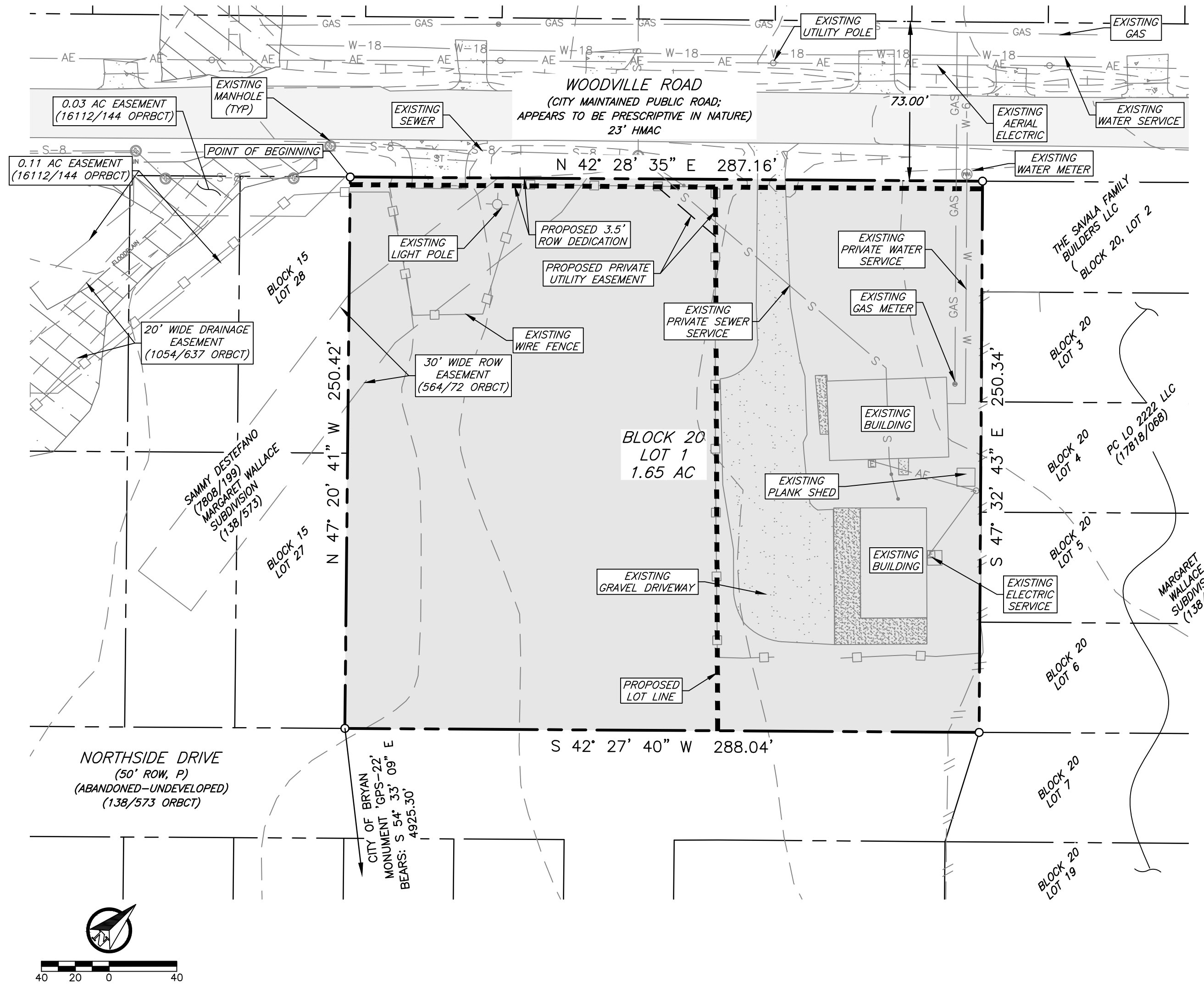
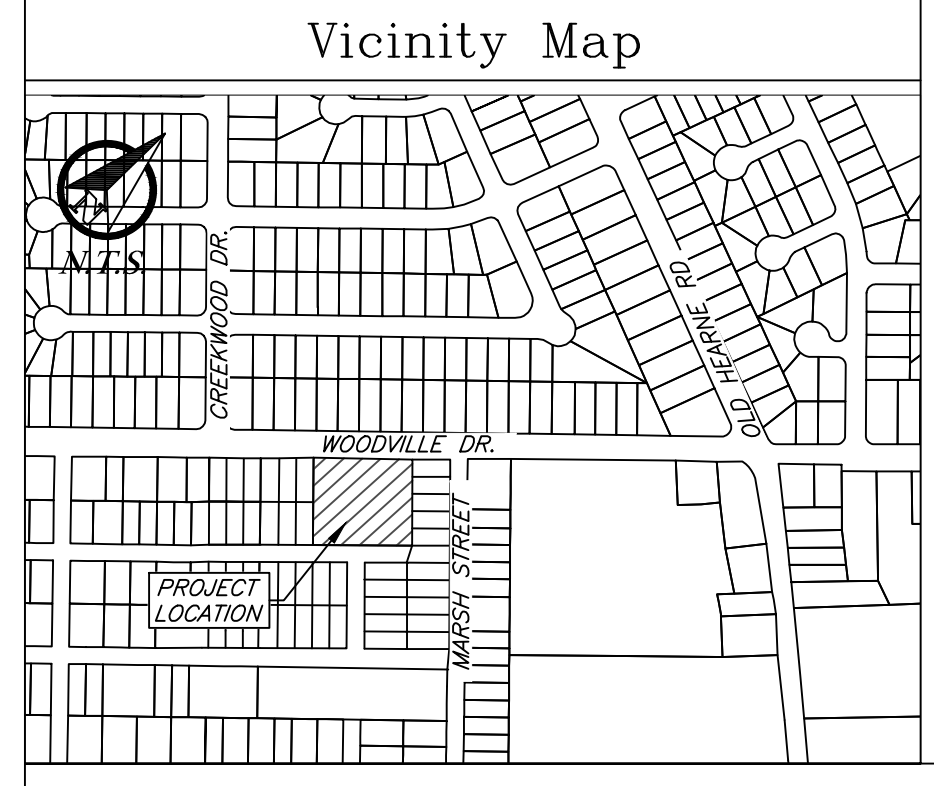
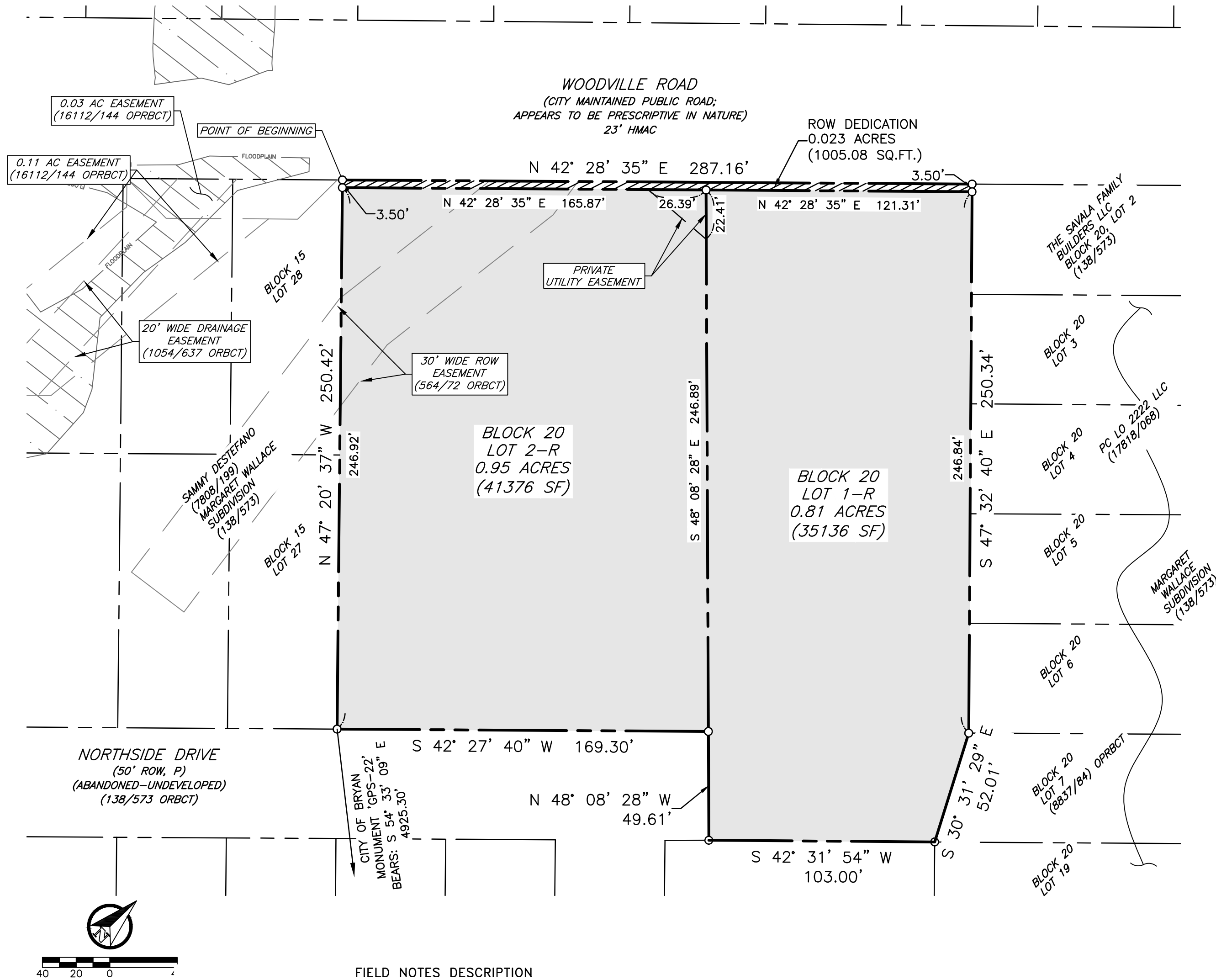


ORIGINAL PLAT



REPLAT



General Notes:

- 1. 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).

FIELD NOTES DESCRIPTION OF A 1.78 ACRE TRACT MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.78 ACRES IN THE MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 20 OF THE MARGARET WALLACE SUBDIVISION, FILED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND A PORTION OF AN ABANDONED NORTHSIDE DRIVE (50' WIDE RIGHT-OF-WAY PER 138/573 DRBCT); SAID 1.78 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WOODVILLE ROAD (A CITY MAINTAINED PUBLIC ROAD, APPEARS TO BE PRESCRIPTIVE IN NATURE), BEING THE WEST CORNER OF SAID LOT 1, BLOCK 20, SAME BEING THE NORTH CORNER OF LOT 28, BLOCK 15 OF SAID MARGARET WALLACE SUBDIVISION, SAME ALSO BEING THE WEST CORNER OF THE PROPOSED LOT 2-R;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WOODVILLE ROAD, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 20, N 42° 28' 35" E, PASSING THE COMMON NORTH CORNER THE PROPOSED LOTS 2-R AND 1-R AT A DISTANCE OF 165.82 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 287.16 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE SOUTHEAST LINE OF SAID WOODVILLE ROAD, BEING THE NORTH CORNER OF THE PROPOSED LOT 1-R, SAME BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 20, SAME ALSO BEING THE WEST CORNER OF LOT 2, BLOCK 20 OF SAID MARGARET WALLACE SUBDIVISION;

THENCE, WITH THE SOUTHWEST LINES OF LOTS 2-7, BLOCK 20 OF SAID MARGARET WALLACE SUBDIVISION FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 47° 32' 43" E, A DISTANCE OF 250.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR THE SOUTH COMMON CORNER OF SAID LOTS 6 AND 7;

THENCE, WITH THE SOUTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 21, S 42° 31' 54" W, A DISTANCE OF 103.00 FEET TO A POINT FOR CORNER IN SAID LINE, BEING THE SOUTH CORNER OF SAID PROPOSED LOT 1-R;

THENCE, THROUGH SAID ABANDONED NORTHSIDE DRIVE, N 48° 08' 28" W, A DISTANCE OF 49.61 FEET TO A POINT IN THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME ALSO BEING THE COMMON SOUTH CORNER OF SAID PROPOSED LOTS 1-R AND 2-R;

THENCE, WITH THE NORTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 20, S 42° 27' 40" W, A DISTANCE OF 169.30 FEET TO A POINT FOR CORNER IN THE NORTHWEST LINE OF SAID ABANDONED NORTHSIDE DRIVE, SAME BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK 20, SAME ALSO BEING THE SOUTH CORNER OF SAID PROPOSED LOT 2-R, FOR REFERENCE, CITY OF BRYAN MONUMENT 'GPS-22' BEARS S 54° 33' 09" E, A DISTANCE OF 4,925.30 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 20, SAME BEING THE NORTHEAST LINES OF LOT 27 AND 28, BLOCK 20 OF SAID MARGARET WALLACE SUBDIVISION, N 47° 20' 41" W, A DISTANCE OF 250.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.78 ACRES OF LAND, MORE OR LESS.

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 7808, Page 199, 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.

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 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

Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Sammy Destefano 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, 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

- 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 (C)- 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

Owner: Sammy Destefano 7160 Wood Oak Drive Bryan, TX 77808 Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979.739.0567 TBPE F-9951 Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979.288.3195 TBPELS #10018500 Proj # 23-007