		_	NOTES: ALL LINEAR DIMENSIONS ARE IN FEET		The state of the s
CERTIFICATE OF OWNERSHIP AND DEDICATION		2. A	ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL CALLS ARE MEASURED CALLS. TOTAL AREA = 2.7640 ACR.	LEGEND IR = IRON ROD IP = IRON PIPE	South Of J
STATE OF TEXAS) COUNTY OF BRAZOS)		THIS CORNER IS LOCATED.	BEARING SOURCE IS THE FINAL PLAT OF LOTS 8, 9 AND 10, WALLACE CORNER SUBDIVISION FILED IN 14537/19	4473 = SURVEYOR'S # RRS = RAILROAD SPIKE S = SET F = FOUND	SITE
WE, <u>JOSE D. URBANO</u> CORTES AND <u>MONICA MONCIBAIS</u> TORRES, OWNERS OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN VOLUME 8600, PAGE 019, AND IN VOLUME 16119, PAGE 041,		1620.08' COB GPS 116 5. E	BASE LINE IS THE N.E. LINE OF LOTS 8 AND 9, BLOCK 1, PLAT IN 14537/19.	FP = FENCE POST FC = FENCE CORNER ROW = RIGHT OF WAY	JORR LEADING TO SAFER AND
OFFICIAL RECORDS, COUNTY, TEXAS, DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 1R AND 7R, BLOCK 1, WALLACE CORNER	5,676 S.F. ESTHER CULTUMAN ORTEGA 9994/246 6,47, E. 24, E	T 7. T	BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES. THIS PROPERTY DOES NOT LIE WITH DEP	EOP = EDGE OF PAVEMENT WV = WATER VALVE WM = WATER METER OHE = OVERHEAD ELECTRICAL	W. VIRGONIA 2 DE LE CONTROL DE LA CONTROL DE
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	APPARENT 40 N 62.46	F	REGULATORY 100—YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E FOR BRAZOS COUNTY, TEXAS, DATED MAY 16,	PP = POWER POLE MH = SAN SWR MANHOLE CO = CLEAN OUT	W. 28TH ST
AND CONSIDERATION HEREIN IDENTIFIED.	NON PADIFIC RR P. 344.11	RD-5 ZONING	TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS WERE	-S- = SANITARY SEWER LINE -W- = DOMESTIC WATER LINE GM = GAS METER EM = ELECTRIC METER	CASSIB SI
OWNER	RF 4473 RD-5 ZONING		COMPLEMENTED WITH ADDITIONAL DATA BY THE UNDERSIGNED. GEODEDIC LOCATION: TEXAS STATE PLANE	TB = TELEPHONE BOX PUE = PUBLIC UTILITY EASEMENT POB = POINT OF BEGINNING	ANGELS GATE
OWNER	JOSE D URBANO-CORTES & 24473 IRF MONICA MONCIBAIS-TORRES		COORDINATES, CENTRAL ZONE: CITY OF BRYAN GPS-116 N- 10,231,805.020' NAD 83	UPRR = UNION PACIFIC RAILROAD FH = FIRE HYDRANT	KINNARO
LIEN HOLDER	5743 AC 16119/041 USA COLOR OF THE COLOR OF	S. D. S.	E- 3,536,114.709' NAD 83 ELV- 336.90' NAVD 88		VICINITY MAP — NO SCALE
STATE OF TEXAS	500 4304024 5 5 Q	STORAGE RUBY SHERYRL CUNNINGHAM AFFIDAVIT OF HEIRSHIP 1.253 AC	DESIGNATES LOT NUMBER.	POB RRSF	
COUNTY OF BRAZOS) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY	MIGUEL ANGEL & CINDY RAMIREZ 10032/200 #304026	346 #39641			
APPEARED AND	CINDY AND CINDY AND CINDY AND CINDY AND	1252 C 385, 23. K			
KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR	MIGUEL RAMINEZ 9452/199 JOSE D MONICA 2.6337 / 8600/0	URBANO-CORTES & MONCIBAIS-TORRES	5,676 S.F. ESTHER GUZMAN ORTEGA 9984/246	62.46' 47" E 242.24'	
PURPOSE HEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS DAY OF		1.7640 AC	APPARE.		
, 2022 .	#304028	RD-5 ZONING	RD-5 ZONING UNION PADIFIC 344 4473		RD-5 ZONING
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS	ERICA CAROLINA MARINEZ 17033/231 CO	CAR PORT STORAGE	71 87 P. 102.1	RD-5 ZONING	IRS 4473
	RD-5 ZONING 6	PRF/ 4473	JOSE D URBANO-CORTES & MONICA MONCIBAIS-TORRES 0.1303 AC 16119/041	1.000 ACR 43,560 SF LOT 1R	
APPROVAL OF THE CITY PLANNER	JASICA FREY 16027/101 16027/101 16027/101	HOUSE PORCH RD-5 ZONING	100 00 00 mm m m m m m m m m m m m m m m	S. C. L.	
I,, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF OF THE PLANNING AND ZONING COMMISSION OF OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH	IRF 5743 CO COMME (405)	THIS CORNER IS LOCATED S 11'58'16" E	#304 WIGUEL ANGEL & CINDY RAMIREZ	DO25 RE TO TO TO THE TO THE TO THE TOTAL THE T	RUBY SHERYRL CUNNINGHAM AFFIDAVIT OF HEIRSHIP 1.253 AC 0 11895/130
THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE, 2022 .	RD-5 ZONING	(8) (1,997.01 COB GPS 116) 34th	70, 4473 10032/200 Poly	3 #304026 #2 12 12 12 12 12 12 12 12 12 12 12 12 12	#39641
CITY PLANNER, BRYAN, TEXAS	WWW TB IRS JOSEPH PRA WWW 15 IRS RAQUEL GRA 15236/067	THER AND NADOS AGUILAR TO THE TOTAL TOTAL TO THE TOTAL	CINDY MIGUEL US 9452/1	AND RAMIREZ 99 10 10 10 10 10 10 10 10 10 10 10 10 10	
CITY PLANNER, BRYAN, TEXAS		151.46' 16' 51.46' 19 18 18 18 18 18 18 18 18 18 18 18 18 18	#39644	#304027 60 #3600/019 2.6337 AC 8600/019	.7640 AC 6,840 SF
APPROVAL OF THE CITY ENGINEER	EXISTING	#416883 JESSICA MARIA COVARRUBIAS—MORIN 185 4473 100.00 187 4473 100.00	THE SERVICE SE	LEE RODRIGUEZ 15312/229 5 1000 L	OT 7R RD-5 ZONING
I,, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE	PLAT	#39638 #416884 2"IPF 215 AA' 05" RUBY SHERYRL CUNNINGHAM UNDIVIDED INTEREST	\$ 300.	#304028 S ERICA CAROLINA	
APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE, 2022 .	7252/169	DONNA CUNNINHAM 14910/120 AFFIDAVIT OF HEIRSHIP 11895/130		MARINEZ 17033/231 5 00 #304030 IRF 4473	
CITY ENGINEER, BRYAN, TEXAS		39635 1 RD-5 ZONING	G	RD-5 ZONING JASICA FREY 16027/101 O (7)	RD-5 ZONING
CITY ENGINEER, BRYAN, TEXAS	METES AND BOUNDS DESCRIPTION	JAIME ROMERO, SR. AND RUTILA ROMERO 0.354 AC 4498/198	RD-5 ZONING	IRF 5743	RD-5 ZONING
CERTIFICATION OF THE COUNTY CLERK	BEING A 2.7640-ACRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN	2" S 68 59.33" IPF 2" #39637		7 (405) 51.46.00 (200).	
STATE OF TEXAS) COUNTY OF BRAZOS)	LEAGUE #9, ABSTRACT 62, 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, AND SAID.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.	FRANKIE HARRIS 0.1228 AC 171/129		#416882 JOSEPH PRATHER AND IRS_ PAQUEL GRANADOS ACIULAR JOSEPH PRATHER AND	
I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED	SAID SPIKE ALSO MARKING THE WESTERNMOST CORNER OF THE RUBY CHERYL CUNNINGHAM TRACT, CALLED 1.253 ACRES, DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP 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			54.55 (0.0.4473 15236/067 15236/067 15236/067 15236/067 15236/067 15236/067 15236/067	AGO STAN
FOR RECORD IN MY OFFICE THE DAY OF, 2022 , IN THE OFFICIAL RECORDS OF BRAZOS, COUNTY, TEXAS, IN VOLUME, PAGE	WIDTH; THENCE S 28°14'21" E ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID CUNNINGHAM TR FOR A	340		#416883 #416883	5 50 1 IRS 4473 5 69 16 47" W
OFFICIAL RECORDS OF BRAZOS, COUNTY, TEXAS, IN VOLUME, FAGE	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 HEIRSHIP RECORDED IN VOLUME 11895, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY;			JESSICA MARIA COVARRUBIAS—MORIN 15184/232	IRS 4473 100.00 #39638
COUNTY CLERK, BRAZOS COUNTY, TEXAS	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 51°46'47" W ALONG ON THE NORTHWEST BOUNDARY LINE OF LOT 8, FOR A DISTANCE OF		DONNA CUNNINHAM 14910/120	16884 2"IPF 15, 44, 05" RUBY SHERYRL CUNNINGHAM UNDIVIDED INTEREST AFFIDAVIT OF HEIRSHIP 11895/130
	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 2" FENCE PIPE ON THE NORTHWEST BOUNDARY LINE OF THE CALLED 0.1228—ACRE FRANKIE HARRIS TRACT DESCRIBED IN DEED	90.00' TO A 1/" IRS, CAP 4473, SAID ROD BEARS N 51°46'47" E FROM A 1/2 IRON ROD FOUND II TREE TRUNK THAT MARKS THE WESTERNMOST CORNER OF SAID LOT 8; THENCE N 38°13'33" W, ALONG ON THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET, A CIT	Υ	14910/120	0, 15, 34, E 0, 7. S.
CERTIFICATE OF THE SURVEYOR AND ENGINEER	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 2" FENCE PIPE ON THE NORTHEAST BOUNDARY LINE OF THE JAIME ROMERO, SR. AND	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;		To 10!14' 101.26' N	#39635 7 RD-5 ZONING JAIME ROMERO, SR. AND RUTILA ROMERO
STATE OF TEXAS) COUNTY OF BRAZOS)	RUTILA ROMERO, CALLED 0.364 ACRE, DESCRIBED IN DEED RECORDED IN VOLUME 171, PAGE 129, DEED RECORD, BRAZOS COUNTY; THENCE N 32°48'01" W ALONG THE BOLINDARY LINE OF THE SAID ROMERO TRACT FOR A DISTANCE OF	THENCE N 51°46'47" E ALONG THE NORTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 100.00' TO 1/2" IRF, CAP 4473, NEAR A WOOD FENCE CORNER, SAID MARKING THE EASTERNMOST CORNER OF LOT 6;	NO A		0.354 AC 0.4498/198
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS,	96.76" TO A 2" FENCE PIPE 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 38°13'13" W ALONG THE NORTHEAST LINE OF LOTS 6, 5, 4, 3 AND 2, BLOCK 1, OF THE SAID WALLACE CORNER SUBDIVISION, FOR A DISTANCE OF 250.00' TO A 1/2" IRF, CAP 4473, TO THI NORTHERNMOST CORNER OF LOT 2;	E ABOVE HE 0 50		2" IPF #39637 FRANKIE HARRIS 0.1228 AC
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	THENCE N 51°44'05" E ALONG ON THE SOUTHEAST BOUNDARY LINE OF SAID LOT 10 FOR A DISTANCE OF 18.75' TO A 2" IPF;	THENCE S 51°46'47" W ALONG THE NORTHWEST LINE OF SAID LOT 2 FOR A DISTANCE OF 100.00' T 1/2" IRF, CAP 4473, ON THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET;	■ 😑 😑 🖯		RD-5 ZONING
DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.	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 ON THE SOUTHEAST BOUNDARY LINES OF LOTS 10, FOR A	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 WESTERNMOST CORNER OF LOT 1, BL-1, SAID ROD BEING LOCATED ON SOUTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WITH A VARIABLE RIGHT OF WAY WIDTH;	LOCK		
CHRISTIAN A. GALINDO, P.E., R.P.L.S.	DISTANCE OF 15.00' TO A 1/2" IRS, CAP 4473, 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	THENCE N 62°46'47" E ALONG SAID UNION PACIFIC RAILROAD RIGHT OF WAY, AT 101.87' PASSING A IRF. CAP 4473. TO THE POINT OF BEGINNING FOR A TOTAL DISTANCE 344.11'. CONTAINING 2.7640			
DATE: JUNE 20, 2022	RECORDS, BRAZOS COUNTY. FOR A DISTANCE OF 125.00' TO A 1/2" IRS, CAP 4473, NEAR THE BOTTOM OF A 2" FENCE PIPE;	ACRES OF LAND MORE OR LESS.		T OF LOTS 1R AND CE CORNER SUBDIVIS	
2 4 6				393 AND 405 WALLACE STREET	
			OWNER/DEVELOPER: JOSE D. URBANO & MONICA MONCIBAIS BE	2.7640 ACRES (120,398 S.F.) ING A REPLAT OF LOTS 1 AND 7, BLOCK 1	DATE: JUNE 20, 2022 PROJECT APPROVED BY: CAG REVISIONS: 5-22
		ENGINEERS AND PLANNERS, INC	405 WALLACE ST. BRYAN, TX 77803	WALLACE CORNER SUBDIVISION VOL 7252. PG. 169. OFFICIAL RECORDS	SHEET

3107 ROLLING GLEN BRYAN, TEXAS 77807 979-846-8868

FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

VOL 7252, PG. 169, OFFICIAL RECORDS

BRYAN, BRAZOS COUNTY, TEXAS

CELL: 979—574—5875 eMail: changoalex549@gmail.com

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