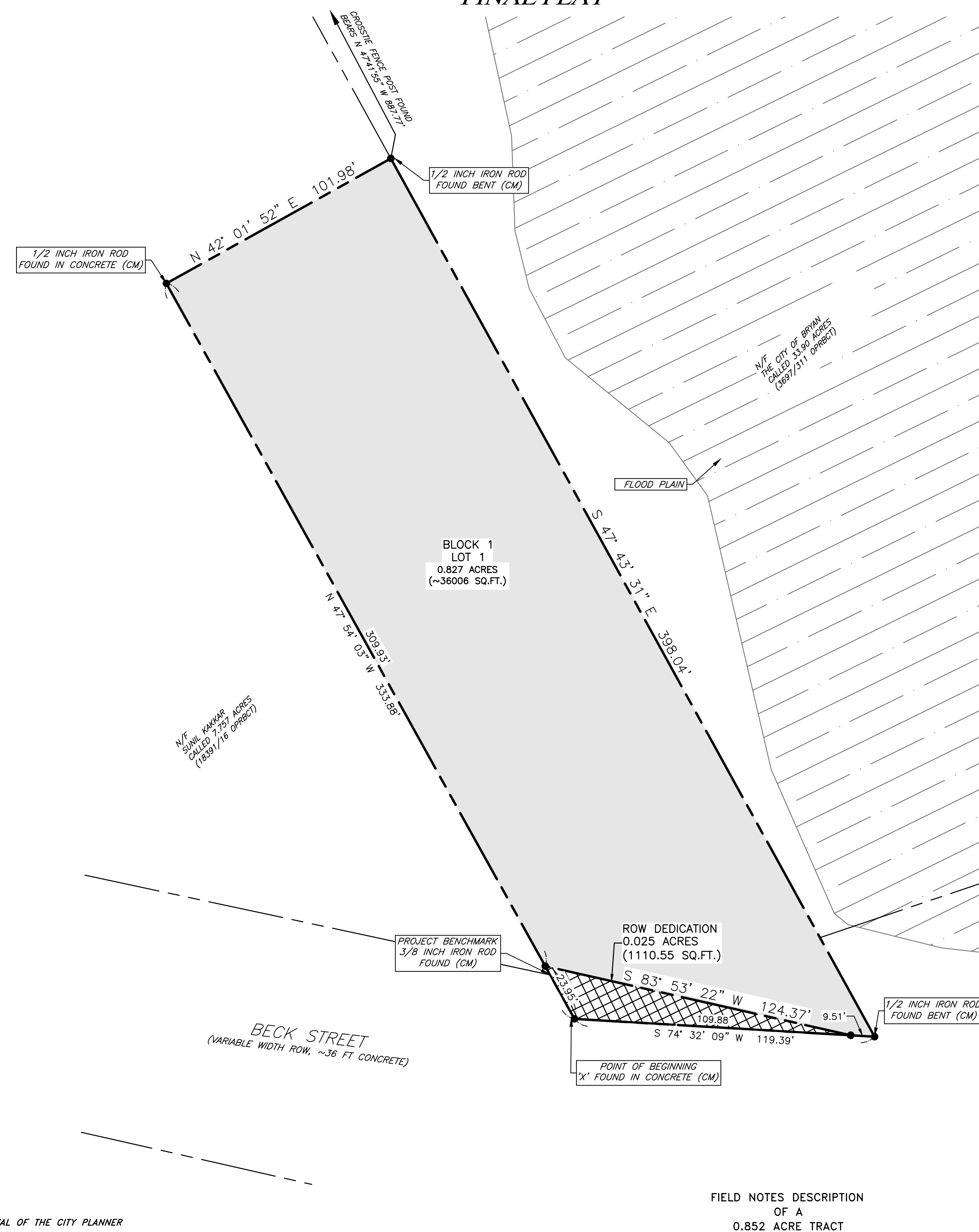
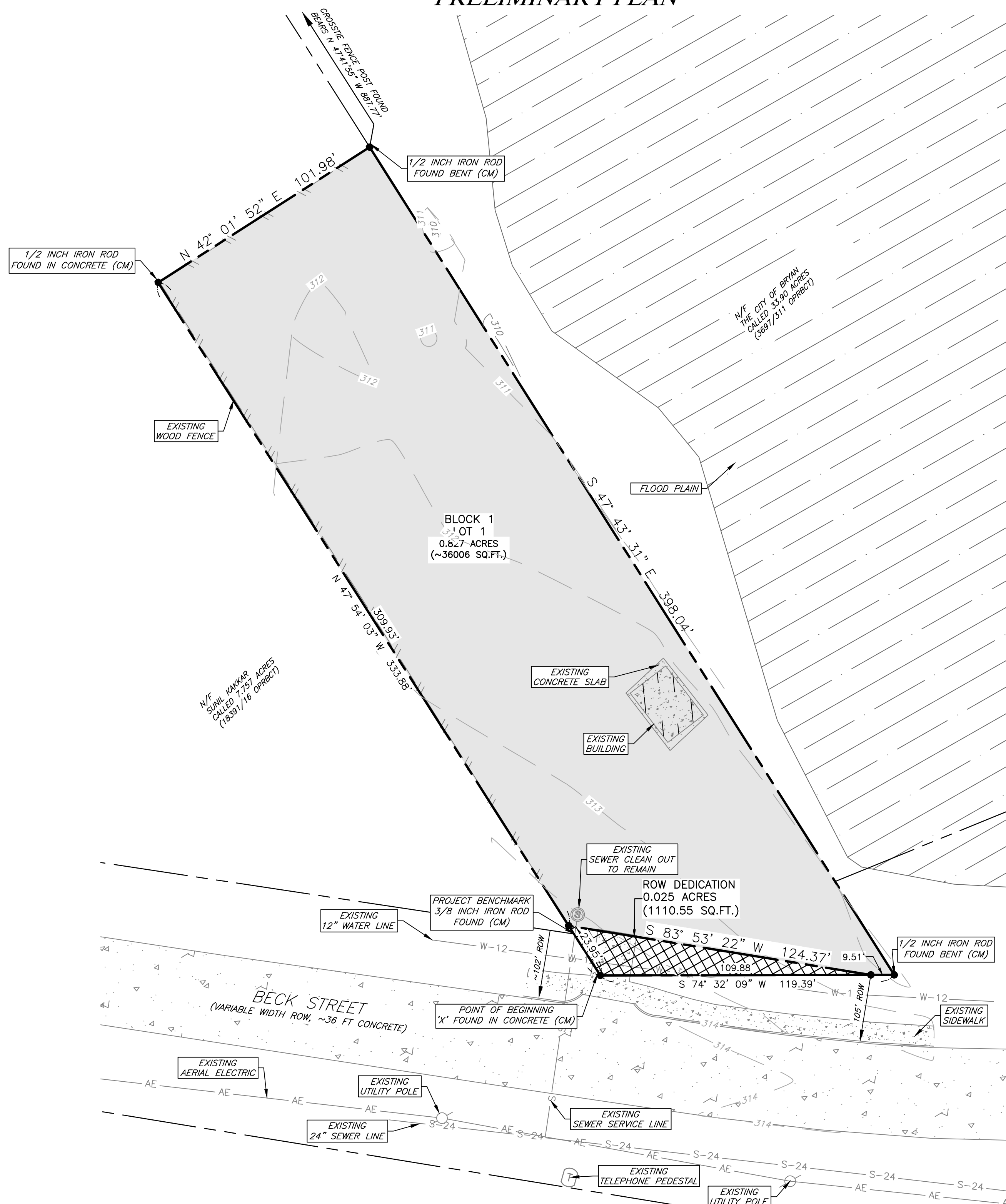


PRELIMINARY PLAN

FINAL PLAT



Vicinity Map showing the project location within a street grid. Includes a north arrow and a scale bar from 0 to 30 feet.

- Annotations:
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records Of Brazos County, Texas
(O) - Record information
(CM) - Controlling Monument used to establish property boundaries
N/F- Now or Formerly

- 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).
2. 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 1.0001127600169 (calculated using GEOID12B).
3. No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E revised date: May 16, 2012.
4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Agricultural open [A-0].
8. 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.
9. This survey plat was prepared to reflect the title reports issued by lawyers title company, GP No. 29051590S, certification dated: 11-14-2023. Items listed are not survey items/or are not addressed by this plat.

FINAL PLAT
Meza Subdivision
Block 1, Lot 1
Being a total of 0.852 acres of
Stephen F. Austin League Survey, Abstract 62
Volume 17049, Page 285 OPRBCT
Bryan, Brazos County, Texas
January 2024
Owner: Armando & Maria Meza
1404 Anson St.
Bryan, TX 77803
979-450-3220
Engineer: I4 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
Prof # 23-1131

FIELD NOTES DESCRIPTION
OF A
0.852 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.852 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.85 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ARMANDO MEZA AND MARIA DEL CARMEN MARTINEZ SAUCEDO RECORDED IN VOLUME 17049, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.852 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" IN FOUND CONCRETE ON THE NORTH LINE OF BECK STREET (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 0.85 ACRES AND BEING THE SOUTH CORNER HEREOF;

THENCE, WITH A THE COMMON LINE OF SAID 0.85 ACRES AND BECK STREET, N 47° 54' 03" W, PASSING AT A DISTANCE OF 20.07 FEET A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 7.757 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SUNIL KAKKAR RECORDED IN VOLUME 18391, PAGE 16 (OPRBCT) AND CONTINUING WITH THE COMMON LINE OF SAID 7.757 ACRES AND SAID 0.85 ACRES FOR A TOTAL DISTANCE OF 333.88 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE FOR AN INTERIOR ELL CORNER OF SAID 7.757 ACRES AND BEING THE WEST CORNER OF SAID 0.85 ACRES AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 7.757 ACRES AND SAID 0.85 ACRES, N 42° 01' 52" E, FOR A DISTANCE OF 101.98 FEET TO A 1/2 INCH IRON ROD FOUND BENT ON THE SOUTHWEST LINE OF A CALLED 33.90 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 3697, PAGE 311 (OPRBCT), FOR AN EASTERLY CORNER OF SAID 7.757 ACRES AND BEING THE NORTH CORNER OF SAID 0.85 ACRES AND THE NORTH CORNER HEREOF, FROM WHICH A CROSSITIE FENCE POST FOUND BEARS N 47° 41' 55" W, A DISTANCE OF 887.77 FEET;

THENCE, WITH THE COMMON LINE OF SAID 33.90 ACRES, SAID 0.85 ACRES AND A CALLED 0.7357 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN, RECORDED IN VOLUME 7191, PAGE 285 (OPRBCT), S 47° 43' 31" E, FOR A DISTANCE OF 398.04 FEET TO A 1/2 INCH IRON ROD FOUND BENT ON THE NORTH RIGHT-OF-WAY LINE OF BECK STREET, FOR THE SOUTH CORNER OF SAID 0.7357 ACRES AND BEING THE EAST CORNER OF SAID 0.85 ACRES AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 0.85 ACRES AND BECK STREET, S 74° 32' 09" W, FOR A DISTANCE OF 119.39 FEET TO POINT OF BEGINNING HEREOF AND CONTAINING 0.852 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Armando & Maria Meza, the owners and developers of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 17049, Page 285, 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.

Armando Meza
Maria Meza

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Armando & Maria Meza 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

CERTIFICATE 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 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

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

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__.

CERTIFICATE OF THE COUNTY CLERK

City Planner
Bryan, Texas

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, Texas, in Volume _____ Page _____.

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

County Clerk
Brazos County, Texas

J4E Project # 23-082
Meza Sub - plat.dwg
1/19/2024
J4 Engineering