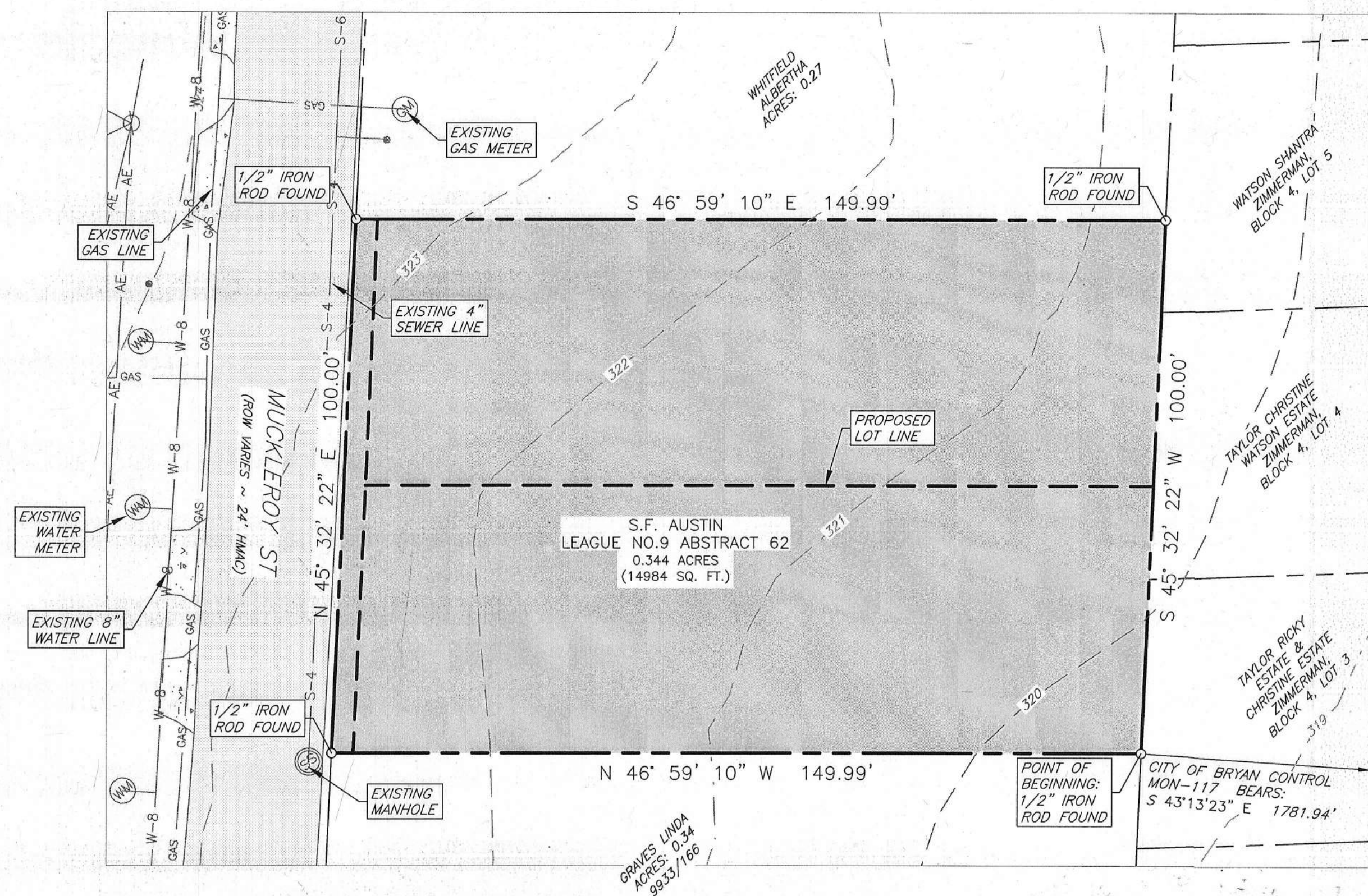
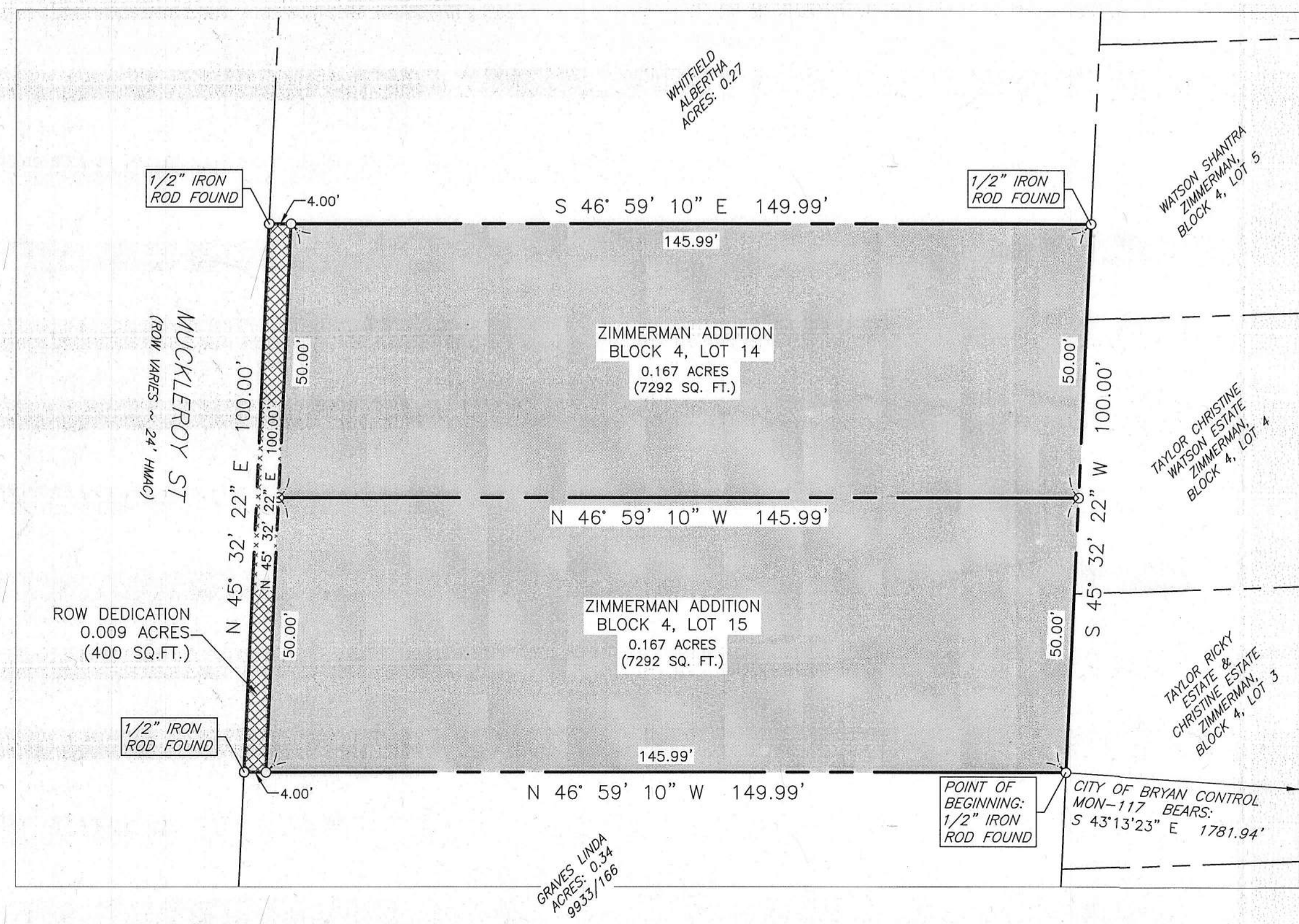


PRELIMINARY PLAN



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jose Blas Medina & Erika Carolina Martinez, owners of the 0.344 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 16060, Page 167, and designated herein as Zimmerman Addition, Block 4, Lots 14 & 15, 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.

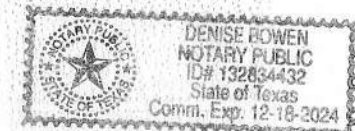
Jose Blas Medina Owner
Erika Carolina Martinez Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jose Blas Medina & Erika Carolina 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 8 day of April, 2021.

Danise Mason
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 markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.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 8th day of April, 2021.

Martin Zimmerman
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 and ordinances of the City of Bryan and was approved on the 8th day of April, 2021.

W. Paul Kasper
City Engineer, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On 4/22/2021 4:28:10 PM
in the Plat Records



Doc Number: 2021-1428863
Volume - Page: 16933-48
Number of Pages: 1
Amount: 73.00
Order#: 20210422000140
By: LG

said county, do hereby certify that this plat together with its certificates of day of _____, 2021, in the Official Records of Brazos County

Karen McQueen
County Clerk, Brazos County, Texas
By: Dana Chidaver

FIELD NOTES DESCRIPTION
OF A
0.344 OF AN ACRE TRACT
S.F. AUSTIN LEAGUE NO. 9, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.344 OF AN ACRE IN THE S.F. AUSTIN LEAGUE NO. 9, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.344 OF AN ACRE TRACT OF LAND CONVEYED TO JOSE BLAS MEDINA AMAYA AND ERIKA CAROLINA MARTINEZ MARTINEZ IN VOLUME 16060, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.344 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

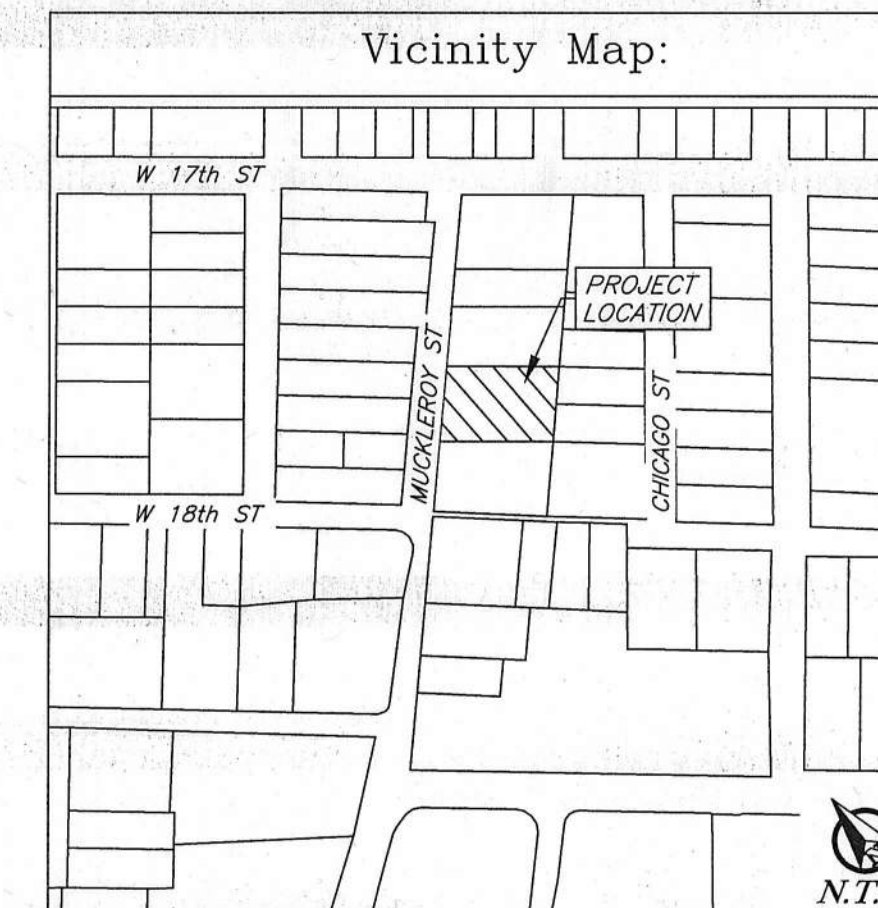
BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SMKING RPLS 2003" (Y: 10235755.24, X:3537262.43) ON THE NORTHWEST LINE OF LOT 3, BLOCK 4, ZIMMERMAN ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 120, PAGE 97 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) MARKING THE EAST CORNER OF A CALLED 0.34 ACRE TRACT OF LAND CONVEYED TO LINDA GRAVES IN VOLUME 9933, PAGE 166 (OPRBCT); FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-117 BEARS: S 43° 13' 23" E A DISTANCE OF 1781.94 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 0.34 ACRE TRACT, N 46° 59' 10" W A DISTANCE OF 149.99 FEET (DEED CALL AND MEASURED, 16060/167 OPRBCT)(DEED CALL: N 43° 15' 38" W--150.00 FEET, 9933/166 OPRBCT) TO A POINT IN THE SOUTHEAST LINE OF MUCKLEREY STREET (RIGHT-OF-WAY WIDTH VARIES) BEING THE NORTH CORNER OF SAID 0.34 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 59° 45' 19" E A DISTANCE OF 0.19 FEET, A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "SMKING RPLS 2003" BEARS: S 10° 50' 08" E A DISTANCE OF 0.18 FEET, AND ANOTHER 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "SMKING RPLS 2003" MARKING THE WEST CORNER OF SAID 0.34 ACRE TRACT BEARS: S 45° 32' 22" W A DISTANCE OF 100.00 FEET (DEED CALL: S 50° 07' 52" W--100.00 FEET, 9933/166 OPRBCT);

THENCE, ALONG SAID SOUTHEAST LINE OF MUCKLEREY STREET, N 45° 32' 22" E A DISTANCE OF 100.00 FEET (DEED CALL AND MEASURED, 16060/167 OPRBCT) TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED 0.344 OF AN ACRE TRACT;

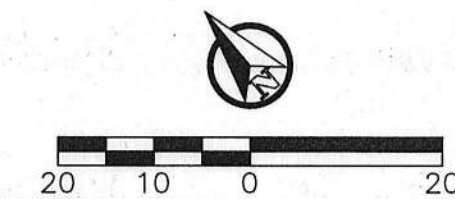
THENCE, ALONG THE NORTHEAST LINE OF SAID 0.344 ACRE TRACT, S 46° 59' 10" E A DISTANCE OF 149.99 FEET (DEED CALL AND MEASURED, 16060/167 OPRBCT) TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE NORTHWEST LINE OF LOT 5 OF SAID BLOCK 4, ZIMMERMAN ADDITION (120/97 DRBCT); THENCE, ALONG SAID NORTHWEST LINE OF BLOCK 4, ZIMMERMAN ADDITION, S 45° 32' 22" W A DISTANCE OF 100.00 FEET (DEED CALL AND MEASURED, 16060/167 OPRBCT) TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.344 OF AN ACRE (14,984 SQUARE FEET), MORE OR LESS.

SURVEYED ON THE GROUND FEBRUARY 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED MARCH 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH DERIVED FROM THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT (Y:10234456.751; X:3538482.775) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES DESCRIBED HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011041 (CALCULATED USING GEOID12B).



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-117 (N:10234456.751; E:3538482.775) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011041 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E & 48041C0195E, effective May 16, 2012.
- All utilities shown hereon are approximate locations.
- This property is Zoned Residential District-5000 (RD-5).
- The topography shown is from GIS Data.
- Building setbacks lines per City of Bryan Ordinances.



FINAL PLAT

Zimmerman Addition
Block 4, Lots 14 & 15 &
0.009 Ac of Muckleroy ROW

Being
Stephen F. Austin League
No. 9, A-62 ~0.344 Acres
Bryan, Brazos County, Texas
March 2021

Owner:
Jose Blas Medina &
Erika Carolina Martinez
401 Wallace St.
Bryan, TX 77803

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-759-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Proj # 21-162