

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Managing Partner of La Vita Centro LLC, the owner of the 0.181 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 2749, Page 336, and designated herein as Bryan Original Townsite, Block 144, Lots 4RA-4RF, 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.

Managing Partner of La Vita Centro LLC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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 ____ day of _____, 2022.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER

I, _____, 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 ____ day of _____, 2022.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 ____ day of _____, 2022.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 2021, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

OF A
0.181 ACRE TRACT
BEING A PORTION OF LOTS 3, 4 & 5, BLOCK 144
BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE SURVEY #9, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.181 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY #9, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOTS 3, 4 & 5, BLOCK 144 OF THE BRYAN ORIGINAL TOWNSITE AS SHOWN ON THE PLAT RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND BEING ALL OF A CALLED 0.1808 ACRE TRACT OF LAND CONVEYED TO VINCE CHARLES NUCHE, JR. IN VOLUME 2749, PAGE 336 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 0.181 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of said Lot 5, same being the southeast corner of said Block 144, in the northeast right-of-way line of W. 22nd Street (80' wide right-of-way, 'H'721 DRBCT) and the northwest right-of-way line of N. Parker Avenue (100' wide right-of-way, 'H'721 DRBCT), from which a 1/2 inch iron rod found bears S 74° 29' 25" W, a distance of 0.53 feet;

THENCE, with the northeast right-of-way line of W. 22nd Street and the southwest line of said Block 144, N 85° 12' 41" W, for a distance of 105.00 feet to the most southerly east corner of a called 0.2433 acre portion of a called 0.2433 acre tract of land conveyed to Noe Carreno and wife, Idalia Carreno in Volume 7099, Page 28 of the Official Public Records of Brazos County, Texas (OPRBCT) and the southeast corner hereof, from which a 1/2 inch iron rod with red plastic cap stamped 'SM KLING RPLS 2003' found bears S 46° 03' 19" W, a distance of 0.36 feet and also from which a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found in the northeast right-of-way line of W. 22nd Street bears N 85° 12' 41" W, a distance of 745.02 feet;

THENCE, through said Lot 3, Block 144, with the common line of said Nuche and said Carreno tracts, N 04° 47' 19" E, for a distance of 75.00 feet to a point in a 4x4 wood fence corner post for the northwest corner hereof;

THENCE, through said Lots 3, 4 and 5, Block 144, continuing with the common line of said Nuche and said Carreno tracts, S 85° 12' 41" E, for a distance of 105.00 feet to a point in the northwest right-of-way line of N. Parker Avenue, on the southeast line of said Lot 5, Block 144, for the common east corner of said Nuche and said Carreno tract and for the northeast corner hereof, from which a 3/8 inch iron rod found bears S 43° 29' 00" W, a distance of 1.11 feet and also from which the northeast corner of said Block 144 bears N 04° 47' 19" E, a distance of 175.00 feet and from said northeast corner a 1/2 inch iron rod with plastic cap stamped 'GESNER' found bears S 85° 12' 41" E, a distance of 100.00 feet;

THENCE, with the northwest right-of-way line of N. Parker Avenue, same being the southeast line of said Lot 5, Block 144, S 04° 47' 19" W, for a distance of 75.00 feet to the POINT OF BEGINNING hereof and containing 0.181 acres, more or less.

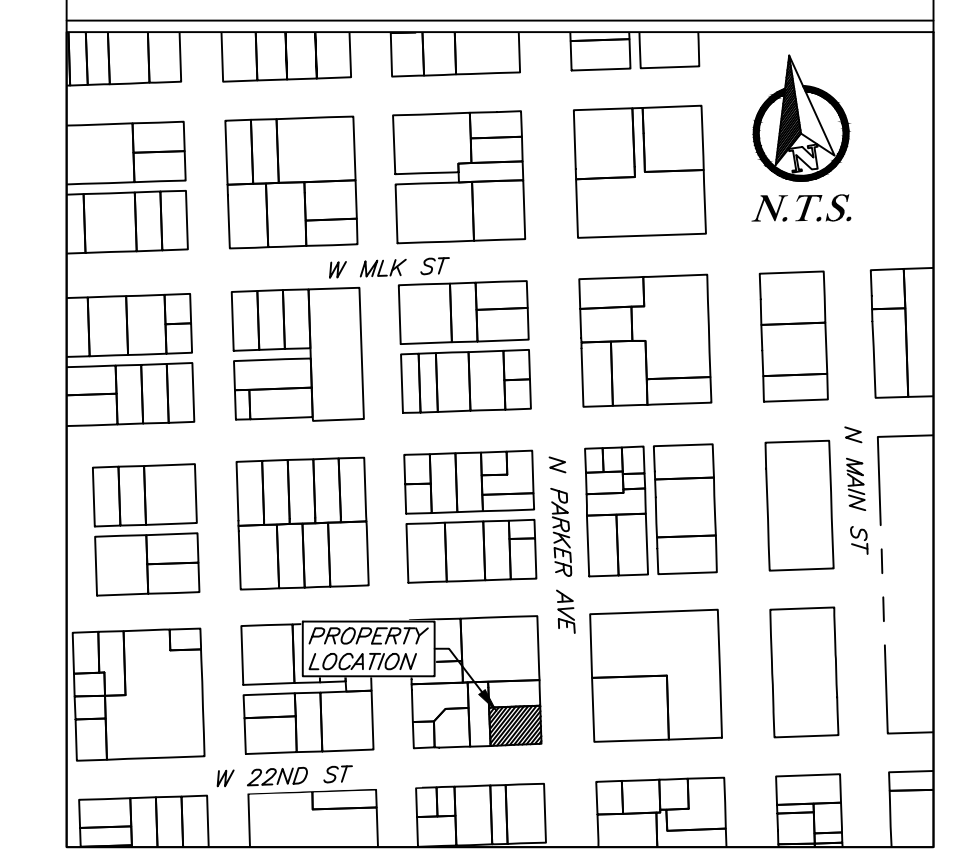
Surveyed on the ground January 2022 under my supervision. See plat prepared January 2022 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00011500975748 (calculated using GEOID12B). Reference drawing: 22-002.

- ANNOTATIONS:**
- ROW - Right-of-Way
 - HMAC - Hot mix Asphaltic concrete
 - DRBCT - Deed Records of Brazos County, Texas
 - ORBCT - Official Records of Brazos County, Texas
 - OPRBCT - Official Public Records of Brazos County, Texas
 - () - Record information
 - (CM) - Controlling Monument used to establish property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/F - Now or Formerly

General Notes:

- Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00011500975748 (Calculated using GEOID12B).
- This survey plat was prepared to reflect the title commitment prepared by University Title Company, GF NO. 215175, effective date: 01-13-2022. Items listed on schedule B are not survey items and/or are not addressed by this plat.
- 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215E, effective April 2, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from GIS data.
- This property is zoned Downtown North (DT-N).
- All utilities shown hereon are approximate locations.
- Where electric facilities are installed, BTU 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 the property adjacent to the PUE to access electric facilities.

Vicinity Map:



Final Plat

**Bryan Original Townsite
Lot 4RA-4RF, Block 144**

Being a Replat of
a portion of Lots 3-5, Block 144 - 0.181 Acres
Bryan, Brazos County, Texas
March 2022

Owner:
La Vita Centro LLC
105 N Main St
Bryan, TX 77805

Engineer:
14 Engineering

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
TBPELS # 10018500
Job No. 21-585

PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951