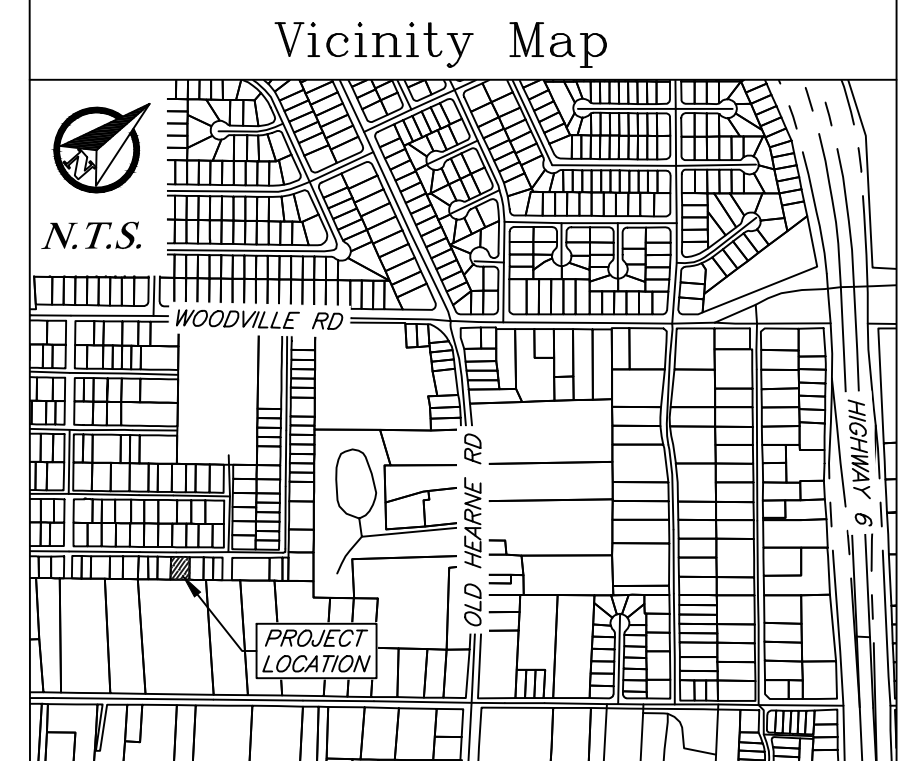
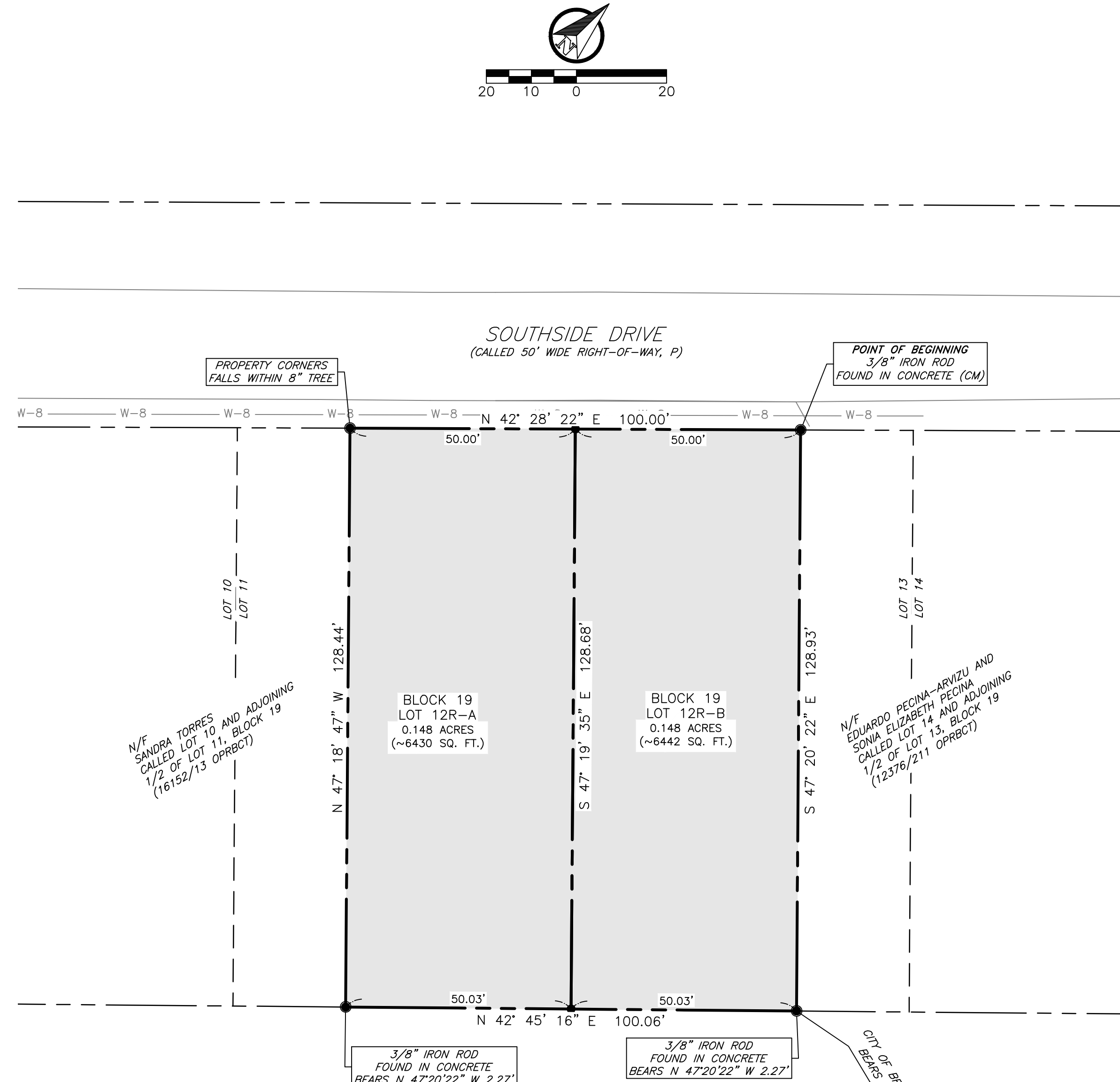
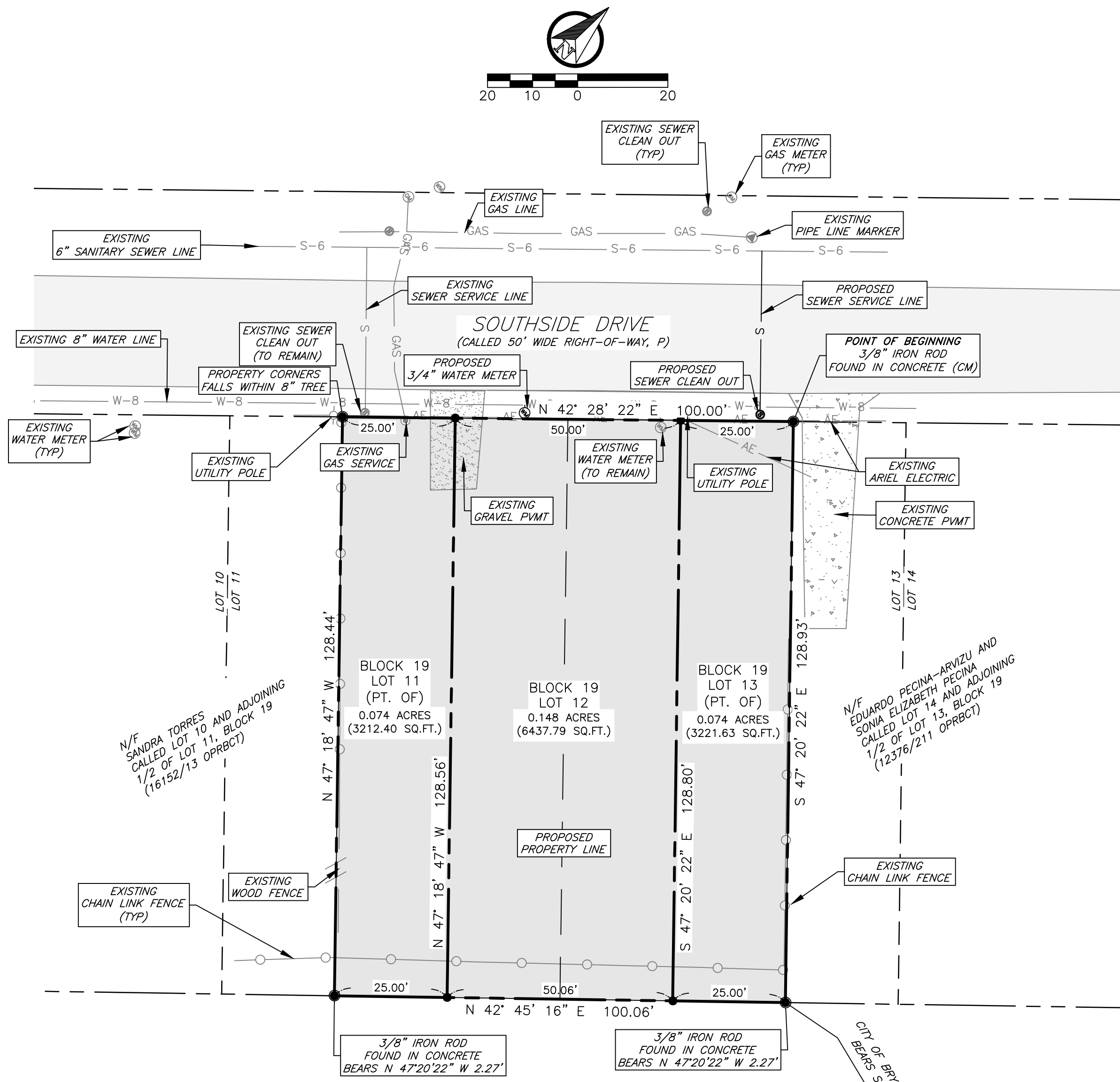


ORIGINAL

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 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010978217354 (calculated using GEOD12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E revised date: 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).
- 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 reports issued by lawyers title company, GF No. 2305087CS, certification dated: 11-05-2023. 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 shown.
 - Blanket easement to the city of Bryan in volume 100, page 246, DRBCT, does apply, but is blanket in nature and cannot be shown.
 - Restrictions filed in volume 135, page 256, DRBCT, do apply, but have no plottable objects and cannot be 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, Jose Huerta, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 138, Page 573, 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 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

 Jose Huerta, Owner

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 _____, 20____.

 Notary Public, 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

CERTIFICATE 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 property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF 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 Deed Records of Brazos County, Texas, in Volume _____ Page _____

WITNESS my hand and official Seal, at my office in Bryan, Texas.

 County Clerk
 Brazos County, Texas

FIELD NOTES DESCRIPTION OF A

0.296 ACRE TRACT
 MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.296 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.290 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSE A. HUERTE TORRES AND AMELIA J. ROMERO CARRIZALES RECORDED IN VOLUME 15670, PAGE 132 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), BEING LOT 12 AND THE ADJOINING HALF OF LOTS 11 AND 13, BLOCK 19 OF THE MARGARET WALLACE SUBDIVISION, FILED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.296 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 3/8 INCH IRON ROD FOUND IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTHSIDE DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, PER 138/573 DRBCT), BEING THE NORTH CORNER OF SAID 0.290 ACRE TRACT, SAME BEING THE WEST CORNER OF A TRACT CALLED TO BE LOT 14 AND THE ADJOINING 1/2 OF LOT 13, BLOCK 19 OF SAID MARGARET WALLACE SUBDIVISION, DESCRIBED IN A DEED TO EDUARDO PECINA-ARIZU AND SONIA ELIZABETH PECINA IN VOLUME 12376, PAGE 211 (OPRBT);

THENCE, WITH THE COMMON LINE OF SAID 0.290 ACRE TRACT AND SAID PECINA TRACT, S 47° 20' 22" E, PASSING A 3/8 INCH IRON ROD FOUND IN CONCRETE AT A DISTANCE OF 2.27 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 128.93 FEET TO A POINT FOR CORNER FALLING INSIDE OF AN 8 INCH TREE IN THE NORTHWEST LINE OF SAID VERNON LOT 7, BEING THE SOUTH CORNER OF SAID 0.290 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID PECINA TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN 2022 MARKING THE SOUTH CORNER OF SAID MARGARET WALLACE SUBDIVISION BEARS N 42° 45' 16" E, A DISTANCE OF 651.47 FEET, ALSO FROM WHICH CITY OF BRYAN MONUMENT "GPS - 20" BEARS S 57° 47' 33" E, A DISTANCE OF 3,820.49 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.290 ACRE TRACT AND SAID VERNON LOT 7, BEING THE SOUTH CORNER OF SAID 0.290 ACRE TRACT, SAME BEING THE EAST CORNER OF A TRACT CALLED TO BE LOT 10 AND THE ADJOINING 1/2 OF LOT 11, BLOCK 19 OF SAID MARGARET WALLACE SUBDIVISION, DESCRIBED IN A DEED TO SANDRA TORRES IN VOLUME 16152, PAGE 13 (OPRBT), FROM WHICH A 3/8 INCH IRON ROD FOUND IN 2019 MARKING THE EAST CORNER OF SAID MARGARET WALLACE SUBDIVISION BEARS S 42° 45' 16" W, A DISTANCE OF 1,995.74 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.290 ACRE TRACT AND SAID TORRES TRACT, N 47° 18' 47" W, PASSING A 3/8 INCH IRON ROD FOUND IN CONCRETE AT A DISTANCE OF 2.27 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 128.44 FEET TO A POINT FOR CORNER FALLING INSIDE OF AN 8 INCH TREE IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTHSIDE DRIVE, BEING THE WEST CORNER OF SAID 0.290 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID TORRES TRACT, FROM WHICH A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHSIDE DRIVE BEARS N 47° 31' 38" W, A DISTANCE OF 50.00 FEET, FROM WHICH A 5/8 INCH IRON ROD FOUND IN 2019 BEARS S 42° 28' 22" W, A DISTANCE OF 1,474.47 FEET, ALSO FROM WHICH A 3/8 INCH IRON PIPE FOUND BEARS N 42° 28' 22" E, A DISTANCE OF 274.92 FEET;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTHSIDE DRIVE, SAME BEING THE NORTHWEST LINE OF SAID 0.290 ACRE TRACT, N 42° 28' 22" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.296 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

Margaret Wallace
 Lots 12R-A & 12R-B
 0.296 Acres

Being a Replat of Lot 12, and the adjoining
 1/2 of Lots 11 & 13, Block 19
 Margaret Wallace Subdivision
 Volume 138, Page 573 DRBCT
 Moses Baine League Survey, Abstract 3

Bryan, Brazos County, Texas
 December 2023

Owner:
 Jose Huerta
 4018 Arboleda Dr.
 College Station, TX 77845
 979-264-8140

Engineer:
 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-239-0567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Proj # 23-1095