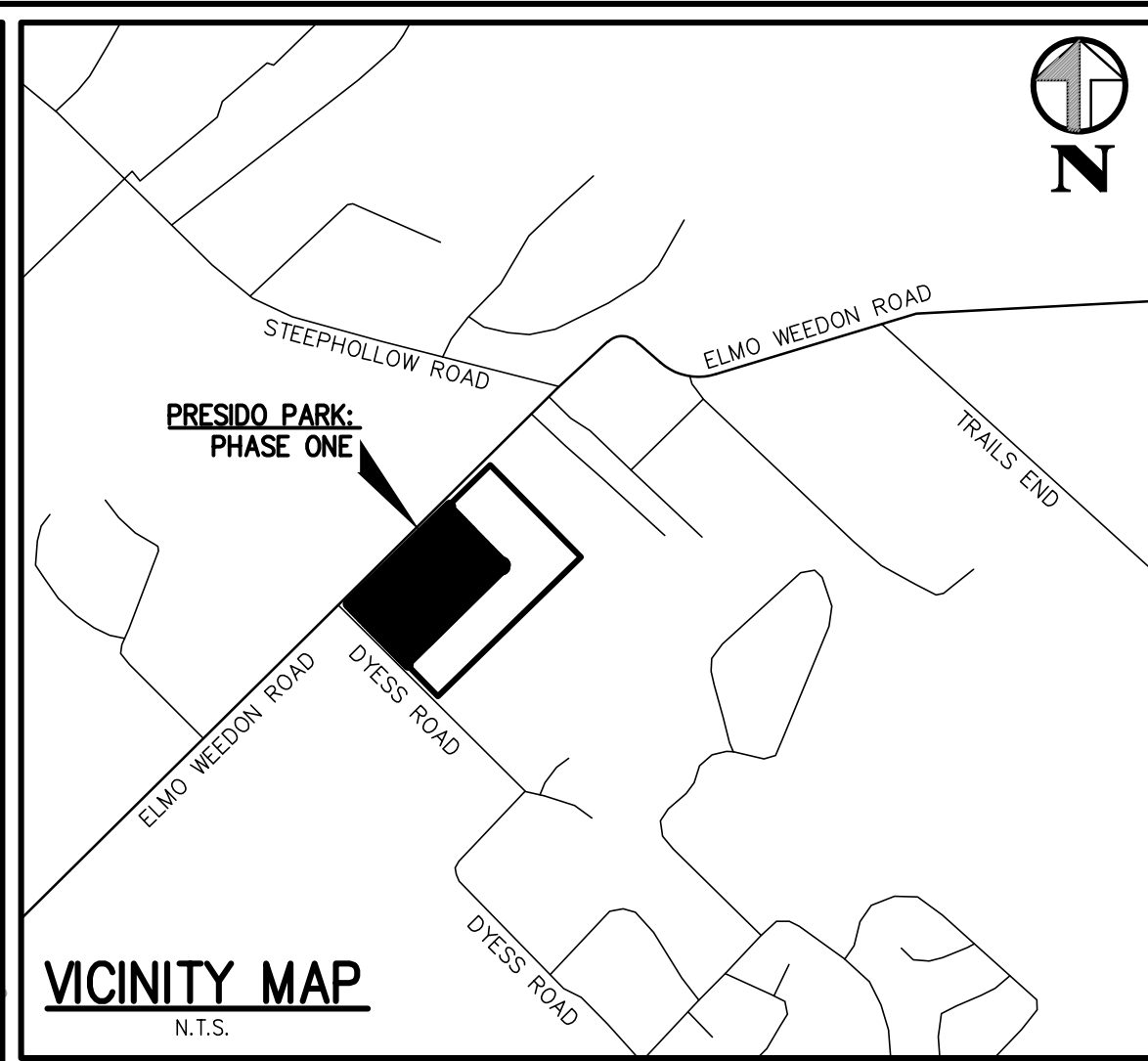
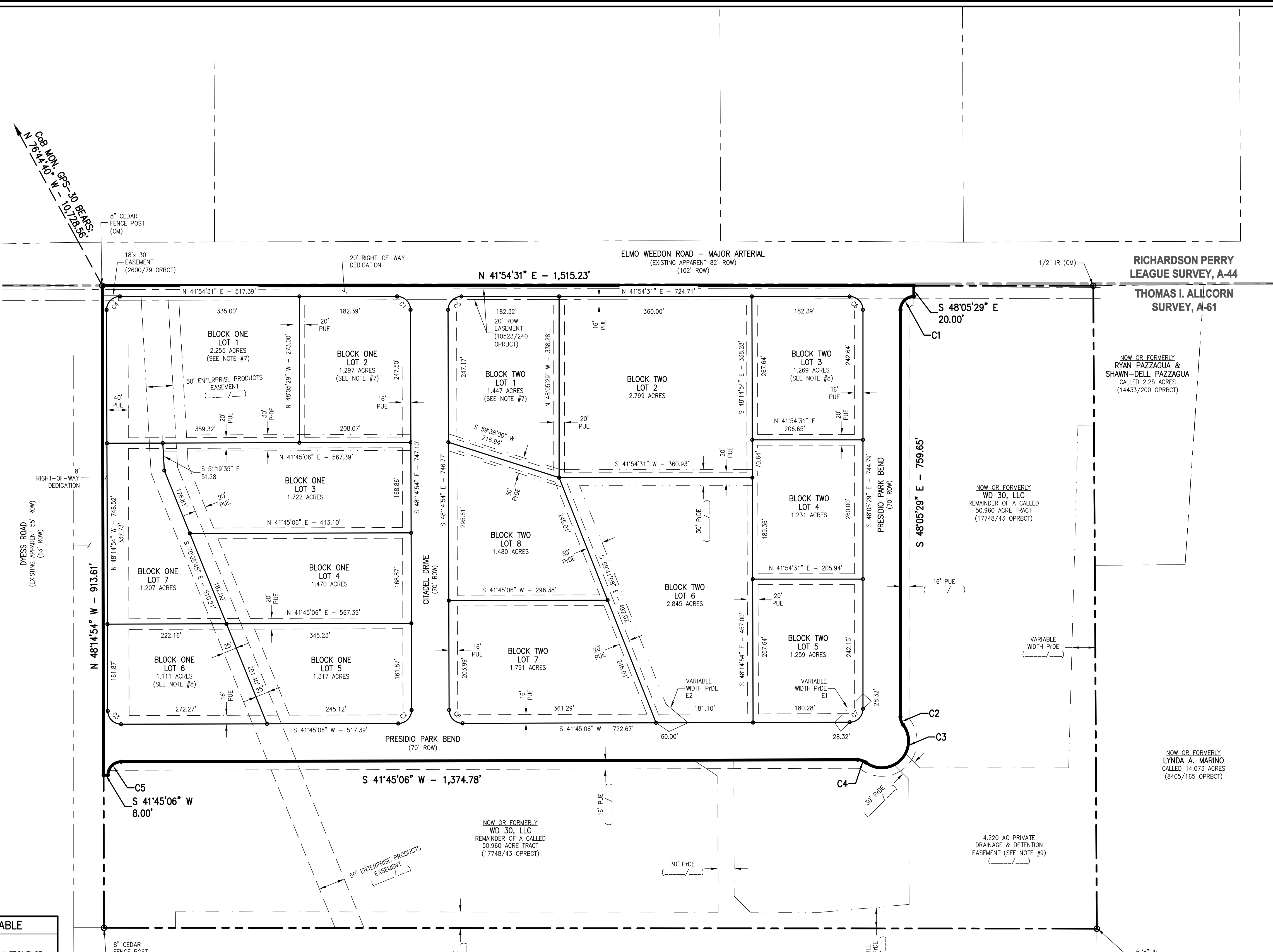


**ABBREVIATIONS & LINE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING OR NEW UTILITY EASEMENT
- EXISTING OR NEW ACCESS EASEMENT
- EXISTING OR NEW DRAINAGE EASEMENT
- 100-YEAR FLOODPLAIN
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PyDE PRIVATE DRAINAGE EASEMENT
- IRF IRON ROD FOUND
- VOL VOLUME
- PG PAGE
- ROW RIGHT-OF-WAY
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES



**DRIVEWAY CULVERT TABLE**

BLOCK	LOT	CULVERT SIZE	ROADWAY FRONTAGE
BLOCK 1	1*	24"	DYESS ROAD
	2*	18"	CITADEL DRIVE
	3	24"	CITADEL DRIVE
	4	18"	CITADEL DRIVE
	5	18"	CITADEL DRIVE
BLOCK 2	1*	18"	CITADEL DRIVE
	2	18"	ELMO WEEDON ROAD
	3	18"	PRESIDIO LOOP
	4	24"	PRESIDIO LOOP
	5	30"	PRESIDIO LOOP (NE)
	6	24"	PRESIDIO LOOP (SE)
	7	18"	CITADEL DRIVE
	8	18"	CITADEL DRIVE

**EXTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 3°05'29" E	35.36'
C2	25.00'	16.15'	36°52'12"	S 66°35'33" E	15.87'
C3	50.00'	143.05'	163°44'23"	S 3°07'54" E	99.02'
C4	25.00'	16.18'	36°52'12"	S 60°17'27" W	15.90'
C5	25.00'	39.27'	90°00'00"	S 3°14'54" E	35.36'

**INTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.20'	89°50'34"	N 86°49'49" E	35.31'
C2	25.00'	39.27'	90°00'00"	S 3°14'54" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'
C4	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C5	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C6	25.00'	39.27'	90°00'00"	N 86°54'31" E	35.36'
C7	25.00'	39.20'	89°50'34"	S 3°10'11" E	35.31'
C8	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	N 3°10'11" W	75.42'
E2	S 81°42'47" W	54.00'

**CERTIFICATION OF THE ENGINEER**  
 I, RABON A. METCALF, PE (NO. 88583), REGISTERED ENGINEER, CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE IMPROVEMENTS DESCRIBED HEREIN.

RABON A. METCALF, PE NO. 88583

**CERTIFICATION OF THE SURVEYOR**  
 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 MADE ON THE GROUND UNDER MY SUPERVISION.

NATHAN PAUL KERR, RPLS NO. 6834

**KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195  
 TBPELS FIRM No. 10018500

**A FINAL PLAT OF  
 PRESIDIO PARK  
 SUBDIVISION  
 PHASE ONE**  
 BLOCK ONE, LOTS 1 - 7 & BLOCK TWO, LOTS 1 - 8  
**30.363 ACRES**  
 BEING A PORTION OF A CALLED 50.960 ACRE TRACT  
 VOLUME 17748, PAGE 43 OPRBCT  
 THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH 2024

**RME Consulting Engineers**

POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmengineer.com  
 OFFICE - (979) 764-0704

LANDOWNER INFORMATION  
 WD 30, LLC  
 c/o JENNIFER DUNKIN  
 3001 UNIVERSITY DRIVE EAST, SUITE 210  
 BRYAN, TX 77802  
 CELL: (979) 922-5544  
 EMAIL: jennifer@cedarframe.com

FILENAME: 0792FP1A | SCALE: 1"=60'  
 SUBMITTED DATE: 3/13/24  
 REVISIONS:  
 DRAWN BY: R.A.M.  
 CHECKED BY: NATHAN KERR  
 KERR JOB NO. 22-2826  
 TEXAS FIRM REGISTRATION No. F-4695  
 RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
**334 - 0792**



**PLAT NOTES:**

- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE 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 1.00011289313524 (CALCULATED USING GEOID12B).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR), UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BRAZOS COUNTY SUBDIVISION & DEVELOPMENT REGULATIONS.
  - FRONT SETBACK = 50' ALONG ELMO WEEDON ROAD & 25' ALONG LOCAL STREETS.
  - REAR SETBACK = 20'
  - SIDE SETBACK = 10' BETWEEN LOTS & 25' ALONG LOCAL STREETS.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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.
- BLOCK ONE, LOTS 1 & 2, AND BLOCK TWO, LOT 1 MAY ONLY TAKE DIRECT ROADWAY ACCESS TO DYESS ROAD OR CITADEL DRIVE (WHICHEVER APPLIES).
- BLOCK ONE, LOT 6 AND BLOCK TWO, LOT 3 MAY ONLY TAKE DIRECT ROADWAY ACCESS TO PRESIDIO PARK BEND.
- MAINTENANCE OF ALL P&DE AND THE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE LANDOWNER WHERE THE P&DE IS LOCATED.
- THIS SUBDIVISION IS LOCATED WITHIN THE BRYAN I.S.D.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PRESIDIO PARK SUBDIVISION WILL BE RECORDED VIA A DECLARATION IN THE BRAZOS COUNTY DEED RECORDS.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGELAND TITLE COMPANY, OF NO. OP-38-TX1098-13704810. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - ITEM 6A: PIPELINE EASEMENT TO SANTA FE PIPELINE COMPANY RECORDED IN VOLUME 287, PAGE 411 (ORBCIT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
  - ITEM 6B: 18'X30' EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 2600, PAGE 79 (ORBCIT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
  - ITEM 6C: 20' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 10523, PAGE 240 (OPRBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

**BRAZOS COUNTY SUBDIVISION REGULATION NOTES:**

**G.1 - DEVELOPMENT NOTE:**  
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.

**G.2 - MAILBOXES:**  
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 T&OT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.

FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, 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 INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

**G.3 - ROADWAY CONSTRUCTION:**  
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 SPECIFICATIONS 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 CONSTRUCTION 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.

**G.4 - OWNER'S RESPONSIBILITIES:**  
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO 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 REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

**OSSF NOTES:**

SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

- ALL LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH COUNTY AND STATE MINIMUM LOT SIZING REQUIREMENTS.
- ALL OSSF CONSTRUCTION REQUIRES AN APPLICATION FORM, FEE AND PLANNING MATERIALS BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BCHD AND NO OSSF CONSTRUCTION MAY OCCUR PRIOR TO THE "AUTHORIZATION TO CONSTRUCT" PERMIT BEING ISSUED BY THE BCHD. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- A SITE EVALUATION IS REQUIRED FOR EACH LOT WHERE AN OSSF IS PROPOSED. THE SITE EVALUATION MUST BE PERFORMED BY A STATE LICENSED SITE EVALUATOR OR PROFESSIONAL ENGINEER WHO VISITS THE PROPERTY AND CONDUCTS THE ANALYSIS REQUIRED IN SECTION §285.30, AND PRODUCES THE SITE DRAWING REQUIRED BY §285.6(A).
- NO OSSF DISPOSAL FIELD IS TO ENCR OACH ON THE 100- OR 150- FEET SANITARY ZONE OF PRIVATE WATER WELLS OR PUBLIC WATER WELLS RESPECTIVELY. THE REQUIRED SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PRIVATE OR PUBLIC WELLS LOCATED ON THE SUBDIVISION PLAT OR WELLS LOCATED WITHIN 150 FEET OF A SUBDIVISION BOUNDARY ON ADJACENT PROPERTIES.
- NO OSSF TANK OR DISPOSAL FIELD MAY ENCR OACH ON THE SEPARATION DISTANCE TO SURFACE WATERS INCLUDING STREAMS, PONDS, LAKES, RIVERS, CREEKS, OR ANY OTHER SETBACK FEATURES INDICATED IN 30 TEXAS ADMINISTRATIVE CODE CHAPTER §285.91, (10) TABLE X.
- NO OSSF TREATMENT, DISTRIBUTION AND COLLECTION LINES, OR DISPOSAL FIELD MAY ENCR OACH INTO A PUBLIC UTILITY EASEMENTS (PUE). ENCR OACHMENT INTO ANY UNDERGROUND OR OVERHEAD PIPELINE OR UTILITY EASEMENT WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF ALL EASEMENT HOLDERS. ALL UNDERGROUND AND OVERHEAD EASEMENTS MUST BE CLEARLY DELINEATED ON THE SUBDIVISION PLAT.
- AREAS OF GROUND WITH >30 PERCENT SLOPE ARE NOT SUITABLE FOR INSTALLATION OF OSSF TANKS OR DISPOSAL FIELDS (>15 PERCENT SLOPE FOR SURFACE APPLICATION). 30 TEXAS ADMINISTRATIVE CODE §285.4.(C) REVIEW OF SUBDIVISION PLANS SPECIFICS SUBDIVISION PLANNING MATERIALS (1) MUST INCLUDE INFORMATION ON (B) TOPOGRAPHY, (C) FLOODPLAIN, AND (3) SURFACE DRAINAGE. AREAS OF UNSUITABLE SLOPE, AREAS WITHIN SFHA ZONES A (FLOODPLAIN) OR COMPLEX DRAINAGE FEATURES AND DRAINAGE EASEMENTS SHOULD BE INDICATED ON THE SUBDIVISION PLAT FOR ANY PROPOSED LOTS WHERE THESE CONDITIONS EXIST AND MAY INTERFERE WITH CONSTRUCTION OF AN OSSF.

**FIELD NOTES DESCRIPTION  
OF A  
50.984 ACRE TRACT  
THOMAS I. ALLCORN SURVEY, ABSTRACT 61  
BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 50.984 ACRES IN THE THOMAS I. ALLCORN SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 50.969 ACRE TRACT OF LAND CONVEYED TO WD 30, LLC IN VOLUME 17748, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 50.984 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AM 8 INCH CEDAR FENCE POST FOUND ON THE NORTHWEST LINE OF A CALLED 50.58 ACRE TRACT OF LAND CONVEYED TO USX AO ACCOMMODATION, LLC IN VOLUME 17379, PAGE 27 (OPRBCT), AND ON THE NORTHEAST MARGIN OF DYESS ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE SOUTH CORNER OF SAID 50.969 ACRES AND THE SOUTH CORNER HEREOF;

THENCE, ALONG THE NORTHEAST MARGIN OF DYESS ROAD AND WITH THE SOUTHWEST LINE OF SAID 50.969 ACRES, N 48° 14' 54" W, FOR A DISTANCE OF 1,198.50 FEET TO AN 8 INCH CEDAR FENCE POST FOUND ON THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE WEST CORNER OF SAID 50.969 ACRES, FROM WHICH CITY OF BRYAN MONUMENT GPS-30 BEARS N 76° 44' 40" W, A DISTANCE OF 10,728.56 FEET;

THENCE, ALONG THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD AND WITH THE NORTHWEST LINE OF SAID 50.969 ACRES, N 41° 54' 31" E, FOR A DISTANCE OF 1,850.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED 2.25 ACRE TRACT OF LAND CONVEYED TO RYAN PAZZAGLIA AND SHAWN-DELL PAZZAGLIA IN VOLUME 14433, PAGE 200 (OPRBCT), BEING THE NORTH CORNER OF SAID 50.969 ACRES AND THE NORTH CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF SAID 50.969 ACRES, SAID 2.25 ACRES AND A CALLED 14.073 ACRE TRACT OF LAND CONVEYED TO LYNDA A. MARINO IN VOLUME 8405, PAGE 165 (OPRBCT), S 48° 24' 40" E, FOR A DISTANCE OF 1,200.09 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 14.073 ACRES, FOR THE NORTH CORNER OF SAID 50.58 ACRES AND BEING THE EAST CORNER OF SAID 50.969 ACRES AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 50.58 ACRES AND SAID 50.969 ACRES, S 41° 57' 27" W, FOR A DISTANCE OF 1,853.53 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 50.984 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE), \_\_\_\_\_, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS \_\_\_\_\_ A SUBDIVISION IN BRAZOS COUNTY, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREIN.

\_\_\_\_\_  
OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF MORTGAGEE**

THE UNDERSIGNED, HOLDER OF A DEED OF TRUST LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY SUBDIVIDED HEREIN, HEREBY JOINS IN THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, AND UTILITY EASEMENTS TO THE PUBLIC AS SET FORTH IN THE OWNER'S CERTIFICATE HEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
MORTGAGEE

**APPROVAL OF THE CITY PLANNER**

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, \_\_\_\_\_, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_\_ AND SAME WAS DULY APPROVED ON THE \_\_\_DAY \_\_\_\_\_, 20\_\_\_ BY SAID COMMISSION.

\_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION,  
BRYAN, TEXAS



**APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT**

THE SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**



 <b>KERR SURVEYING, LLC</b> 409 NORTH TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 TBPELS FIRM No. 10018500	
A FINAL PLAT OF <b>PRESIDIO PARK</b> <b>SUBDIVISION</b> <b>PHASE ONE</b> <b>BLOCK ONE, LOTS 1 - 7 &amp; BLOCK TWO, LOTS 1 - 8</b> <b>30.363 ACRES</b> BEING A PORTION OF A CALLED 50.969 ACRE TRACT VOLUME 17748, PAGE 43 OPRBCT THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61 BRYAN, BRAZOS COUNTY, TEXAS MARCH 2024	
 <b>RME</b> Consulting Engineers	<b>LANDOWNER INFORMATION</b> WD 30, LLC c/o JENNIFER DUNKIN 5091 UNIVERSITY DRIVE EAST, SUITE 210 BRYAN, TX 77802  CELL: (979) 922-5544 EMAIL: jennifer@cedarframe.com
POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704	FILENAME: 0792PPIA   SCALE: 1"=60' SUBMITTED DATE: 3/13/24 REVISIONS: DRAWN BY: R.A.M. CHECKED BY: NATHAN KERR KERR JOB No. 22-2826
TEXAS FIRM REGISTRATION No. F-4695	RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. <b>334 - 0792</b>
SHEET <u>  2  </u> OF 2	