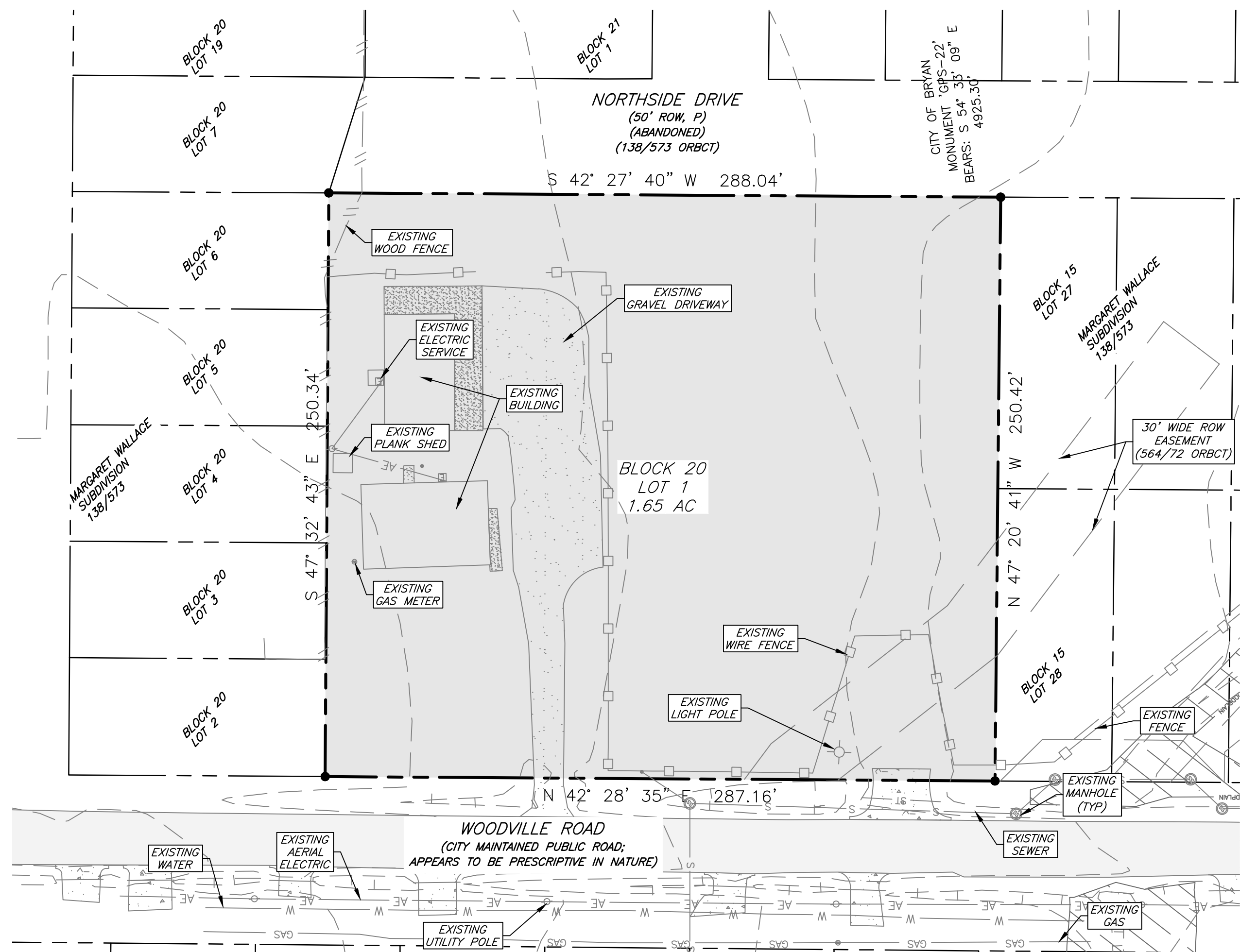
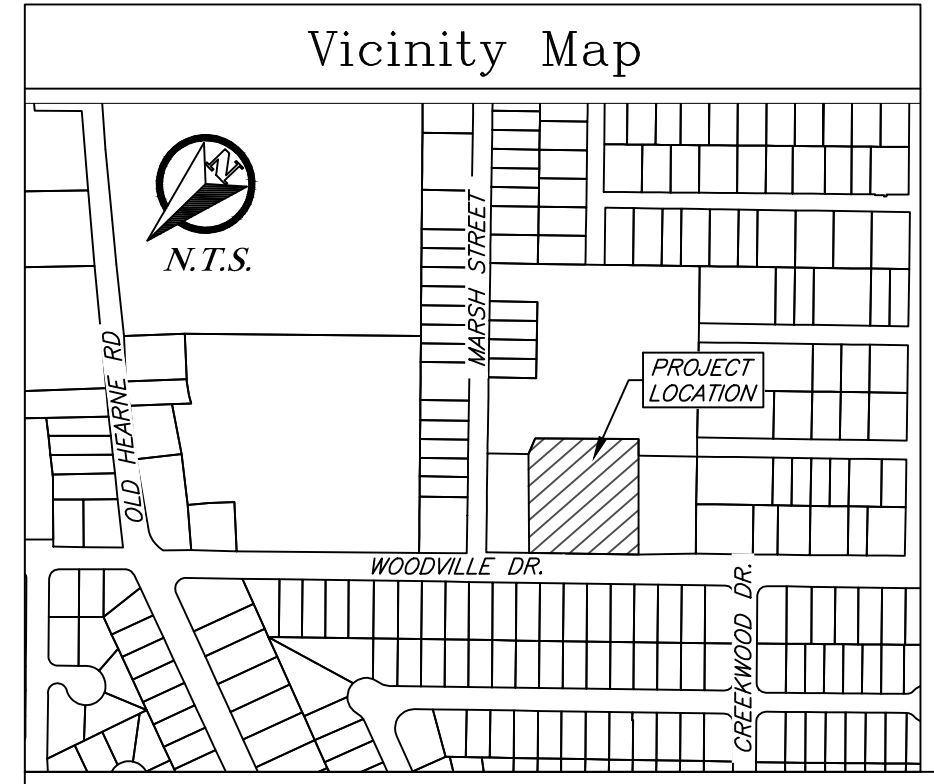
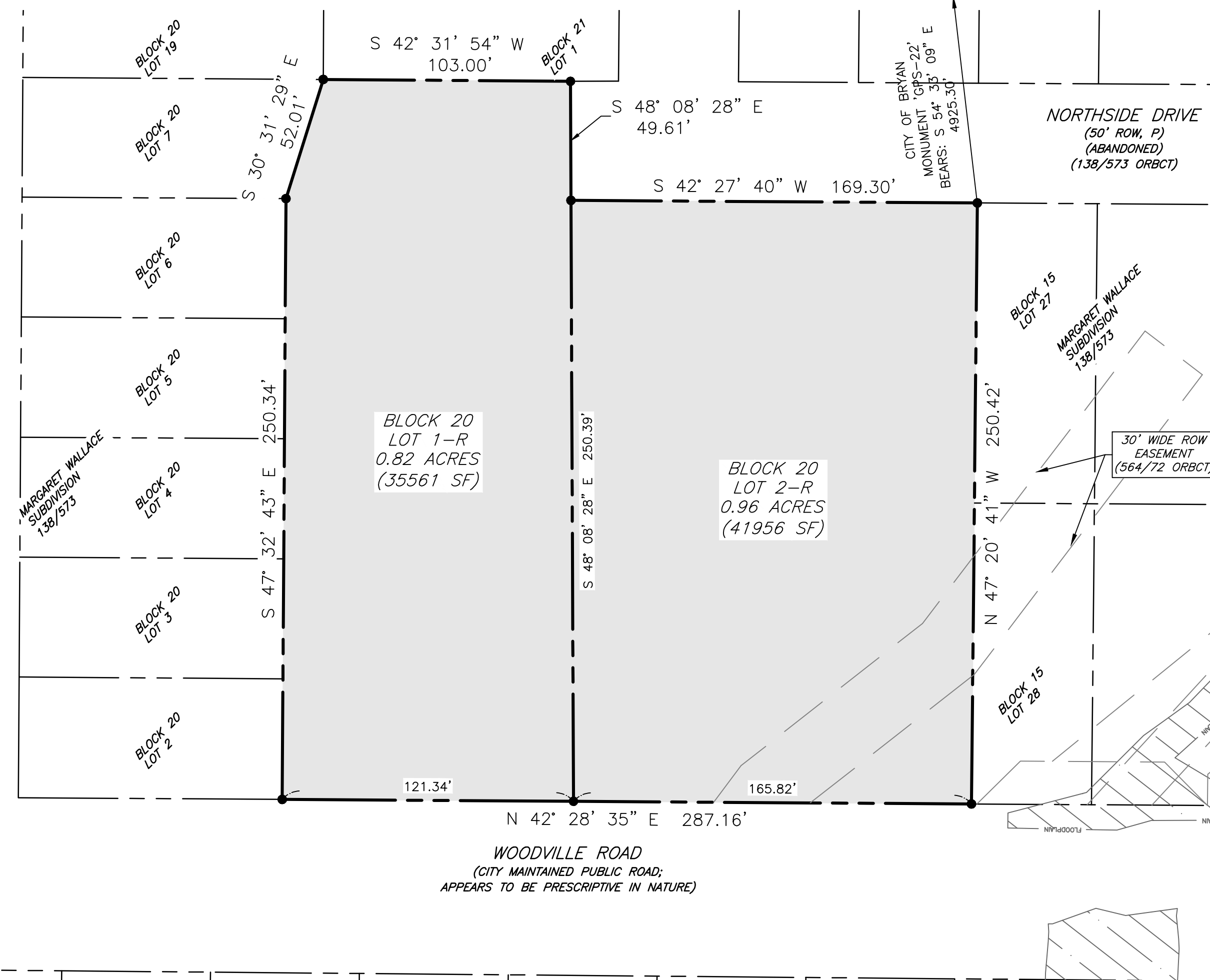


ORIGINAL PLAT

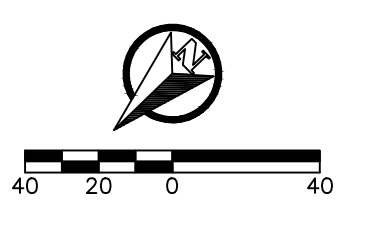
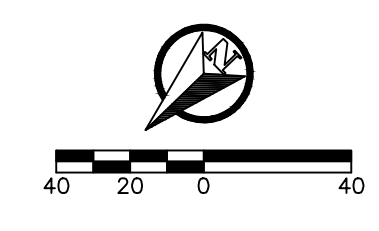


REPLAT



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), 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 1.00010978217354 (calculated using G80ID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, revised to reflect LOMR, effective May 9, 2014.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown 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.
- This survey plat was prepared to reflect the title report issued by University Title Company, GP No. 230311CS, certification dated: January 12th, 2023. No survey related items were listed on Schedule B.
- This survey plat was prepared to reflect the title report issued by university title company, GP No. 2303653CS, certification date: March 21st, 2023. Items listed on Schedule B are addressed as follows:
 - Blanket easement to the city of Bryan in Volume 98, Page 207, DRBCT. Does apply but is blanket in nature and cannot be plotted.
 - Blanket easement to the city of Bryan in Volume 100, Page 246, DRBCT. Does apply but is blanket in nature and cannot be plotted.
 - 30' wide ROW easement to Ferguson Crossing Pipeline Company in Volume 564, Page 72, DRBCT. Does apply, and an approximate location affects as shown.
 - 10' wide ROW easement to Andrus Pipeline Corporation in Volume 581, Page 394, DRBCT. Does apply, and an approximate location affects as shown.
 - 20' wide drainage easement to the city of Bryan in Volume 1054, Page 637, ORBCT. Does apply, and an approximate location affects as shown.
 - An 18' wide (0.03 ACRES) public utility, drainage and sanitary sewer easement and a 0.11 acre public utility, drainage and sanitary sewer easement to the city of Bryan in Volume 18112, Page 144, OPRBCT. Do apply, and an approximate location affects as shown.
 - All other items are not survey items and/or are not addressed by this plat.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Sammy Destefano, 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 _____ Page _____, 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.

Owner _____

Notary Public, Brazos County, Texas _____

APPROVAL OF 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.

Chair, Planning & Zoning Commission, Bryan, 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 _____

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land 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 the property markers and monuments were placed under my supervision on the ground.

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 Public Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas _____

ANNOTATIONS:

ROW-	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
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/F-	Now or Formerly

Final Plat

**Margaret Wallace
 Subdivision
 Block 20 Lots 1R & 2R**

*Being a replat of a 1.65 acre tract,
 being all of Lot 1 Block 20 &
 0.13 acres of abandoned street
 Margaret Wallace Subdivision
 In Volume 138, Page 573, DRBCT
 Moses Baine League No. 11 survey, A-3
 Bryan, Brazos County, Texas
 Apr 2023*

<p>Owner: Sammy Destefano 7160 Wood Oak Drive Bryan, TX 77808</p>	<p>Engineer: PO Box 5192 Bryan, TX 77805 979-239-0567 TBPPE F-9951</p>
<p>Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPPELS #10018500 Proj # 23-007</p>	

J4 Engineering
 4/18/2023
 Margaret Wallace - Replat.dwg
 JAE Project # 23-019