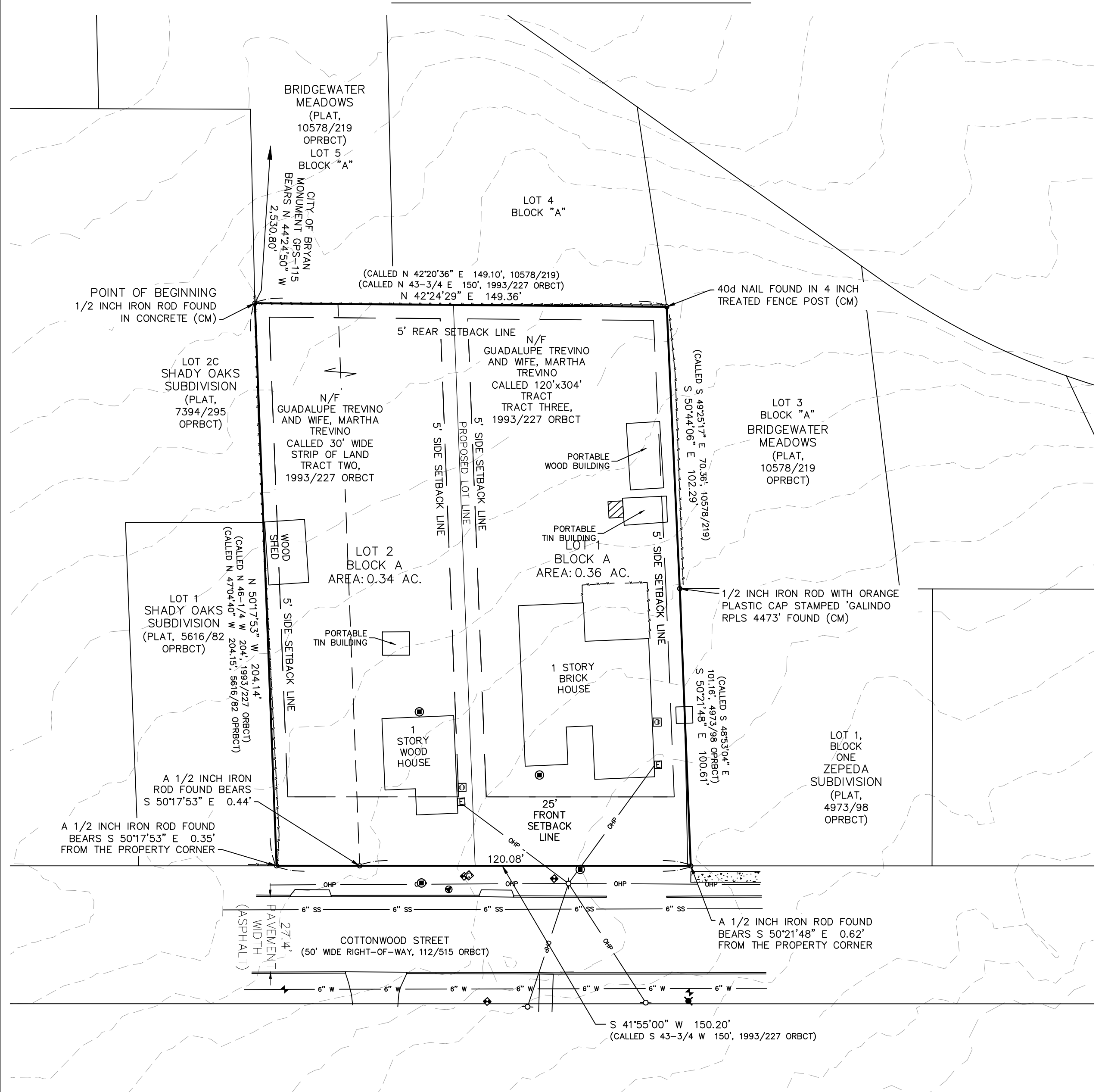


PRELIMINARY PLAN



FIELD NOTES DESCRIPTION OF A 0.70 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.70 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF TRACTS TWO AND THREE CONVEYED TO GUADALUPE TREVINO AND WIFE, MARTHA TREVINO IN VOLUME 1993, PAGE 227 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 0.70 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in concrete on the northeast line of Lot 2C of the Shady Oaks Subdivision filed in Volume 7394, Page 295 of the Official Public Records of Brazos County, Texas (ORBCT), at the west corner of said Tract Two and the south corner of Lot 5, Block "A" of Bridgewater Meadows filed in Volume 10578, Page 219 (ORBCT), from which the City of Bryan monument GPS-115 bears N 44° 24' 50" W, a distance of 2,530.80 feet;

THENCE, with the northwest line of said Tracts Two and Three, same being the southeast line of said Bridgewater Meadows, N 42° 24' 29" E, for a distance of 149.36 feet to a 40d nail found in a 4 inch treated fence post on the southwest line of Lot 3 of said Block "A", at the east corner of Lot 4 of said Block "A", the north corner of said Tract Three and the north corner hereof;

THENCE, with the common line of said Tract Three and said Lot 3, S 50° 44' 06" E, for a distance of 102.29 feet to a 1/2 inch iron rod with orange plastic cap stamped "GALINDO RPLS 4473" found at the south corner of said Lot 3 and the west corner of Lot 1, Block One of Zepeda Subdivision filed in Volume 4973, Page 98 (ORBCT);

THENCE, with the common line of said Tract Three and said Block One, S 50° 21' 48" E, for a distance of 100.61 feet to a point on the northwest line of Cottonwood Street (a 50' wide right-of-way, 112/515 of the Deed Records of Brazos County, Texas) at the south corner of said Lot 1, Block One, the east corner of said Tract Three and the east corner hereof, from which a 1/2 inch iron rod found bears S 50° 21' 48" E, a distance of 0.62 feet;

THENCE, with the northwest right-of-way line of Cottonwood Street, S 41° 55' 00" W, at a distance of 120.08 feet passing the south common corner of said Tracts Two and Three, from which a 1/2 inch iron rod found bears S 50° 17' 53" E a distance of 0.44 feet, and continuing for a total distance of 150.20 feet to a point at the east corner of Lot 1 of Shady Oaks Subdivision filed in Volume 5616, Page 82 (ORBCT), the south corner of said Tract Two and the south corner hereof, from which a 1/2 inch iron rod found bears S 50° 17' 53" E, a distance of 0.35 feet, an 18 inch post oak tree found at the west corner of the Woodlawn Addition (112/515 DRBCT) bears S 41° 55' 00" W, a distance of 797.95 feet, and a point on the southeast right-of-way line of Cottonwood Street bears S 48° 05' 00" E, a distance of 50.00 feet and from said point, a 3/8 inch iron rod found in said southeast line bears N 41° 55' 00" E, a distance of 403.80 feet and a 1/2 inch iron rod found in concrete at the west corner of Block 11 of said Woodlawn Addition bears S 41° 55' 00" W, a distance of 448.05 feet and from said rod, a 1/2 inch iron rod found at the west corner of Block 12 of said Woodlawn Addition bears S 41° 55' 00" W, a distance of 299.85 feet;

THENCE, with the southeast line of said Tract Two, N 50° 17' 53" W, for a distance of 204.14 feet to the POINT OF BEGINNING hereof and containing 0.70 of an acre, more or less. Surveyed on the ground August 2022 under my supervision.

FINAL PLAT



STATE OF TEXAS COUNTY OF BRAZOS

I (We), Martha Trevino, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 1993, Page 227, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Martha Trevino

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Martha Trevino, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, Brazos County, Texas

Certification of the surveyor.

STATE OF TEXAS COUNTY OF BRAZOS

I, Nathan Kerr, Registered Public 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 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.

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

Certification by 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

Approval of the city planner.

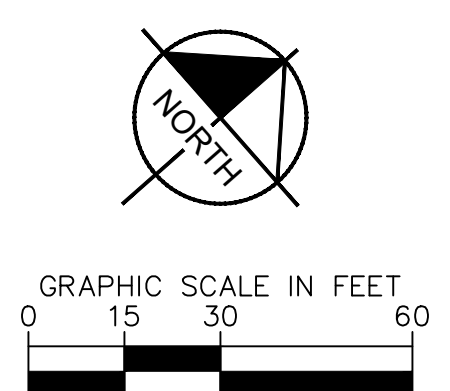
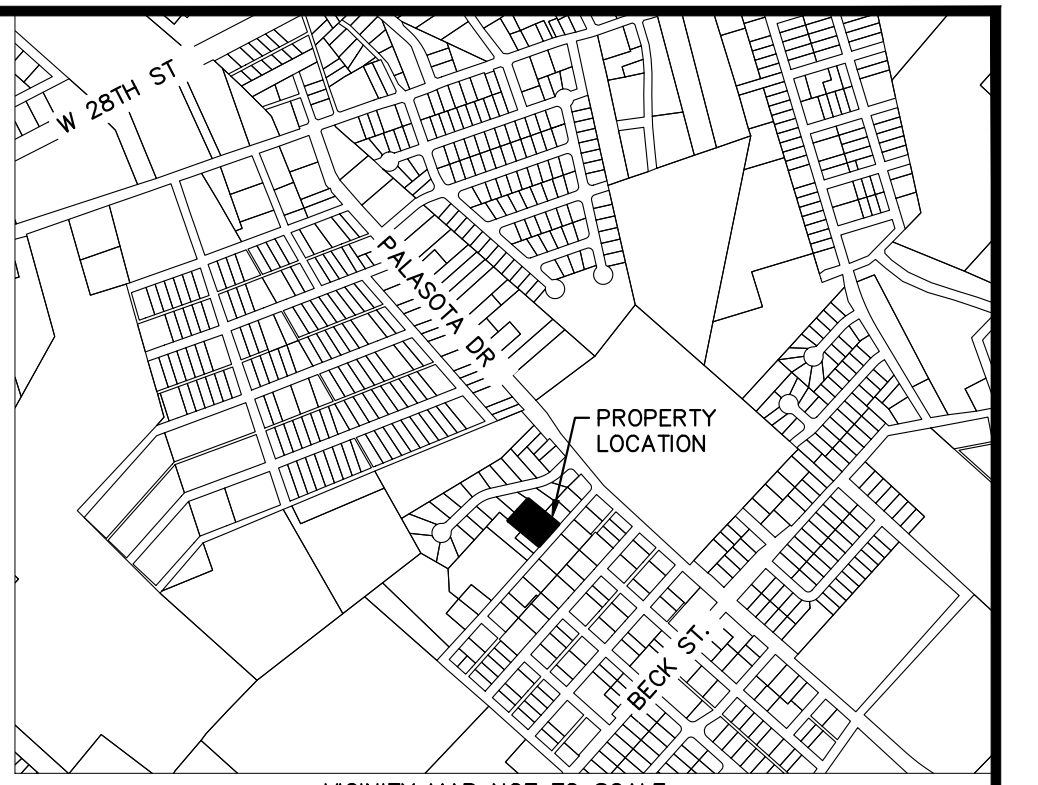
I, \_\_\_\_\_ the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



LEGEND:  
 DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS  
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS  
 ORPBCCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
 N/F = NOW OR FORMERLY  
 ( ) = RECORD INFORMATION

- ☒ WATER VALVE
  - ☒ WATER METER
  - ☒ FIRE HYDRANT
  - ☒ CLEAN OUT
  - ☒ UTILITY POLE
  - ☒ A/C UNIT
  - ☒ GAS METER
  - ☒ PIPE LINE MARKER
  - ☒ ELECTRIC SERVICE
- AERIAL ELECTRIC LINES
- ☒ WOOD FENCE
  - ☒ WIRE MESH FENCE
  - EX. 6" WATER LINE
  - EX. 6" SANITARY SEWER
  - ☒ DECK
  - ☒ CONCRETE
  - ☒ GRAVEL
  - ☒ CURB

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 1.00011223951991 (CALCULATED USING GEOD12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 222799, DATED: 07-10-2022. EXCEPTIONS LISTED ON SAID REPORT ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

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.

1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CONTOURS SHOWN HEREON ARE FROM 2015 LIDAR DATA

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-20-2022, AND ORDINANCE NO.2586, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 [RD-5] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'  
 SIDE SETBACK (INTERIOR) - 5'  
 REAR SETBACK - 5'

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 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. 48041C0195E, REVISED DATE: 05-16-2012.

FINAL PLAT

TREVINO SUBDIVISION BLOCK A, LOTS 1 AND 2  
 Being all of tracts two and three, (total 0.70 acres) IN VOLUME 1993, Page 227 ORBCT  
 Stephen F Austin League #9 Survey, Abstract 62  
 Bryan, Brazos County, Texas

December 2022

Owner:  
 Martha Trevino  
 1502 Cottonwood St.  
 Bryan, TX 77803  
 979-422-8901

Engineer:  
 Kimley-Horn  
 2800 Texas Ave S  
 Unit 201  
 Bryan, TX 77802  
 979-775-9595

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPELS #10018500  
 Proj #22-653

