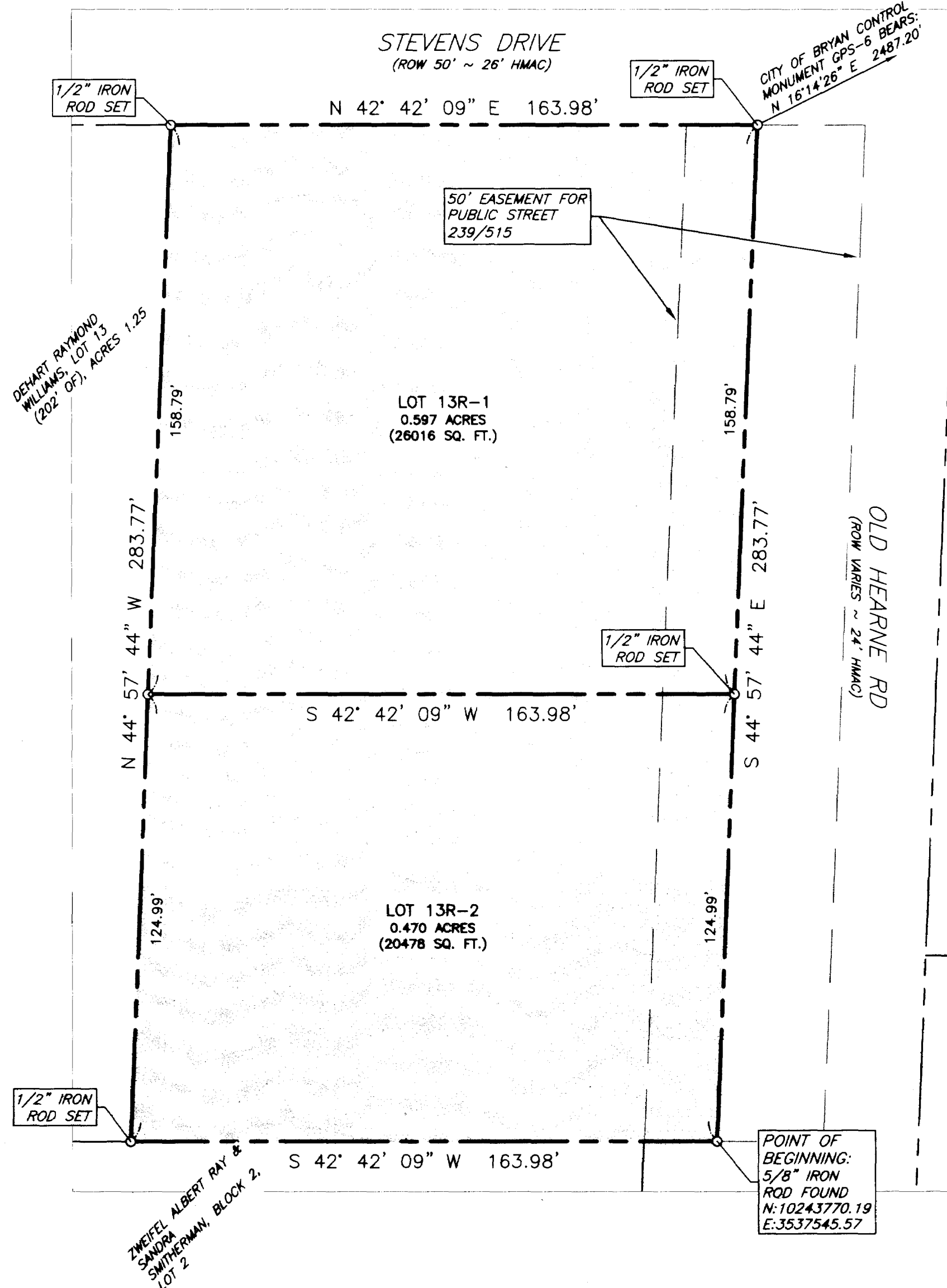
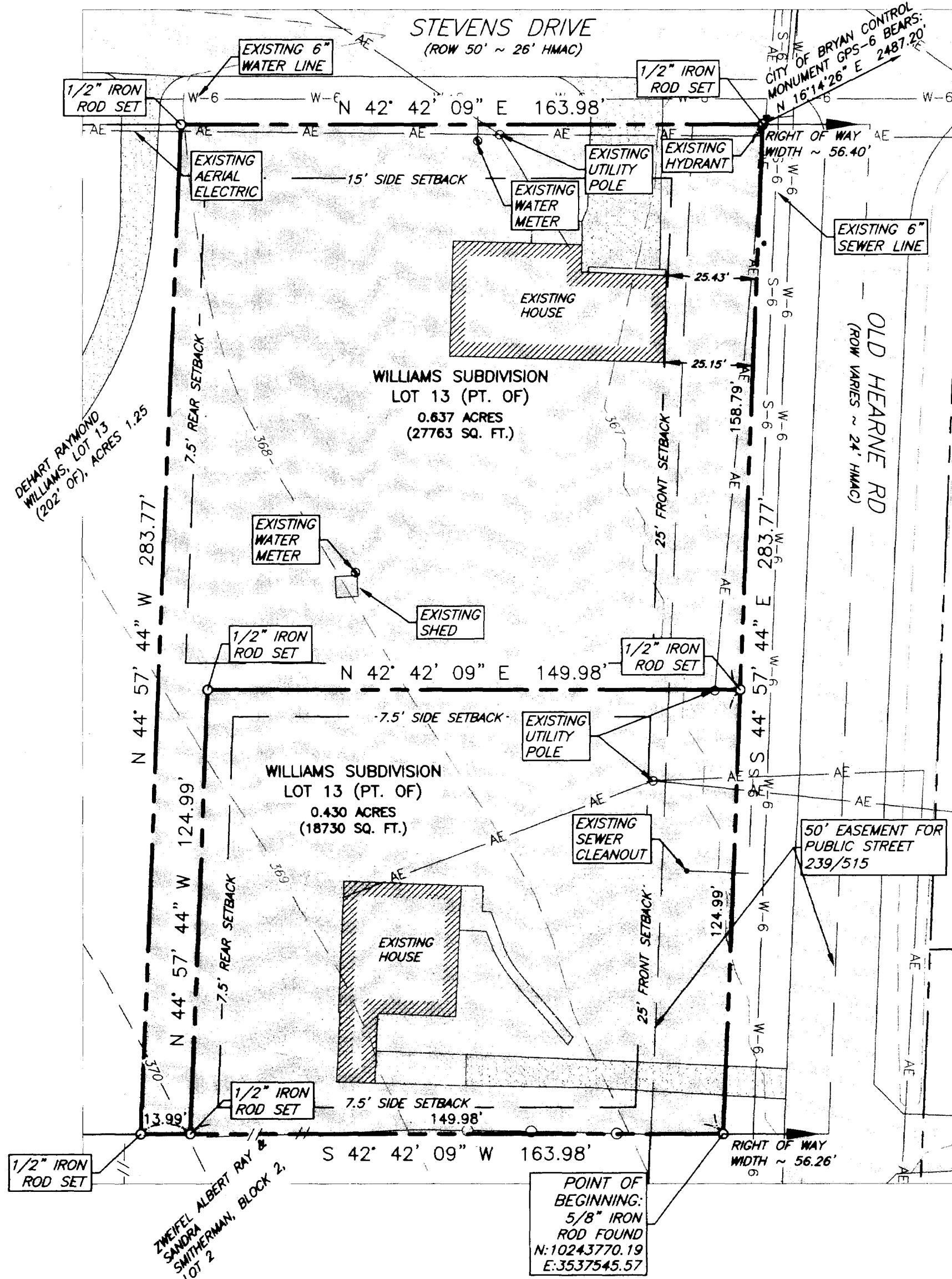


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION OF A 1.067 ACRE TRACT MOSES BAINE LEAGUE, A-3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.55 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 AND ALL OF A CALLED 0.43 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 3 BY A DEED TO SYLVIA ANN MARTINEZ, ET AL, RECORDED IN VOLUME 12415, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACTS 2 AND 3 BEING A PORTION OF LOT 13, SUBDIVISION OF WILLIAMS 112 ACRE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 104, PAGE 49 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND (N:10243770.19, X:3537545.57) ON THE SOUTHWEST LINE OF OLD HEARNE ROAD (R.O.W. WIDTH VARIES) MARKING THE EAST CORNER OF SAID LOT 13 AND THE EAST CORNER OF SAID 0.43 ACRE TRACT. 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-22 (N:10242815.409, X:3533511.181) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00018797 (CALCULATED USING GEOD12B);

THENCE: S 42° 42' 09" W ALONG THE SOUTHWEST LINE OF SAID LOT 13 FOR A DISTANCE OF 163.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHWEST LINE OF LOT 2, RE-SUBDIVISION OF A PORTION OF LOT 14, WILLIAMS SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 366, PAGE 343 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTH CORNER OF SAID 0.55 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 200' X 271.7' PORTION OF SAID LOT 13 AS DESCRIBED BY A DEED TO RAYMOND R. DEHART AND WIFE, AGNES DEHART RECORDED IN VOLUME 305, PAGE 681 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID DEHART TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED IN VOLUME 173, PAGE 137 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 13 BEARS: S 42° 42' 09" W FOR A DISTANCE OF 564.54 FEET (DEED CALL: S 45° 00' 00" W - 564.60 FEET, 173/137);

THENCE: N 44° 57' 44" W THROUGH SAID LOT 13 AND ALONG THE NORTHEAST LINE OF SAID DEHART TRACT FOR A DISTANCE OF 283.77 FEET (DEED CALL DISTANCE: 271.7 FEET, 305/681) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF STEVENS DRIVE (50' R.O.W.) MARKING THE NORTH CORNER OF SAID DEHART TRACT. FOR REFERENCE, A 1/4 INCH IRON ROD FOUND BENT MARKING THE WEST CORNER OF SAID LOT 13 BEARS: S 42° 42' 09" W FOR A DISTANCE OF 564.54 FEET (DEED CALL: S 45° 00' 00" W - 564.60 FEET, 173/137);

THENCE: N 42° 42' 09" E ALONG THE SOUTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 163.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF OLD HEARNE ROAD MARKING THE NORTH CORNER OF SAID LOT 13;

THENCE: S 44° 57' 44" E ALONG THE SOUTHWEST LINE OF OLD HEARNE ROAD AND THE NORTHEAST LINE OF SAID LOT 13 FOR A DISTANCE OF 283.77 FEET (PLAT CALL DISTANCE: 271.7 FEET, 104/49) TO THE POINT OF BEGINNING CONTAINING 1.067 ACRES OF LAND, AS SURVEYED ON THE GROUND JULY 2018. SEE PLAT PREPARED AUGUST 2018, FOR MORE DESCRIPTIVE INFORMATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Petra Rodriguez, owner of the 0.470 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 104, Page 49, and designated herein as Lot 13R-2, 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.

Petra Rodriguez
Petra Rodriguez, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Petra Rodriguez, 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 10th day of October, 2018.

[Signature]
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Sylvia Martinez, owner of the 0.597 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 104, Page 49, and designated herein as Lot 13R-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.

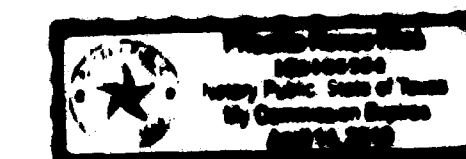
Sylvia Martinez
Sylvia Martinez, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Sylvia Martinez, 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 10th day of October, 2018.

[Signature]
Notary Public, Brazos County, Texas



CERTIFICATION OF THE 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 monuments and/or movements 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, R.P.L.S. No. 4502



APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 30th day of October, 2018.

[Signature]
City Planner
Bryan, 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 12th day of October, 2018.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 12th day of October, 2018, and same was duly approved on the 22nd day of October, 2018, by said Commission.

[Signature]
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

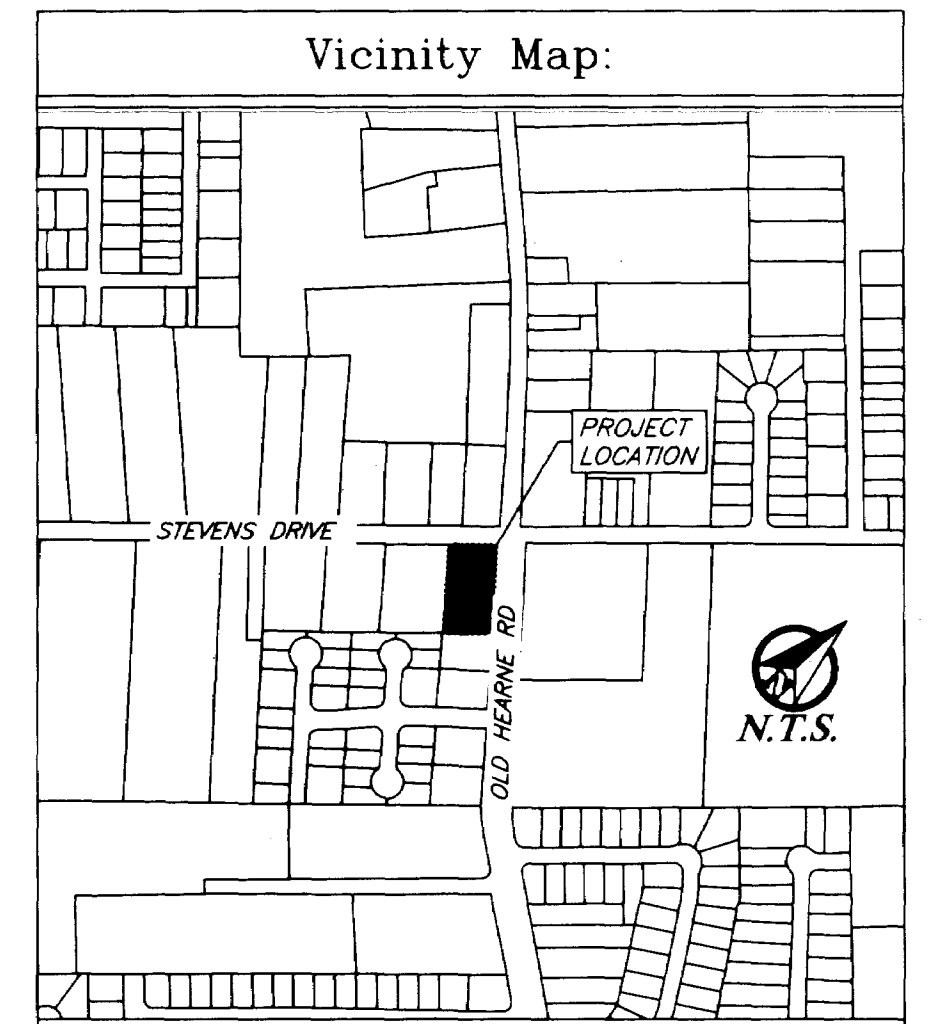
I, _____ County Clerk, in and for _____ together with its certificates of authentication was filed _____, 20____, in the Official Records _____.

[Signature]
County Clerk, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/26/2018 1:41:18 PM
In the PLAT Records

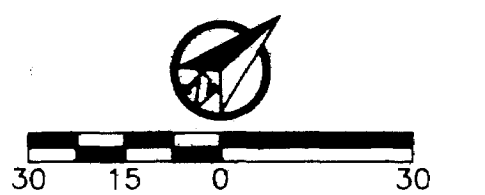


Doc Number: 2018-1344382
Volume - Page: 14984 - 231
Number of Pages: 1
Amount: 73.00
Order#: 20181026000064
By: PD



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-22 (N:10242815.409; E:3533511.181) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00018797 (Calculated using GEOD12B).
- This property is Zoned (RD-5), Residential District 5000.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is NOT within the 100-YR floodplain according to the DFORM for Brazos County, Texas and incorporated areas, Map No. 48041C0185E, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- The Topography shown is from City of Bryan GIS data.
- All utilities shown hereon are approximate locations.
- The Following Blanket Easements do apply to this tract:
Blanket Easement to City of Bryan. 96/206
Blanket Easement to City of Bryan. 100/243



FINAL PLAT

Williams Subdivision
Lots 13R-1 & 13R-2

Being a Replat of
Williams Subdivision Lot 13 (Pt. of)
- 1.067 AC
Bryan, Brazos County, Texas
Aug 2018

Owner:
Sylvia Martinez &
Petra Rodriguez.
3800 Old Hearne Rd
Bryan, TX 77808

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-951