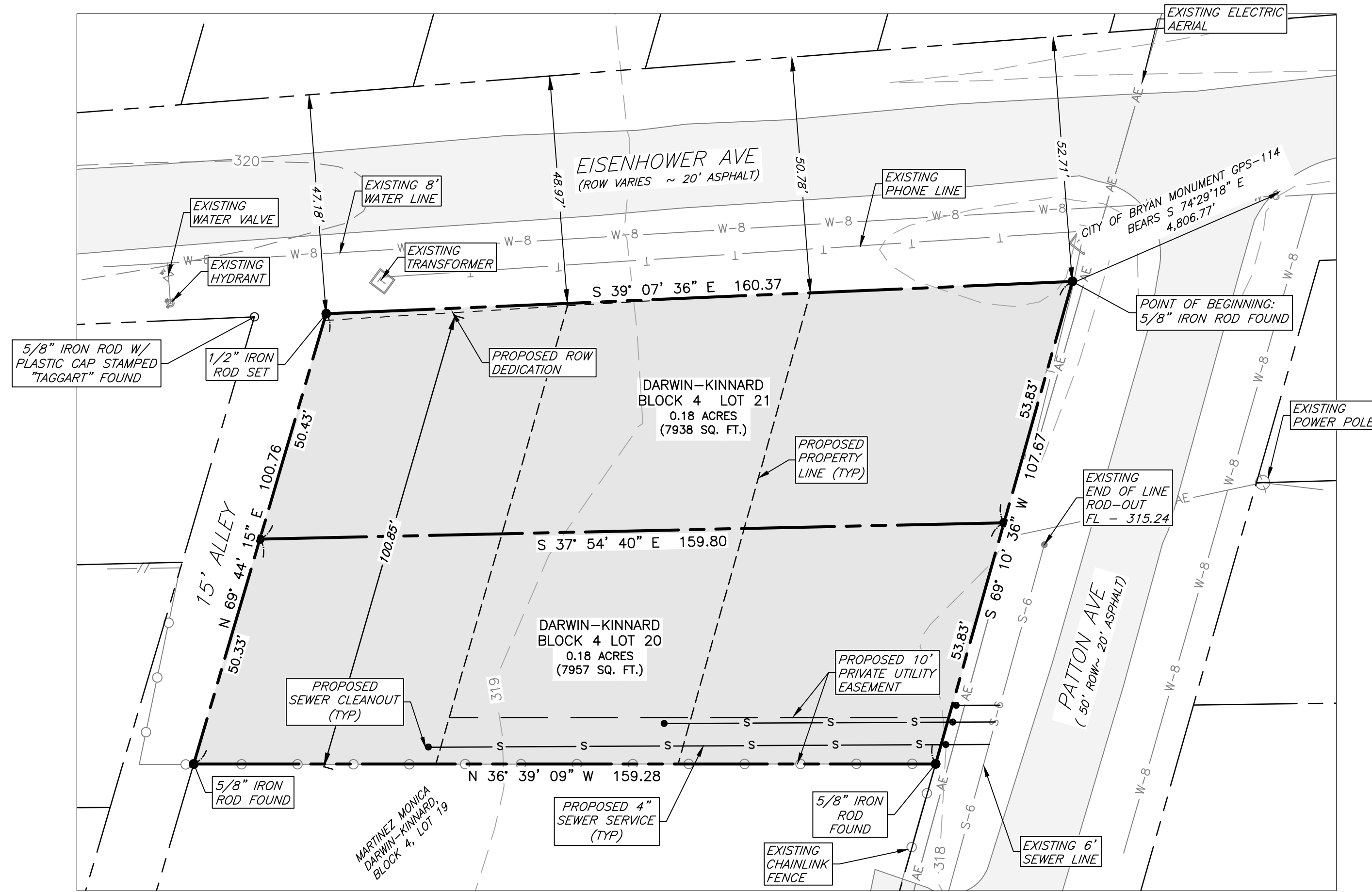
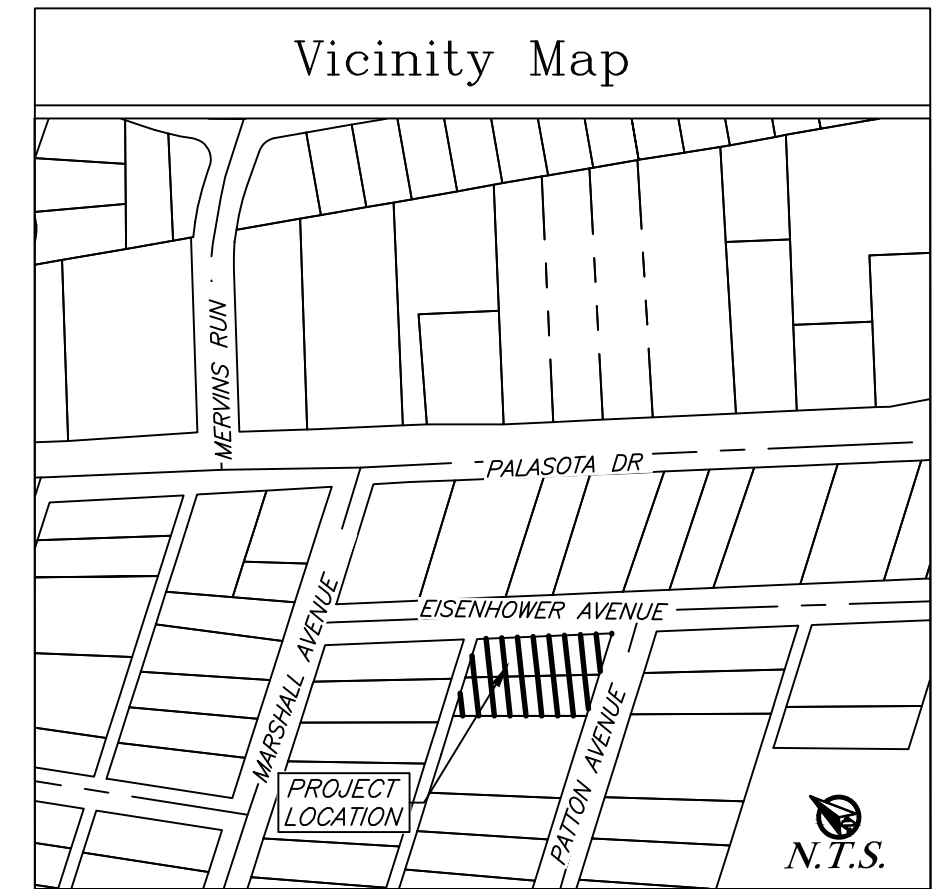
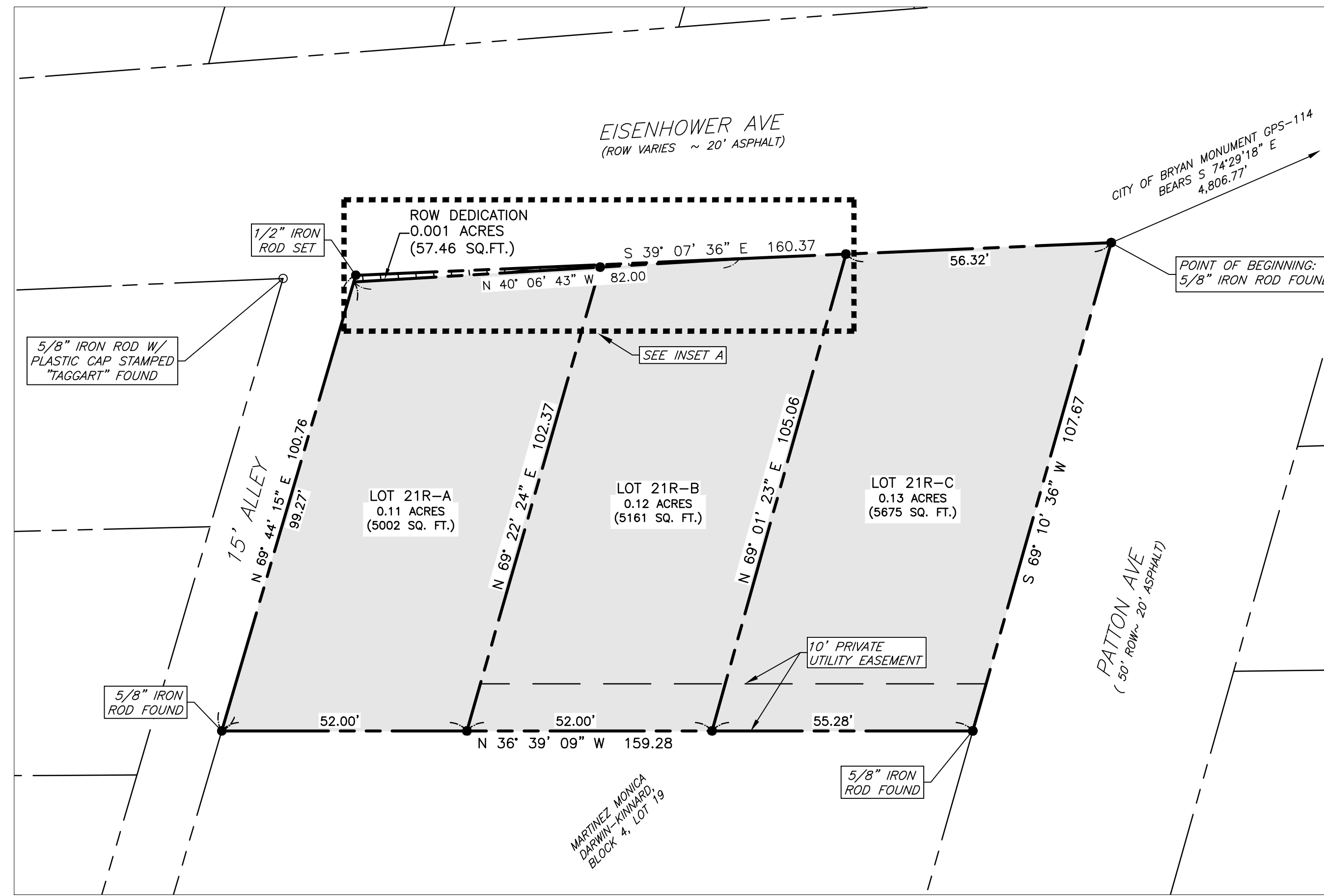


ORIGINAL PLAT
(116/501)



REPLAT



General Notes:

- 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).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011215014396 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective May 9, 2014.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate location.
- This property is zoned Residential District 5000 (RD-5).
- The topography is from GIS data.
- 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.
- Blanket easement to city of Bryan (885/410 ORBCT) applies to this tract. Easement calls to be 20' wide, centered on any electrical lines crossing the property, at the time of this survey, there were no electric lines found cross this tract. The line along Patton Avenue falls within the public right-of-way.
- 1/2" iron rods with Blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
- 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Bernardo Marquez, owner of the 0.365 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 116, Page 501, and designated herein as Darwin-Kinnard, Block 4, Lots 21R-A, 21R-B & 21R-C, 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.

Spruce-Up Properties LLC
Bernardo Marquez, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Bernardo Marquez, 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, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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.

J. Dillon Means, R.P.L.S. No. 6770

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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____.

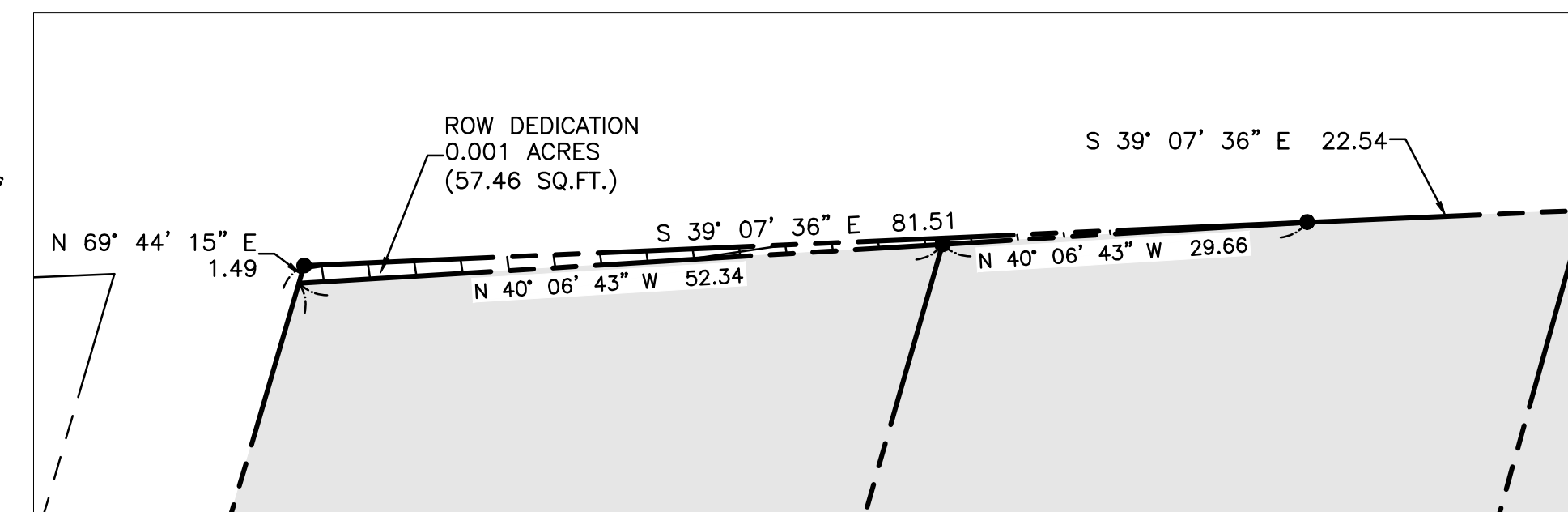
City Engineer, Bryan, Texas

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 Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas



INSET A
N.T.S.

FIELD NOTES DESCRIPTION
OF A
0.365 ACRE TRACT
BEING ALL OF LOTS 20 & 21, BLOCK 4
MILTON DARWIN'S SUBDIVISION OF KINNARD 24 ACRE TRACT AS SHOWN ON
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.365 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 20 & 21, BLOCK 4 OF MILTON DARWIN'S SUBDIVISION OF KINNARD 24 ACRE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 116, PAGE 501 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING THE SAME TRACT OF LAND CONVEYED TO ERSKINE (GENE) AYERS IN VOLUME 15706, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD BENT AT THE EAST CORNER OF SAID LOT 21, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF EISENHOWER AVENUE AND THE NORTHWEST RIGHT-OF-WAY LINE OF PATTON AVENUE (RIGHT-OF-WAY WIDTHS ARE NOT SPECIFIED PER PLAT, 116/501 DRBCT), FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 74° 29' 18" E, A DISTANCE OF 4,806.77 FEET;

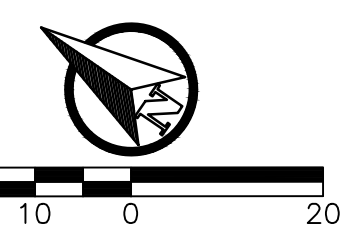
THENCE, WITH THE SOUTHEAST LINE OF SAID LOTS 20 & 21, ALONG THE NORTHWEST LINE OF PATTON AVENUE, S 69° 10' 36" W, FOR A DISTANCE OF 107.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE SOUTH CORNER OF SAID LOT 20 AND THE EAST CORNER OF LOT 19 OF SAID BLOCK 4;

THENCE, WITH THE COMMON LINE OF SAID LOTS 19 & 20, N 36° 39' 09" W, FOR A DISTANCE OF 159.28 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND IN THE SOUTHEAST LINE OF A CALLED 15' WIDE ALLEY (116/501 DRBCT) FOR THE WEST CORNER OF SAID LOT 20 AND THE NORTH CORNER OF SAID LOT 19;

THENCE, WITH THE NORTHWEST LINE OF SAID LOTS 20 & 21, SAME BEING THE SOUTHEAST LINE OF SAID ALLEY, N 69° 44' 15" E, FOR A DISTANCE OF 100.76 FEET TO A 1/2 INCH IRON ROD WITH A LIGHT BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SOUTHWEST LINE OF EISENHOWER AVENUE FOR THE NORTH CORNER OF SAID LOT 21, FROM WHICH A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TAGGART" FOUND ON THE NORTHWEST SIDE OF SAID ALLEY AT THE EAST CORNER OF LOT 1 OF SAID BLOCK 4 BEARS N 39° 07' 36" W, A DISTANCE OF 15.42 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID LOT 21, ALONG THE SOUTHWEST LINE OF EISENHOWER AVENUE, S 39° 07' 36" E, FOR A DISTANCE OF 160.37 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.365 OF AN ACRE (15,895 SQUARE FEET), MORE OR LESS.

SURVEYED ON THE GROUND DECEMBER 2021.



FINAL PLAT

Darwin-Kinnard
Block 4, Lots 21R-A,
21R-B & 21R-C

Being a replat of Darwin-Kinnard,
Block 4, Lots 20 & 21 - 0.365 AC
Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
Feb 2022

Owner:
Spruce-Up Properties LLC
937 Hemlock Trail
Fort Worth, TX, 76131

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-239-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Proj # 21-1014