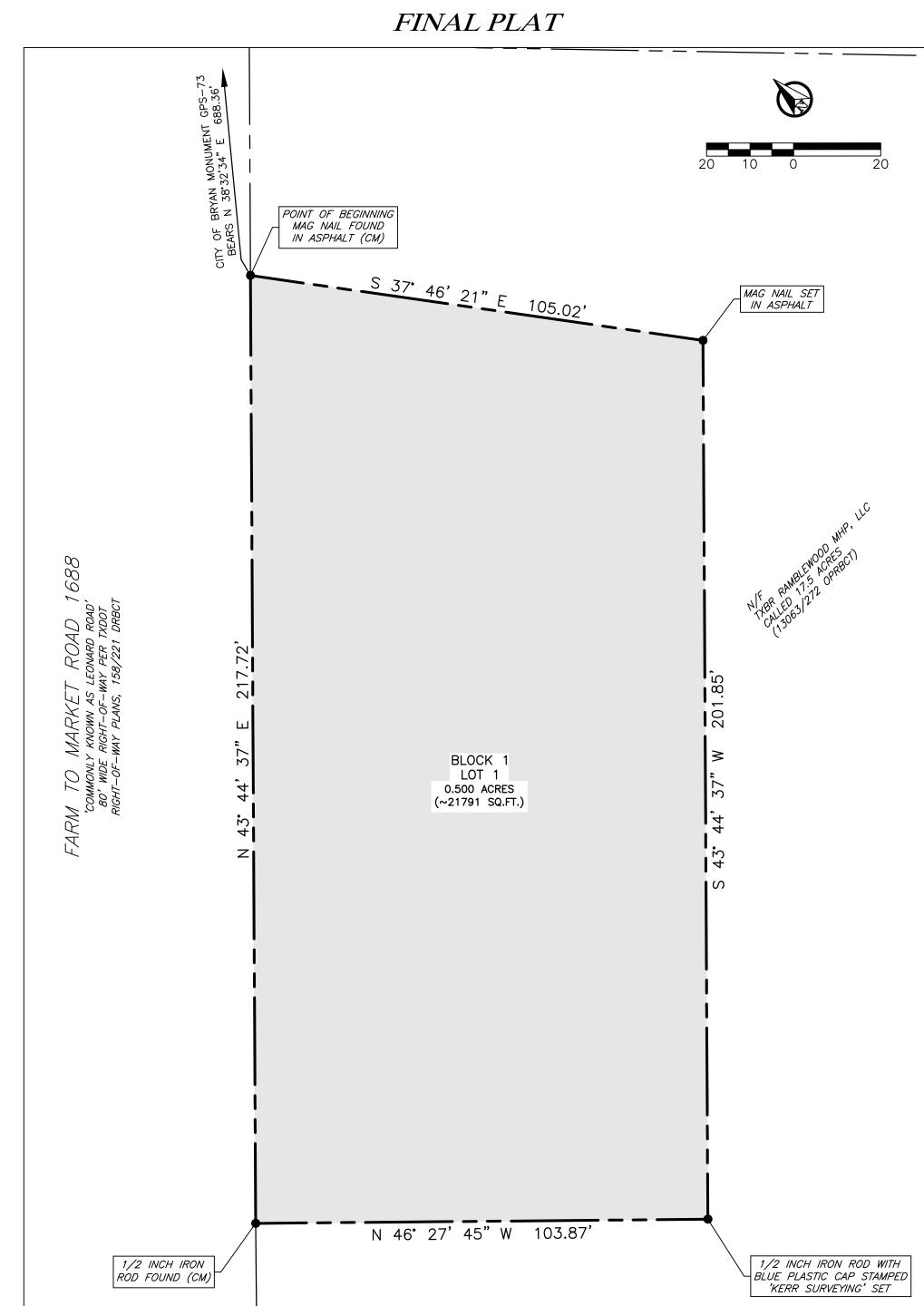
ADJOINING BUILDING DOES

PROTRUDE OVER PROPERTY LINE



CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS

__, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 18158, Page 33 and Volume 16778, Page 72. and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Raza Property LLC, Owner

COUNTY OF BRAZOS

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, __ 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 _____,

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 ENGINEER

_, 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

APPROVAL OF PLANNING AND ZONING COMMISSION

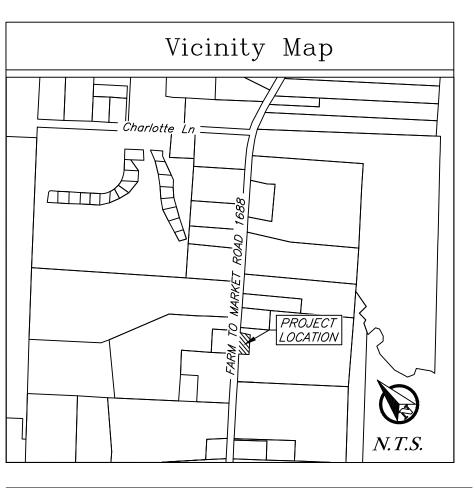
Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20___ and same was duly approved on the ____ day of _____, 20___ by said

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF COUNTY COMMISIONERS' COURT

____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the ___ day of _____, 20__.

County Judge, Brazos County, Texas



ANNOTATIONS:

Right-of-Way HMAC-Hot mix Asphaltic concrete DRBCT- Deed Records Of Brazos County, Texas ORBCT- Official Records Of Brazos County, Texas OPRBCT- Official Public Records Of Brazos County, Texas

Record information Controlling Monument used to establish property boundaries

PUE-Public Utility Easement TYP-Typical N/F-Now or Formerly

FIELD NOTES DESCRIPTION 0.500 ACRE TRACT THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.500 ACRES IN THE THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A 0.208 ACRE TRACT CALLED TO BE 0.21 ACRES, CONVEYED TO RAZA PROPERTY, LLC., IN VOLUME 16778, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND A 0.293 ACRE TRACT CALLED TO BE 0.29 ACRES, CONVEYED TO RAZA PROPERTY, LLC., IN VOLUME 18158, PAGE 33 (OPRBCT); SAID 0.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A MAG NAIL FOUND IN ASPHALT AT THE SOUTH INTERSECTION OF FARM TO MARKET ROAD, COMMONLY KNOWN AS LEONARD ROAD, (80' WIDE RIGHT-OF-WAY PER TXDOT RIGHT-OF-WAY PLANS, 158/221 DRBCT), AND A NORTHWEST CORNER OF A CALLED 17.25 ACRE TRACT CONVEYED TO TXBR RAMBLEWOOD MHP, LLC., IN VOLUME 13063, PAGE 272 (OPRBCT), FOR THE NORTH CORNER OF SAID 0.29 ACRE TRACT, AND THE NORTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID 0.29 ACRE TRACT, S 37° 46' 21" E, FOR A DISTANCE OF 105.02 FEET TO A MAG NAIL SET IN ASPHALT, FOR AN INTERIOR CORNER OF SAID 17.25 ACRE TRACT, THE EAST CORNER OF SAID 0.29 ACRE TRACT, AND THE EAST CORNER HEREOF;

THENCE, WITH THE SOUTHEAST LINES OF SAID 0.29 AND 0.21 ACRE TRACTS AND A NORTHWEST LINE OF SAID 17.25 ACRE TRACT, S 43° 44' 37" W, AT A DISTANCE OF 114.75 FEET, PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'TLS RPLS 6410' FOUND FOR THE EAST COMMON CORNER OF SAID 0.21 AND THE SOUTH CORNER OF SAID 0.29 ACRE TRACT, CONTINUING ON FOR A TOTAL DISTANCE OF 201.85 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTH CORNER OF SAID 0.21 ACRE TRACT, AN INTERIOR CORNER IN SAID 17.25 ACRE TRACT, AND THE

THENCE, WITH THE SOUTHWEST LINE OF SAID 0.21 ACRE TRACT, AND A NORTHEAST LINE OF SAID 17.25 ACRE TRACT, N 46' 27' 45" W, FOR A DISTANCE OF 103.87 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF LEONARD ROAD. FOR A NORTHERN CORNER OF SAID 17.25 ACRE TRACT, THE WEST CORNER OF SAID 0.21 ACRE TRACT, AND THE WEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 43' 32' 06" W, A DISTANCE OF 55.39 FEET;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF LEONARD ROAD AND WITH THE NORTHWEST LINES OF SAID 0.21 AND 0.29 ACRE TRACTS, N 43' 44' 37" E, AT A DISTANCE OF 87.10 FEET PASSING A MAG NAIL FOUND IN ASPHALT FOR THE WEST COMMON CORNER OF SAID 0.21 AND 0.29 ACRE TRACTS, CONTINUING ON FOR A TOTAL DISTANCE OF 217.72 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.500 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

___, 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 _____,

County Clerk, Brazos County, Texas

General Notes:

Iron rods will be set at all angle points and lot corners, unless stated otherwise.

- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010759808632 (calculated using GEOID12B).
- Setbacks shall be in accordance with all Brazos County ordinances and regulations.
- All utilities shown hereon are approximate locations.
- The topography shown is from Survey data.
- The City of Bryan will provide water service for the
- Ramblewood Manufactured Home Community will provide sewer service for this subdivision
- Where electric facilities are install, 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
- 10. No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos county floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
- Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos county. For Single-Family Residential Development, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersection roadways or on private property. Location for the NDCBUs shall be shown on the construction plans.
- 2. It is the responsibility of the owner, not the county, assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
- 13. In approving this plat by the Commissioner's Court of Brazos County. Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specification prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 4. Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
- 5. This survey plat was prepared to reflect the title commitment issued by University Title Company, GF No. 223834 (0.293 acre tract) and 223835 (0.208 acre tract), both certification date: October 30th, 2022.
- 15' wide waterline easement to Brushy Water Supply corporation in Volume 9335, Page 133, OPRBCT, does apply, but cannot be shown due to having no plottable objects. All other items are not survey items and/or are not

FINAL PLAT

Sunrise Subdivision Block 1, Lot 1

Being a plat of *Tract 1 (0.293 acres)*

Volume 18158, page 33 OPRBCT & Tract 2 (0.208 acres) Volume 16778, Page 72 OPRBCT -0.500 acres Thomas J. Wooten League Survey, Abstract 59

> Bryan, Brazos County, Texas Jan 2023

Raza Property LLC 18435 Indian Lakes Dr College Station, TX 77845-5777

addressed by this plat.



979-739-0567

TBPE F-9951

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