' 16" W FOR A DISTANCE OF 1997.01 FEET;
- THENCE: ALONG THE COMMON LINE OF SAID 0.418 ACRE TRACT AND SAID LOT 7 FOR THE FOLLOWING CALLS:  
 S 38° 13' 33" E FOR A DISTANCE OF 125.07 FEET (PLAT CALL: S 35° 00' 00" E - 125.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND;  
 N 51° 46' 19" E FOR A DISTANCE OF 15.00 FEET (PLAT CALL: N 55° 00' 00" E - 15.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'RPLS 5743' FOUND;  
 S 38° 12' 18" E FOR A DISTANCE OF 52.88 FEET (PLAT CALL: S 35° 00' 00" E - 53.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND;  
 S 52° 54' 25" W FOR A DISTANCE OF 18.94 FEET (PLAT CALL: S 55° 10' 31" W - 18.75 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 0.374 ACRE TRACT;
- THENCE: S 60° 04' 09" W ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 0.374 ACRE TRACT FOR A DISTANCE OF 101.02 FEET (DEED CALL: S 60° 08' 40" W - 100.93 FEET, 14288/1) (DEED CALL: S 64° 30' 12" W - 101.08 FEET, 4498/198) TO THE POINT OF BEGINNING CONTAINING 0.422 OF AN ACRE OF LAND (18,387 SQUARE FEET), AS SURVEYED ON THE GROUND NOVEMBER 2017. SEE PLAT PREPARED NOVEMBER 2017, FOR MORE DESCRIPTIVE INFORMATION.

**FINAL PLAT**

**Wallace Corner Subdivision  
 Block 1, Lots 8, 9 & 10  
 ~.422 AC**

Being  
 Stephen F. Austin League No. 9, A-62  
 Bryan, Brazos County, Texas

December 2017

Owner:  
 Carlos Contreras  
 407 Wallace St.  
 Bryan, TX 77803

Engineer:  
  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-269-3195

JAMIE C. ROMERO &  
 SPOUSE RUTILA R. ROMERO  
 RECORDED IN VOLUME 4498, PAGE 198  
 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
 (14288/1)