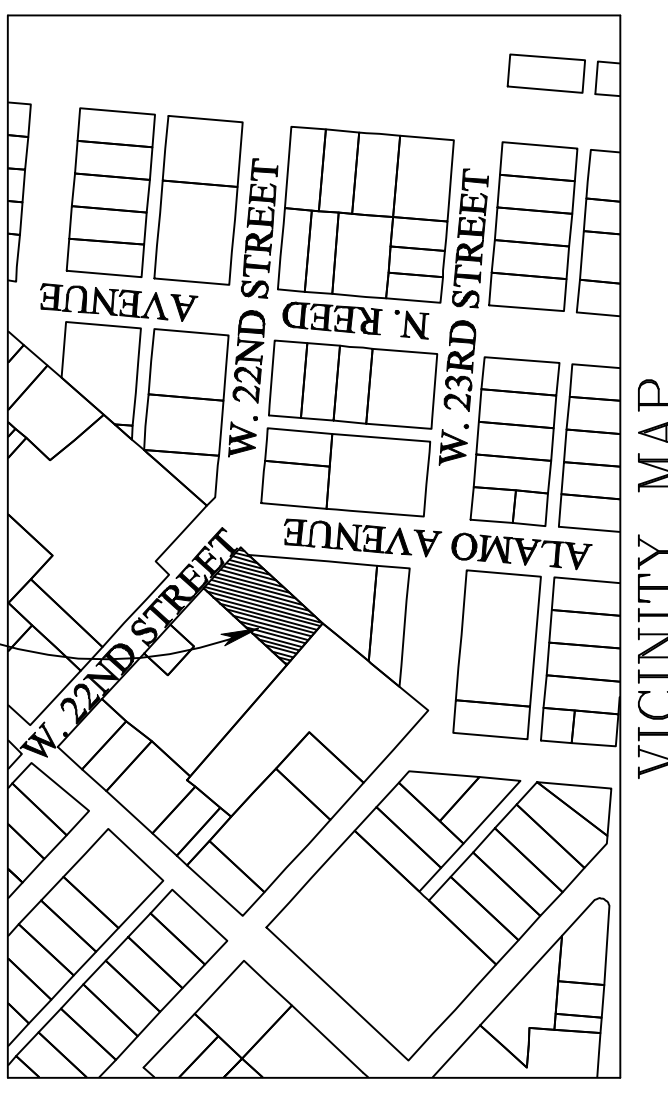


PROJECT LOCATION



METES AND BOUNDS DESCRIPTION

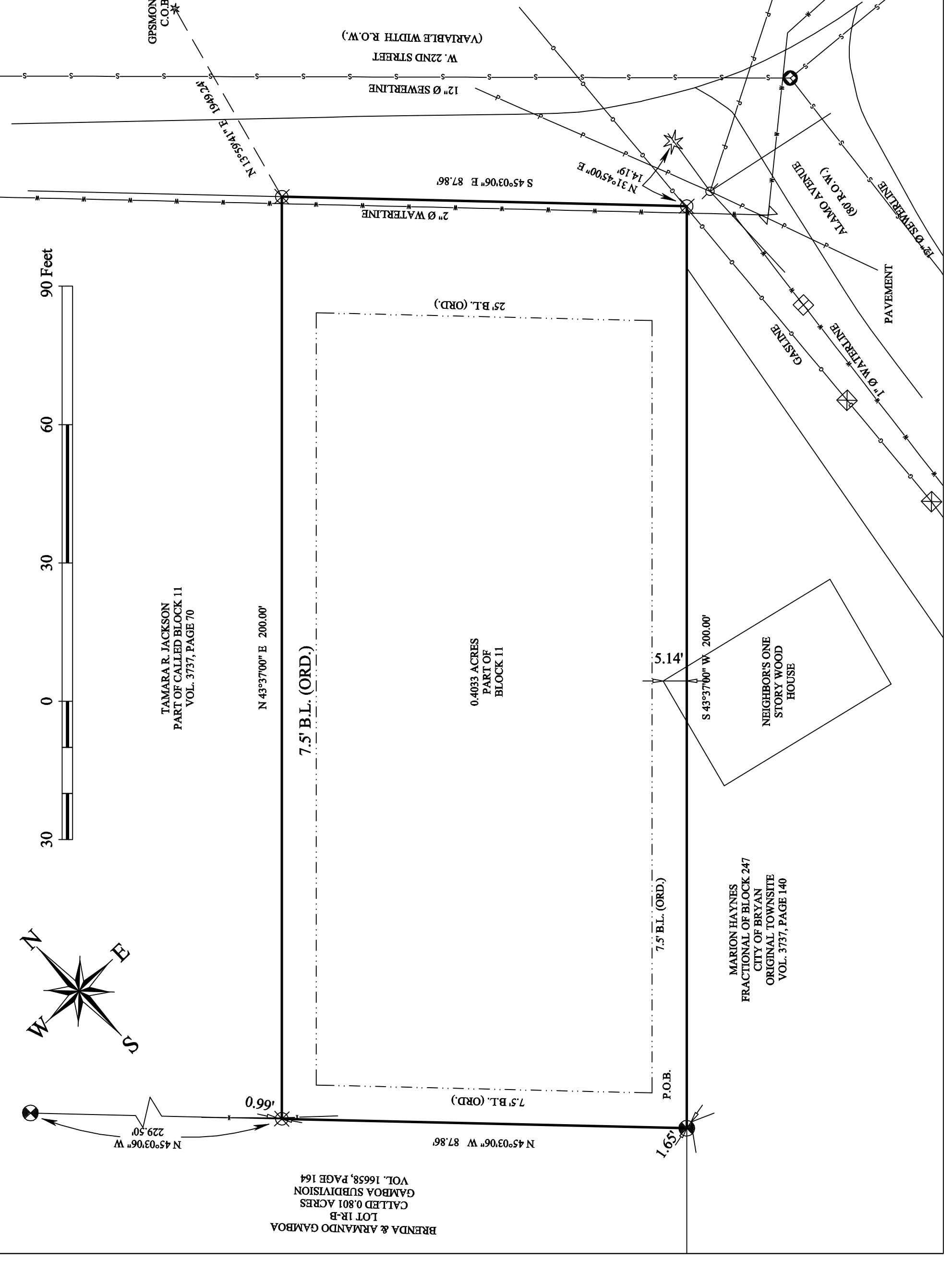
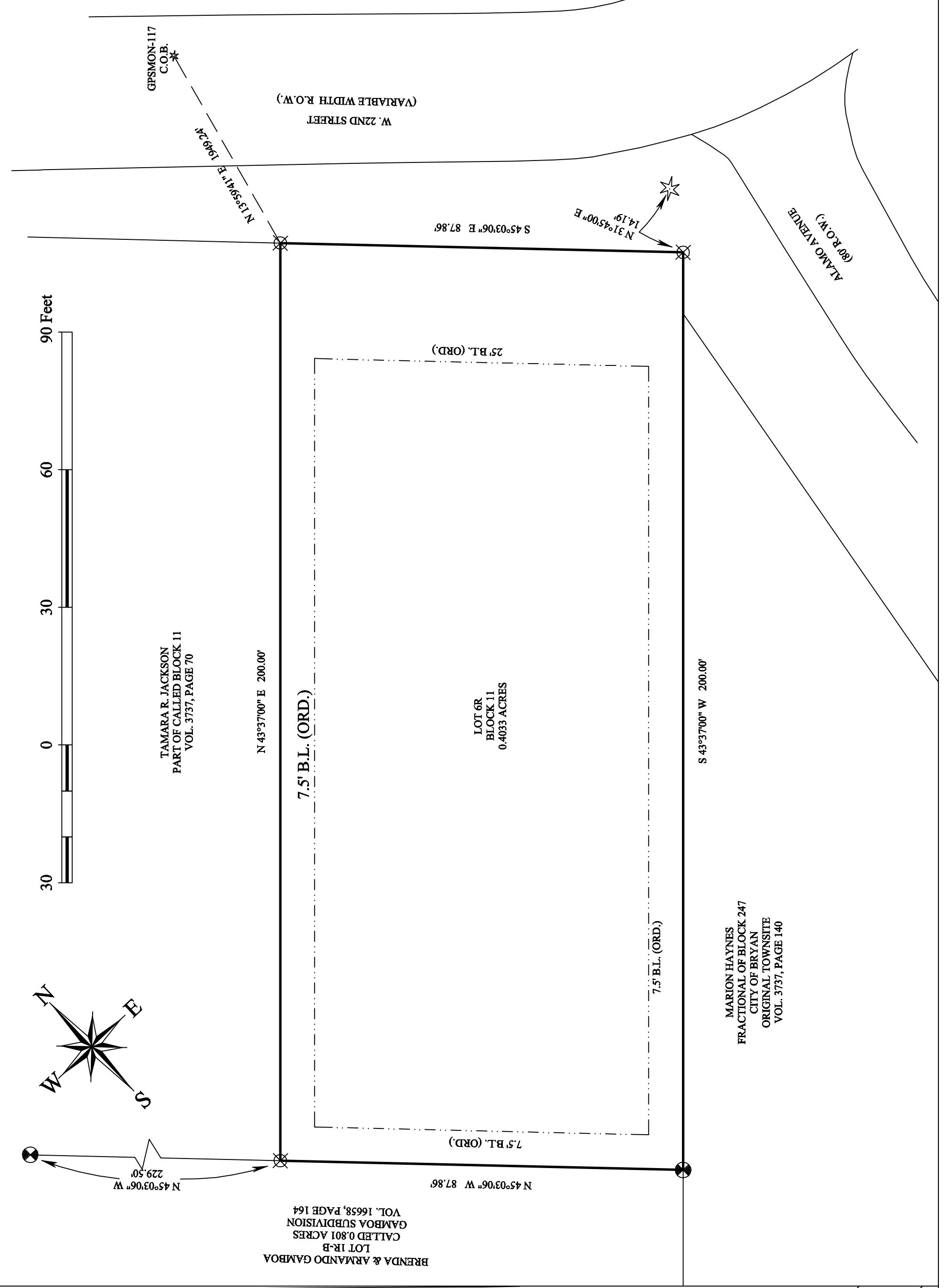
N.T.S. Being a tract of land containing 0.4033 acres, being part of Block 11 of the Bryan's Second Addition, Brazos County, Texas, as recorded in the Public Records of Brazos County, Texas, in Volume 17487, Page 87, and whose name is as conveyed to me, in the Dead Records of Brazos County, Texas, in Volume 17487, Page 87, 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.

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the south corner of this tract, also being a point in the northwest line of the Marion Haynes called fractional of Block 247 of the City of Bryan Original Townsite, as recorded in Vol. 3737, Page 140 of the B.C.O.R., also being the east corner of the Brenda and Armando Gamboa called Lot 18-B Block 11, called 0.801 acres of the Camba Subdivision, as recorded in Vol. 16658, Page 164 of the B.C.O.R., and as surveyed on the ground on October 14th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-09260, and being more particularly described as follows:

THENCE North 45°03'06" West, a distance of 87.86 feet along the common line between this tract and said Jackson tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the southwest right-of-way line of West 22nd Street (Variable Width R.O.W.);

THENCE South 45°03'06" East, a distance of 87.86 feet along the common line between this tract and said West 22nd Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the southwest right-of-way line of Alamo Avenue (80' R.O.W.);

THENCE South 43°37'00" West, a distance of 200.00 feet across said Alamo Avenue, and then along the said Haynes tract to the PLACE OF BEGINNING containing 0.4033 acres.



FINAL PLAT

PRELIMINARY PLAN

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____.

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 _____.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, PEDRO ULLOA CANIZALES, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Dead Records of Brazos County, Texas, in Volume 17487, Page 87, 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.

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, do 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____.

APPROVAL OF THE PLANNING AND ZONING COMMISSION I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Notary Public, Brazos County, Texas _____

OWNER: TAMARA R. JACKSON, PART OF CALLED BLOCK 11, VOL. 3737, PAGE 70. NEIGHBORS ONE STORY HOOD HOUSE. MARION HAYNES, FRACTIONAL PART OF BLOCK 247, CITY OF BRYAN, ORIGINAL TOWNSITE, VOL. 3737, PAGE 140. BRENDA & ARMANDO GAMBOA, LOT 18-B, CALLED 0.801 ACRES, GAMBORA SUBDIVISION, VOL. 16658, PAGE 164. GOSMON-117 C.O.B. (VARIABLE WIDTH R.O.W.). W. 22ND STREET. N 17°51'17" E 100.00'.

FINAL PLAT BRYAN'S SECOND ADDITION LOT 6 (0.4033 ACRES) BLOCK 11 BEING A PLAT OF BRYAN'S SECOND ADDITION 0.4033 ACRES PORTION OF BLOCK 11 Bryan, Brazos County, Texas. SCALE: 1" = 20'. OWNER/DEVELOPER: PEDRO ULLOA CANIZALES, 1403 Lemon Tree College Station TX 77840 BRYAN, TX 77803. SURVEYOR: Adam Wallace, RPLS 6132 ATM Surveying. DECEMBER, 2022. P.O. Box 0031, College Station, TX 77840. PHONE: 409-929-8888, FAX: 409-929-8889. ATM Surveying, P.O. Box 0031, College Station, TX 77840. PHONE: 409-929-8888, FAX: 409-929-8889.