

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS )
COUNTY OF BRAZOS )

WE, JOSE D. URBANO-CORTES AND MONICA MONCIBAS-TORRES, OWNERS OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN VOLUME 8600, PAGE 019, AND IN VOLUME 16119, PAGE 041, OFFICIAL RECORDS, COUNTY, TEXAS, DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 1R AND 7R, BLOCK 1, WALLACE CORNER SUBDIVISION, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

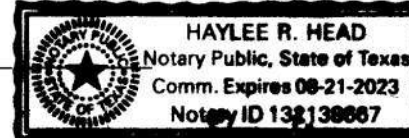
OWNER: Jose Urbano
LIEN HOLDER:

STATE OF TEXAS )
COUNTY OF BRAZOS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE URBANO-CORTES AND MONICA MONCIBAS-TORRES KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 5TH DAY OF JULY, 2022.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE CITY PLANNER

I, Randy Hayes, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 4th DAY OF July, 2022.

R. Hayes, CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 14th DAY OF July, 2022.

W. Paul Kasper, CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS )
COUNTY OF BRAZOS )

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/12/2022 8:21:26 AM
In the PLAT Records



ID COUNTY, DO HEREBY CERTIFY IF AUTHENTICATION WAS FILED
2022, IN THE
VOLUME, PAGE

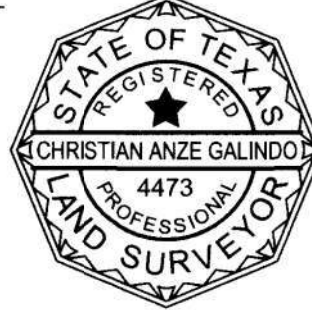
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By: LG

CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS )
COUNTY OF BRAZOS )

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: JUNE 20, 2022



GALINDO ENGINEERS AND PLANNERS, INC.

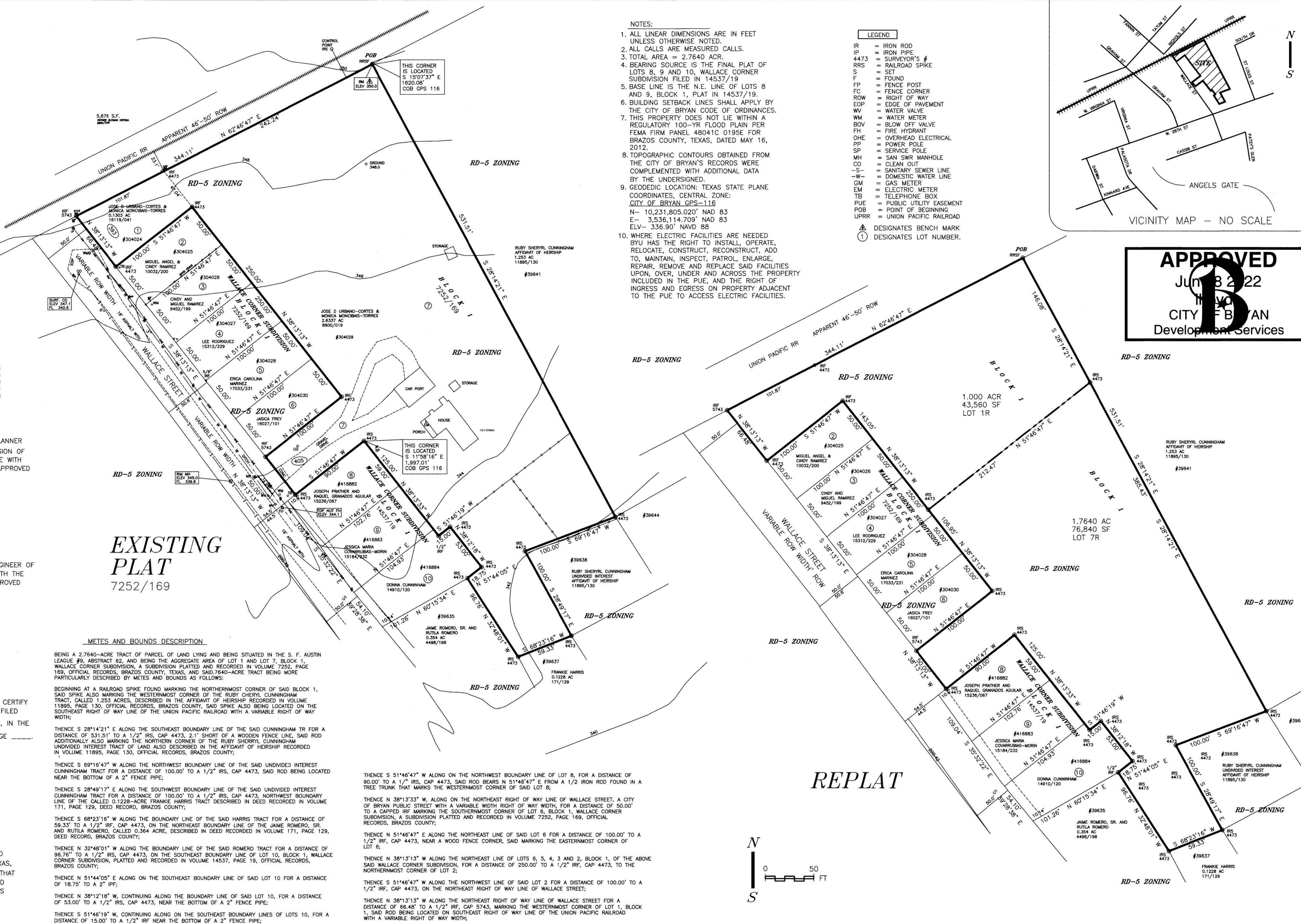
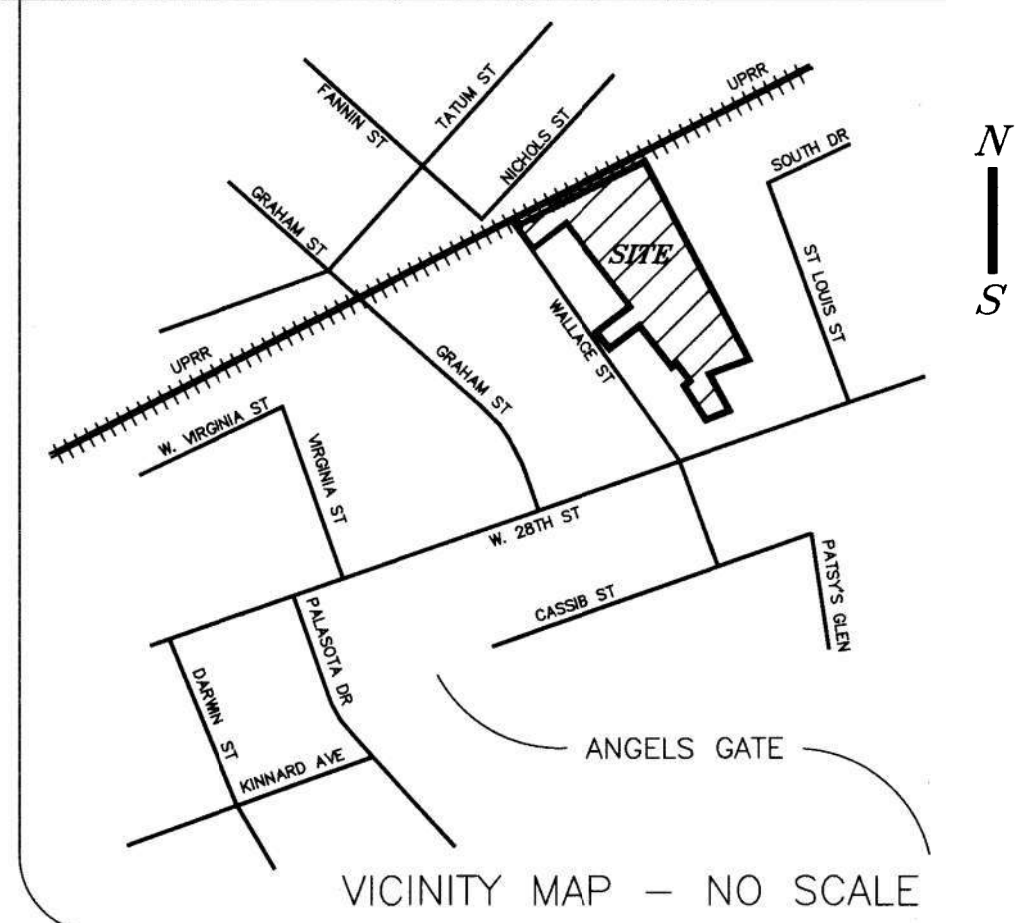
3107 ROLLING GLEN BRYAN, TEXAS 77807 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

NOTES:

- 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 2.7640 ACR.
4. BEARING SOURCE IS THE FINAL PLAT OF LOTS 8, 9 AND 10, WALLACE CORNER SUBDIVISION FILED IN 14537/19.
5. BASE LINE IS THE N.E. LINE OF LOTS 8 AND 9, BLOCK 1, PLAT IN 14537/19.
6. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E FOR BRAZOS COUNTY, TEXAS, DATED MAY 16, 2012.
8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS WERE COMPLEMENTED WITH ADDITIONAL DATA BY THE UNDERSIGNED.
9. GEOEDIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE: CITY OF BRYAN GPS-116
N- 10,231,805.020' NAD 83
E- 3,536,114.709' NAD 83
ELV- 336.90' NAVD 88
10. WHERE ELECTRIC FACILITIES ARE NEEDED BYU 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 INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

LEGEND

- IR = IRON ROD
IP = IRON PIPE
4473 = SURVEYOR'S #
RRS = RAILROAD SPIKE
S = SET
F = FOUND
FP = FENCE POST
FC = FENCE CORNER
ROW = RIGHT OF WAY
EOP = EDGE OF PAVEMENT
WV = WATER VALVE
EM = ELECTRIC METER
BOV = BLOW OFF VALVE
FH = FIRE HYDRANT
OHE = OVERHEAD ELECTRICAL
P = POWER POLE
SP = SERVICE POLE
MH = SAN SWR MANHOLE
CO = CLEAN OUT
-S = SANITARY SEWER LINE
-W = DOMESTIC WATER LINE
GM = GAS METER
EM = ELECTRIC METER
TB = TELEPHONE BOX
PUE = PUBLIC UTILITY EASEMENT
POB = POINT OF BEGINNING
UPRR = UNION PACIFIC RAILROAD
DESIGNATES BENCH MARK
DESIGNATES LOT NUMBER.



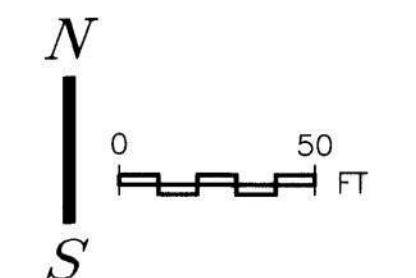
EXISTING PLAT 7252/169

METES AND BOUNDS DESCRIPTION

BEING A 2.7640-ACRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE #9 ABSTRACT #2, AND BEING THE AGGREGATE AREA OF LOT 1 AND LOT 7, BLOCK 1, WALLACE CORNER SUBDIVISION, A SUBDIVISION PLATTED AND RECORDED IN VOLUME 7252, PAGE 169, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 2.7640-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE FOUND MARKING THE NORTHERNMOST CORNER OF SAID BLOCK 1, SAID SPIKE ALSO MARKING THE WESTERMOST CORNER OF THE RUBY SHERRYL CUNNINGHAM TRACT, CALLED 1.253 ACRES, DESCRIBED IN THE AFFIDAVIT OF HERSHIP RECORDED IN VOLUME 11895, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY; SAID SPIKE ALSO BEING LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WITH A VARIABLE RIGHT OF WAY WIDTH;
THENCE S 28°14'21" E ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID CUNNINGHAM TR FOR A DISTANCE OF 531.51' TO A 1/2" IRS, CAP 4473, 2.1' SHORT OF A WOODEN FENCE LINE, SAID ROD ADDITIONALLY ALSO MARKING THE NORTHERN CORNER OF THE RUBY SHERRYL CUNNINGHAM UNDIVIDED INTEREST TRACT OF LAND ALSO DESCRIBED IN THE AFFIDAVIT OF HERSHIP RECORDED IN VOLUME 11895, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE S 69°16'47" W ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID UNDIVIDED INTEREST CUNNINGHAM TRACT FOR A DISTANCE OF 100.00' TO A 1/2" IRS, CAP 4473, SAID ROD BEING LOCATED NEAR THE BOTTOM OF A 2" FENCE PIPE;
THENCE S 28°49'17" E ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID UNDIVIDED INTEREST CUNNINGHAM TRACT FOR A DISTANCE OF 100.00' TO A 1/2" IRS, CAP 4473, NORTHWEST BOUNDARY LINE OF THE CALLED 0.1228-ACRE FRANKIE HARRIS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 171, PAGE 129, DEED RECORD, BRAZOS COUNTY;
THENCE S 68°23'16" W ALONG THE BOUNDARY LINE OF THE SAID HARRIS TRACT FOR A DISTANCE OF 59.33' TO A 1/2" IRF, CAP 4473, ON THE NORTHEAST BOUNDARY LINE OF THE JAIME ROMERO, SR. AND RUTIA ROMERO CALLED 0.354 ACRE, DESCRIBED IN DEED RECORDED IN VOLUME 171, PAGE 129, DEED RECORD, BRAZOS COUNTY;
THENCE N 32°48'01" W ALONG THE BOUNDARY LINE OF THE SAID ROMERO TRACT FOR A DISTANCE OF 96.76' TO A 1/2" IRS, CAP 4473, ON THE SOUTHEAST BOUNDARY LINE OF LOT 10, BLOCK 1, WALLACE CORNER SUBDIVISION, PLATTED AND RECORDED IN VOLUME 14537, PAGE 19, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE N 51°44'05" E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID LOT 10 FOR A DISTANCE OF 18.75' TO A 2" IRF;
THENCE N 38°12'18" W, CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 10, FOR A DISTANCE OF 53.00' TO A 1/2" IRS, CAP 4473, NEAR THE BOTTOM OF A 2" FENCE PIPE;
THENCE S 51°46'19" W, CONTINUING ALONG THE SOUTHEAST BOUNDARY LINES OF LOTS 10, FOR A DISTANCE OF 15.00' TO A 1/2" IRF NEAR THE BOTTOM OF A 2" FENCE PIPE;
THENCE N 38°13'33" W ALONG ON THE NORTHEAST BOUNDARY LINE OF LOTS 9 AND 8, OF SAID BLOCK 1, WALLACE CORNER SUBDIVISION, PLATTED AND RECORDED IN VOLUME 14537, PAGE 19, OFFICIAL RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 125.00' TO A 1/2" IRS, CAP 4473, NEAR THE BOTTOM OF A 2" FENCE PIPE;

THENCE S 51°46'47" W ALONG ON THE NORTHWEST BOUNDARY LINE OF LOT 8, FOR A DISTANCE OF 90.00' TO A 1/2" IRS, CAP 4473, SAID ROD BEARS N 51°46'47" E FROM A 1/2" IRON ROD FOUND IN A TREE TRUNK THAT MARKS THE WESTERMOST CORNER OF SAID LOT 8;
THENCE N 38°13'33" W, ALONG ON THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET, A CITY OF BRYAN PUBLIC STREET WITH A VARIABLE WIDTH RIGHT OF WAY WIDTH, FOR A DISTANCE OF 50.00' TO A CAPPED IRF MARKING THE SOUTHERNMOST CORNER OF LOT 6, BLOCK 1, WALLACE CORNER SUBDIVISION, A SUBDIVISION PLATTED AND RECORDED IN VOLUME 7252, PAGE 169, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE N 51°46'47" E ALONG THE NORTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 100.00' TO A 1/2" IRF, CAP 4473, NEAR A WOOD FENCE CORNER, SAID MARKING THE EASTERMOST CORNER OF LOT 6;
THENCE N 38°13'13" W ALONG THE NORTHEAST LINE OF LOTS 6, 5, 4, 3 AND 2, BLOCK 1, OF THE ABOVE SAID WALLACE CORNER SUBDIVISION, FOR A DISTANCE OF 250.00' TO A 1/2" IRF, CAP 4473, TO THE NORTHERNMOST CORNER OF LOT 2;
THENCE S 51°46'47" W ALONG THE NORTHWEST LINE OF SAID LOT 2 FOR A DISTANCE OF 100.00' TO A 1/2" IRF, CAP 4473, ON THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET;
THENCE N 38°13'13" W ALONG THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET FOR A DISTANCE OF 66.48' TO A 1/2" IRF, CAP 5743, MARKING THE WESTERMOST CORNER OF LOT 1, BLOCK 1, SAID ROD BEING LOCATED ON SOUTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WITH A VARIABLE RIGHT OF WAY WIDTH;
THENCE N 62°46'47" E ALONG SAID UNION PACIFIC RAILROAD RIGHT OF WAY, AT 101.87' PASSING A 1/2" IRF, CAP 4473, TO THE POINT OF BEGINNING FOR A TOTAL DISTANCE 344.11', CONTAINING 2.7640 ACRES OF LAND MORE OR LESS.

REPLAT



FINAL PLAT OF LOTS 1R AND 7R, BLOCK 1 WALLACE CORNER SUBDIVISION

Table with 4 columns: OWNER/DEVELOPER (JOSE D. URBANO & MONICA MONCIBAS), PROJECT (5-22), DATE (JUNE 20, 2022), SHEET (1 of 1). Includes details about the 2.7640 acre replat of Lots 1 and 7, Block 1, Wallace Corner Subdivision.