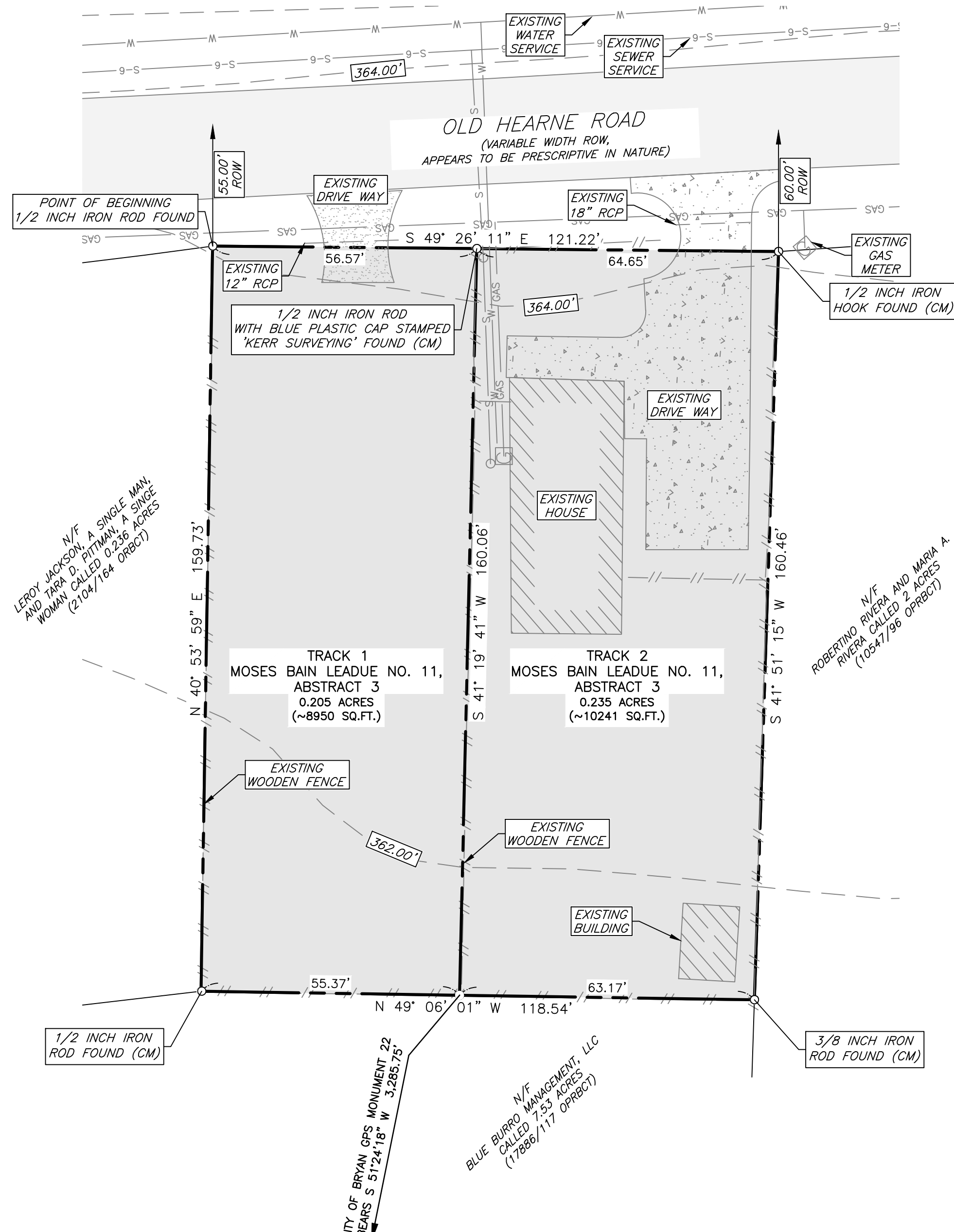
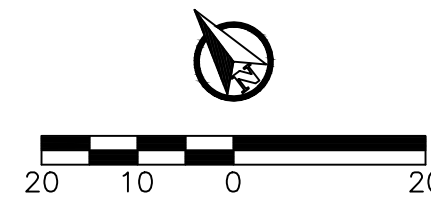
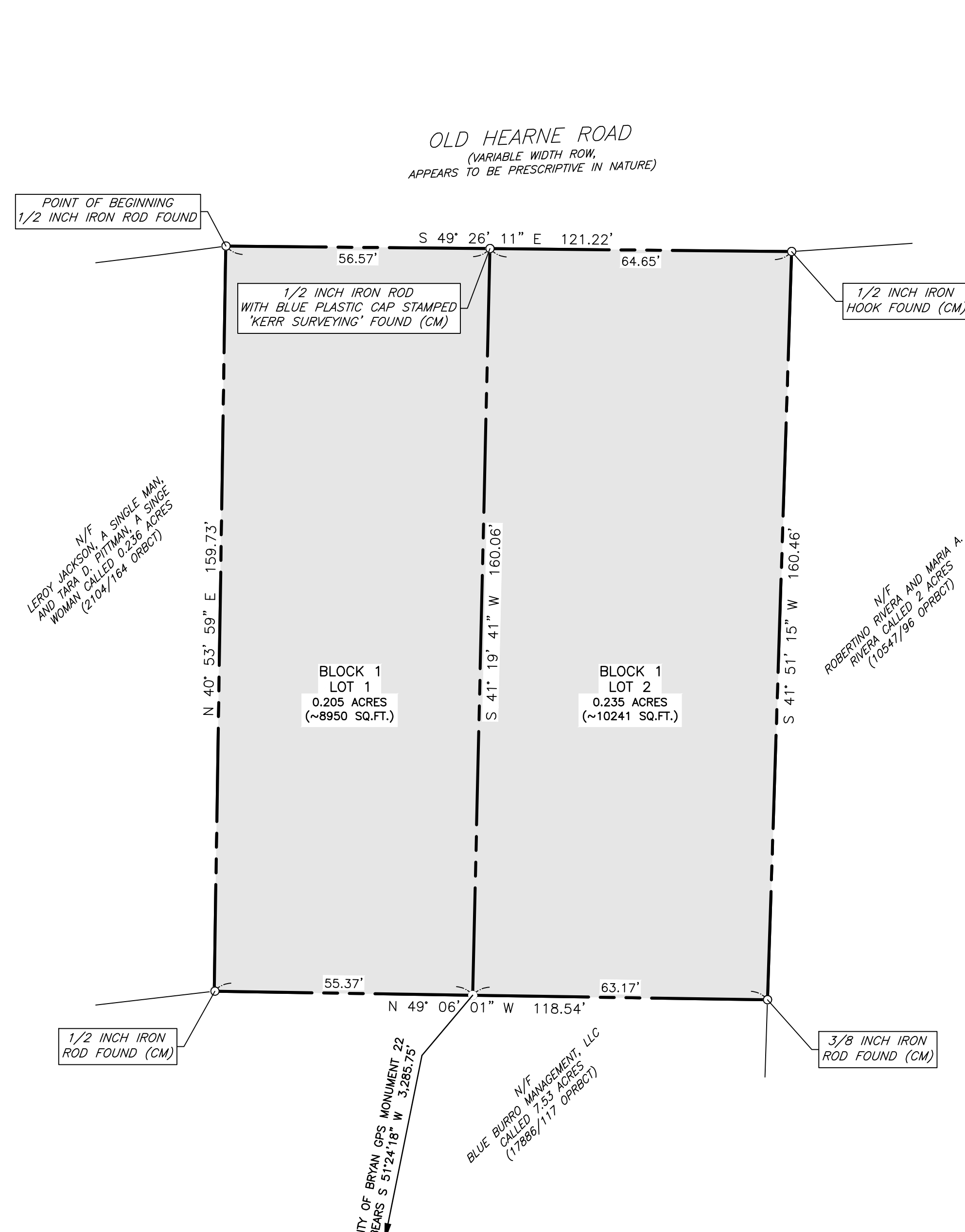


PRELIMINARY PLAN



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Alexander Cruz Urias, owner of the called 0.441 acre tract shown on this plat, being the same tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 17451, Page 249, and designated herein as Block 1, Lot 1 and Lot 2 in Bryan, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all Right-of-Way, Easements, and other public places shown herein.

Alexandar Cruz Urias, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Alexander Cruz Urias 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 _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski, R.P.L.S. No. 6531

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 _____, 20____.

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 _____, 20____.

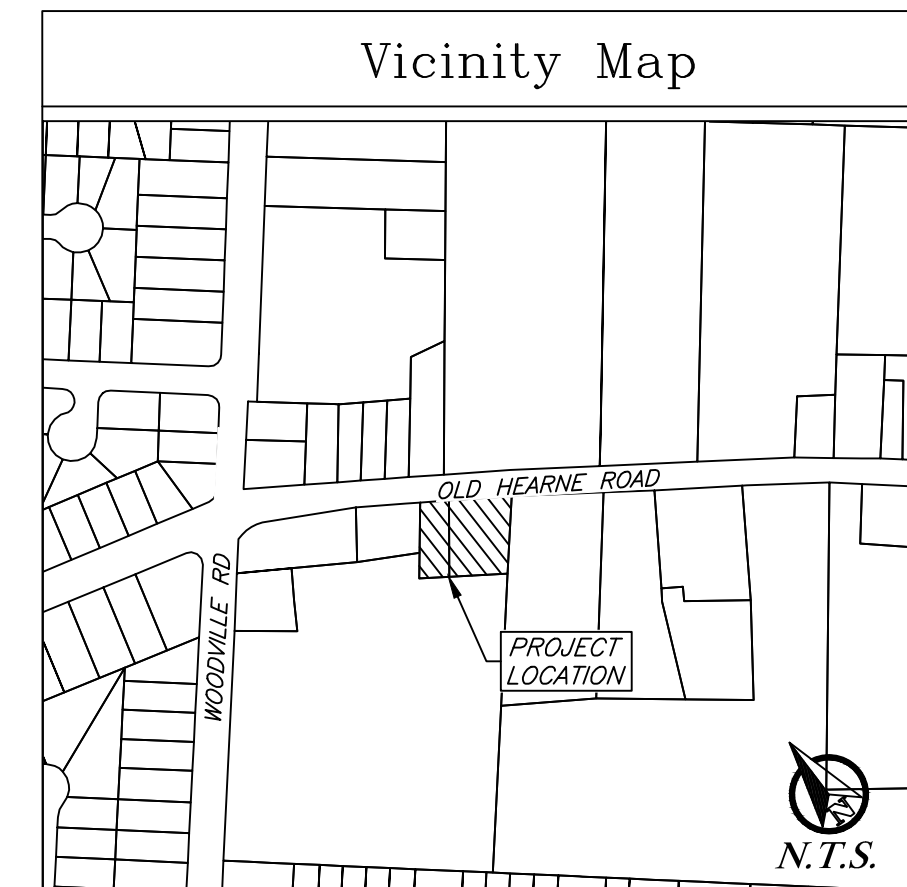
City Engineer, Bryan, Texas

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 _____, 20____, in the Official Public Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas



General Notes:

- 1. Bearing system shown hereon is based on the Texas State plane Central Zone grid North as established from GPS observation using the LEICA SmartNET NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- 2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011284649654 (calculated using GEOID12B).
- 3. No portion of this tract does not lie within a special flood hazard area subject to the 1% annual chance flood (100 year flood plain) according to the Brazos County flood insurance rate map (FIRM) panel NO. 48041C0185E, revised date: 05-16-2012.
- 4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- 5. Utilities shown hereon are approximate located by marks on the ground in accordance with public locate request and City of Bryan GIS data. Additional utilities may exist not shown.
- 6. This property is zoned Single-Family Residential, 6000 (RD-5)
- 7. Topography shown is based on GIS data.
- 8. 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 property adjacent to the PUE to access electric facilities.
- 9. This survey plat was prepared to reflect the title report issued by University Title Company, GF No. 223242, Certification date: August 21st, 2022. Items listed on schedule B ate addressed as follows:
 - Right-of-Way Easement recorded in Volume 537, Page 482, DRBCT, May or May not apply. Cannot be determine due to vague description.
 - All other items are not survey items and /or are not addressed by this plat.

FIELD NOTES DESCRIPTION OF A 0.441 ACRE TRACT MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.441 ACRES IN THE MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 160' X 120' TRACT OF LAND CONVEYED TO URIAS ALEXANDER CRUZ IN VOLUME 17451, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.441 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD HEARNE ROAD (VARIABLE WIDTH RIGHT-OF-WAY, APPEARS TO BE PRESCRIPTIVE IN NATURE), MARKING THE EAST CORNER OF A CALLED 0.236 ACRE TRACT CONVEYED TO LEROY JACKSON, A SINGLE MAN, AND TARA D. FITTMAN, A SINGLE WOMAN IN VOLUME 2104, PAGE 164 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, THE NORTH CORNER OF SAID CRUZ TRACT, AND THE NORTH CORNER HEREOF;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY OF OLD HEARNE ROAD, S 49° 26' 11" E, FOR A DISTANCE OF 56.57 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON SAID LINE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 121.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED 2 ACRE TRACT CONVEYED TO ROBERTINO RIVERA AND MARIA A. RIVERA IN VOLUME 1548, PAGE 96 (OPRBCT), THE EAST CORNER OF SAID CRUZ TRACT, AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID RIVERA TRACT AND SAID CRUZ TRACT, S 41° 51' 15" W, FOR A DISTANCE OF 160.46 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE EAST CORNER OF A CALLED 7.53 ACRE TRACT CONVEYED TO BLUE BURRO MANAGEMENT, LLC, IN VOLUME 17886, PAGE 117 (OPRBCT), AND MARKING THE SOUTH CORNER HEREOF, FOR REFERENCE, A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID RIVERA TRACT BEARS S 41° 51' 15" W, A DISTANCE OF 270.04 FEET;

THENCE, WITH THE COMMON LINE OF SAID 7.53 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT, N 49° 06' 01" W, FOR A DISTANCE OF 63.17 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET, FROM WHICH CITY OF BRYAN GPS MONUMENT 22 BEARS S 51° 24' 18" W, A DISTANCE OF 3,285.75 FEET CONTINUING ON FOR A TOTAL DISTANCE OF 118.54 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID LINE, FOR THE SOUTH CORNER OF SAID PITTMAN TRACT, THE WEST CORNER OF SAID CRUZ TRACT AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID JACKSON TRACT AND SAID CRUZ TRACT, N 40° 53' 59" E, FOR A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.441 ACRES OF LAND, MORE OR LESS.

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

FINAL PLAT CHERO SUBDIVISION BLOCK 1 LOT 1 AND 2 Being a plat of Tract 1 (0.205 acres) and Tract 2 (0.235 acres) Volume 17451, page 249 OPRBCT Moses Baine League NO. 11 Survey, Abstract 3 Bryan, Brazos County, Texas Dec. 2022. Owner: Alexandar Cruz Urias, 704 Dover Dr, College Station TX 77845. Engineer: JA Engineering, PO Box 5192, Bryan, TX 77805, 979-239-0567, TBPEL F-9951. Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave., Bryan, TX 77803, 979-268-3195, TBPELS #10018500, Proj # 22-788

JA Engineering 12/16/2022 Chero Sub - plat.dwg 22-069