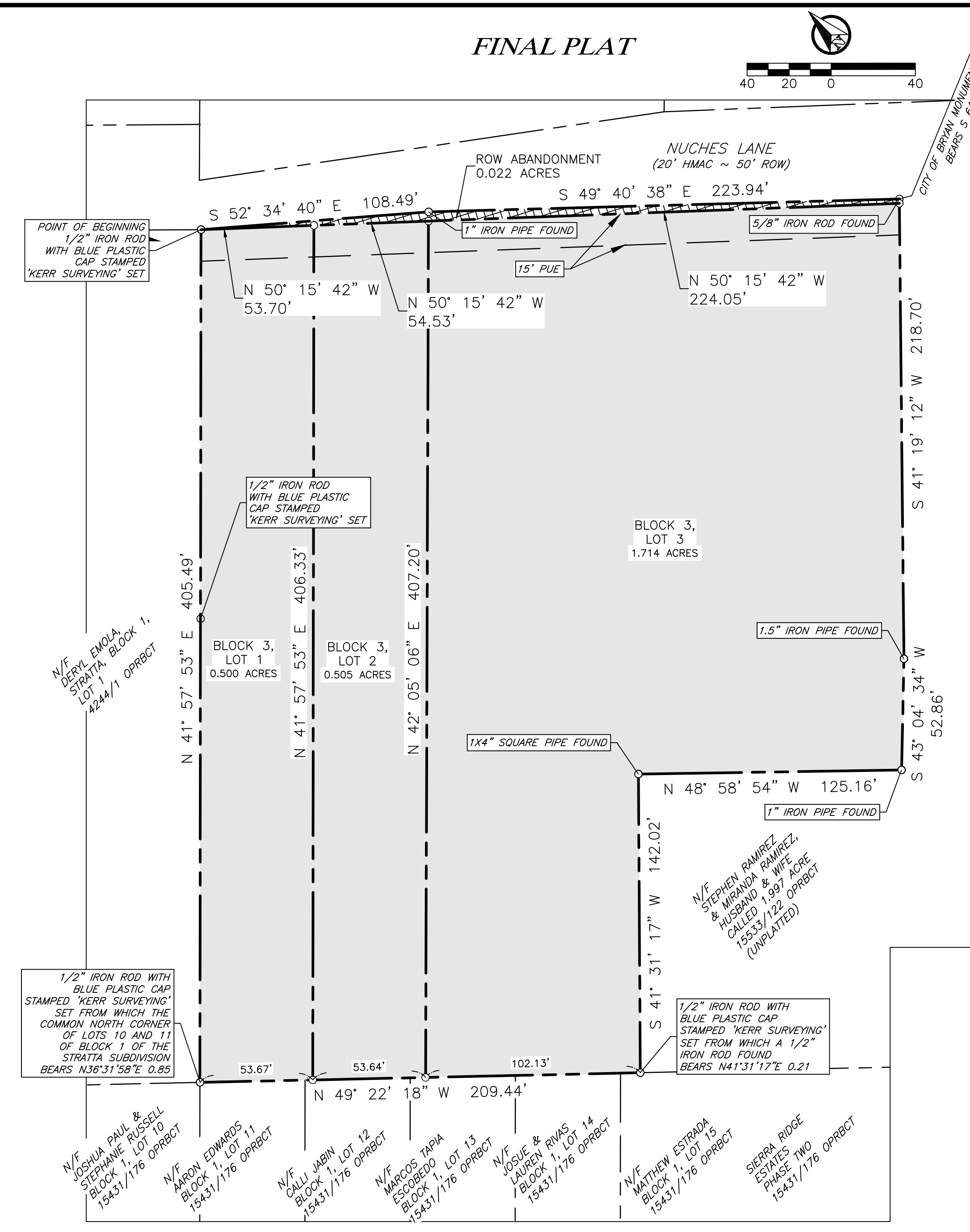
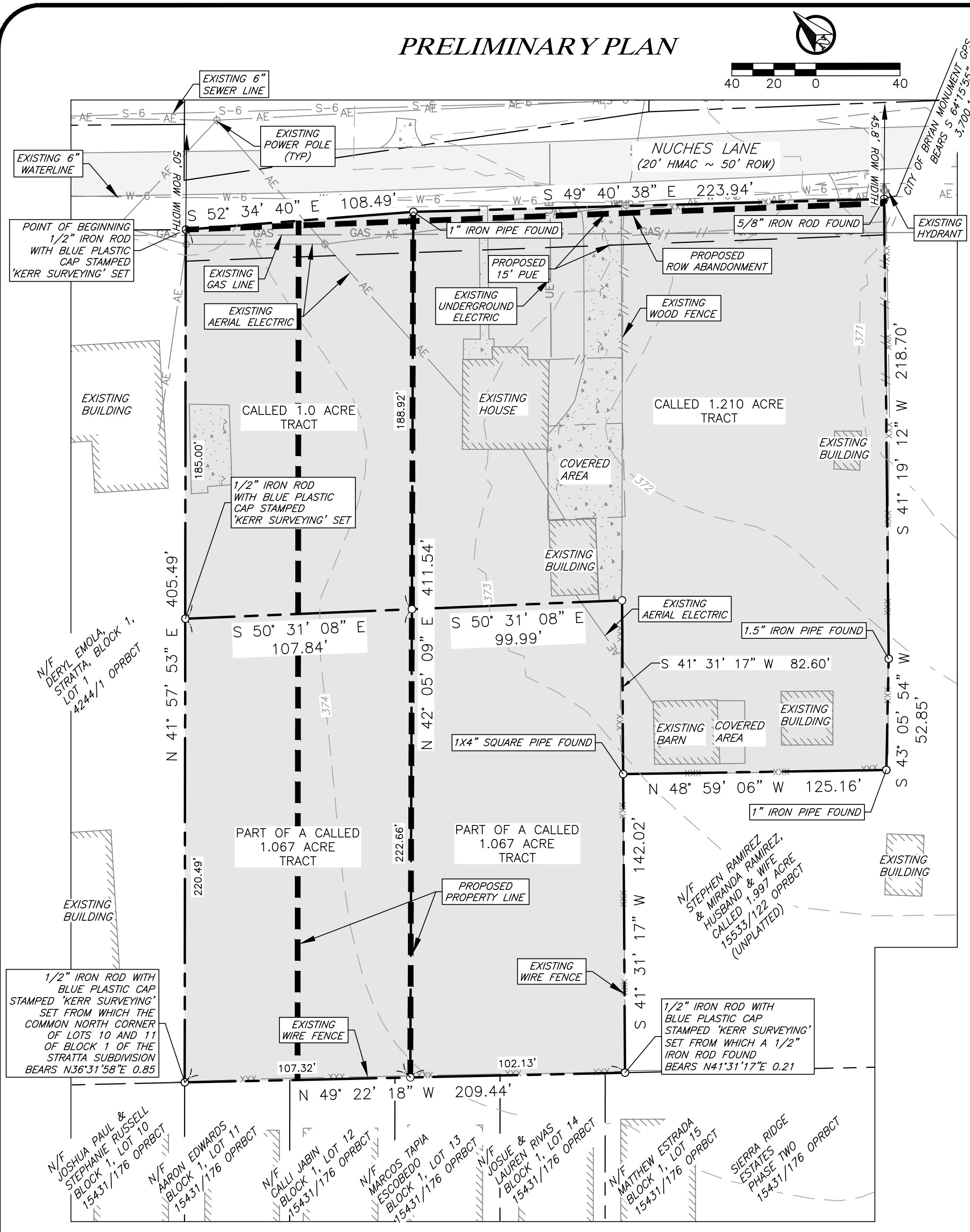
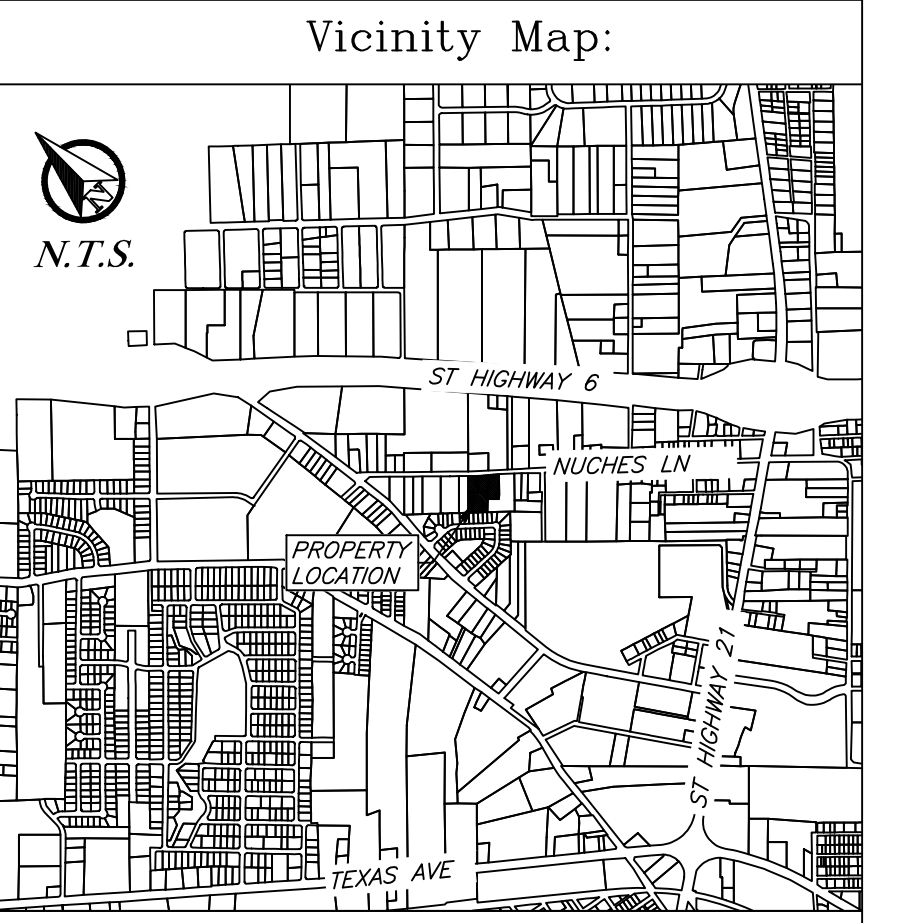


PRELIMINARY PLAN

FINAL PLAT



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



General Notes:

- 1. 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 Station 2 (MYCS2).
2. Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.0001820617475 (Calculated using GEOD12B).
3. 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
5. Building setback lines Per City of Bryan Ordinance.
6. The topography shown is based on existing public record data provided by City of Bryan GIS data.
7. This property is zoned Residential 5000 District (RD-5).
8. All utilities shown hereon are approximate located by City of Bryan GIS data. Additional utilities may exist not shown.
9. 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.
10. 1.212 and one acre tract this survey plat was prepared to reflect the title report issued by university title company, #f no. 222991, certification date: July 26th, 2022. no survey related items were listed under schedule b.
11. 1.067 acre tract this survey plat was prepared to reflect the LTC surveyor letter issued by lawyers title company, file no. s45112, dated: June 14th, 2022. items listed on schedule b are addressed as follows:
12. Blanket electric easement to lone star gas company in volume 71, page 579, drbt, does apply. blanket in nature and cannot be plotted.
All other items are not survey items and/or are not addressed by this plat

FIELD NOTES DESCRIPTION OF A 2.740 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63 BRYAN, BRAZOS COUNTY, TEXAS
A FIELD NOTES DESCRIPTION OF 2.740 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 1.067 ACRE TRACT OF LAND, BOTH CONVEYED TO DERYL CARL EMOLA IN VOLUME 4244, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND ALL OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO MANUEL G. RODRIGUEZ AND ROLANDO E. RAMIREZ IN VOLUME 16811, PAGE 295 (OPRBCT); SAID 2.740 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING, AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NUCHES LANE (VARIABLE RIGHT-OF-WAY WIDTH), FOR THE EAST CORNER OF SAID ONE ACRE TRACT, AND THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 48° 29' 07" W, A DISTANCE OF 300.04 FEET, FROM WHICH ANOTHER 1/2 INCH IRON ROD FOUND BEARS N 48° 29' 07" W, A DISTANCE OF 400.05 FEET;
THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF NUCHES LANE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) S 52° 34' 40" E, FOR A DISTANCE OF 108.49 FEET TO A 1 INCH IRON PIPE FOUND, FOR THE EAST CORNER OF SAID ONE ACRE TRACT, AND THE NORTH CORNER OF SAID 1.210 ACRE TRACT;
2) S 49° 40' 38" E, FOR A DISTANCE OF 223.94 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTH CORNER OF A CALLED 1.997 ACRE TRACT, CONVEYED TO STEPHEN RAMIREZ AND MIRANDA RAMIREZ, HUSBAND AND WIFE, IN VOLUME 15533, PAGE 122 (OPRBCT), THE EAST CORNER OF SAID 1.210 ACRE TRACT, AND THE EAST CORNER HEREOF;
THENCE, CONTINUING WITH THE COMMON LINE OF 1.210 ACRE TRACT AND SAID 1.997 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) S 41° 19' 12" W, FOR A DISTANCE OF 218.70 FEET TO A 1.5 INCH IRON PIPE FOUND;
2) S 43° 04' 34" W, FOR A DISTANCE OF 52.86 FEET TO A 1 INCH IRON PIPE FOUND, FOR THE SOUTH CORNER OF SAID 1.210 ACRE TRACT, AND THE EASTERNMOST SOUTH CORNER HEREOF;
3) N 48° 58' 54" W, FOR A DISTANCE OF 125.16 FEET TO A 1X4 INCH SQUARE PIPE FOUND ON THE SOUTHEAST LINE OF SAID 1.067 ACRE TRACT, THE SOUTHERNMOST WEST CORNER OF SAID 1.210 ACRE TRACT, AND AN INTERIOR CORNER HEREOF;
THENCE, WITH THE COMMON LINE OF SAID 1.067 ACRE TRACT AND SAID 1.997 ACRE TRACT, S 41° 31' 17" W, FOR A DISTANCE OF 142.02 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE WEST CORNER OF SAID 1.997 ACRE TRACT, THE SOUTH CORNER OF SAID 1.067 ACRE TRACT, AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD BEARS N 41° 31' 17" E, A DISTANCE OF 0.21, ALSO A 3/4 INCH IRON ROD FOUND BEARS S 49° 22' 18" E, A DISTANCE OF 209.44 FEET;
THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID 1.067 ACRE TRACT, N 49° 22' 18" W, FOR A DISTANCE OF 209.44 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE SOUTH CORNER OF SAID LOT 1, THE WEST CORNER OF SAID 1.067 ACRE TRACT, AND THE WEST CORNER HEREOF, FROM WHICH THE NORTH COMMON CORNER OF LOTS 10 AND 11 OF BLOCK 1 OF THE STRATTA SUBDIVISION BEARS N 36° 31' 58" E, A DISTANCE OF 0.85 FEET, ALSO A 1/2 INCH IRON ROD FOUND BEARS N 49° 22' 18" W, A DISTANCE OF 715.09 FEET;
THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID 1.067 ACRE TRACT, N 49° 22' 18" W, FOR A DISTANCE OF 209.44 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE COMMON WEST CORNER OF SAID 1.067 ACRE TRACT AND SAID ONE ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 405.49 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 2.740 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS
We, Deryl Emola & Gary Emola, the owner of the 1.067 acre tract & 1.0 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 4244, Page 1, 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.
Notary Public, Brazos County, Texas
Deryl Emola Gary Emola
Notary Public, Brazos County, Texas
STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Deryl Emola & Gary Emola, 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
Nathan Paul Kerr, R.P.L.S. No. 6834
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 bounds describing said subdivision will describe a closed geometric form.
Notary Public, Brazos County, Texas
Nathan Paul Kerr, R.P.L.S. No. 6834
CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS
We, Manuel Rodriguez & Rolando Ramirez, the owners of the 1.210 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 16811, Page 295, 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.
Notary Public, Brazos County, Texas
Manuel Rodriguez Rolando Ramirez

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 _____, 2022, in the Official Public Records of Brazos County in Volume ____ Page ____
County Clerk, Brazos County, Texas

Final Plat
Stratta Subdivision
Block 3, Lots 1, 2, & 3
Being a total of 2.740 Acres,
Being all of a Called 1.0 Acre Tract,
& all of a Called 1.067 Acre Tract,
Volume 4244, Page 1 (OPRBCT)
& a Called 1.210 Acre Tract
Volume 16811, Page 295 (OPRBCT)
Stephen F. Austin Survey, League # 10 Survey, A-63
Bryan, Brazos County, Texas
August 2022
Owner: Gary Emola, Deryl Emola, 2200 Nuches Lane, Bryan, TX 77805
Owner: Manuel Rodriguez, Rolando Ramirez, 2120 Nuches Lane, Bryan, TX 77805
Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave, Bryan, TX 77803, TBP/ELS # 10018300, Job No. 22-002
Engineer: J4 Engineering, PO Box 5192, Bryan, TX 77805, 979-739-0567, TBP/FE-9651

8/10/2022, J4 Engineering, State Plat-PP & FP.dwg, JAE Project # 22-003