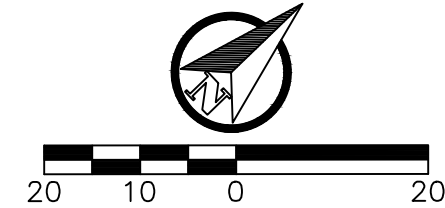
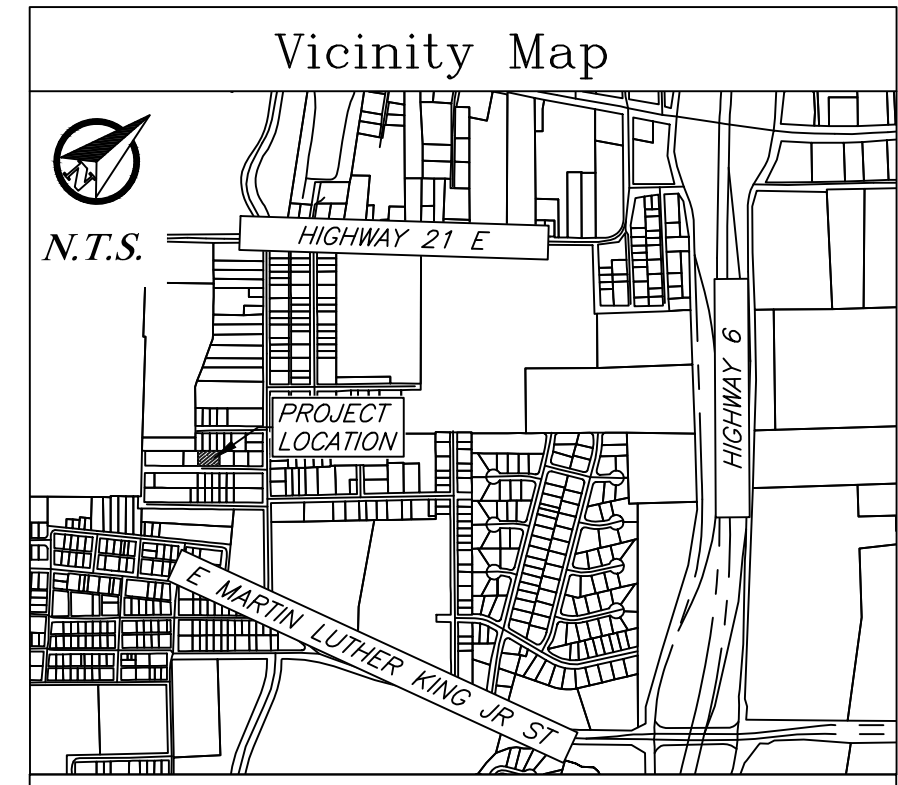
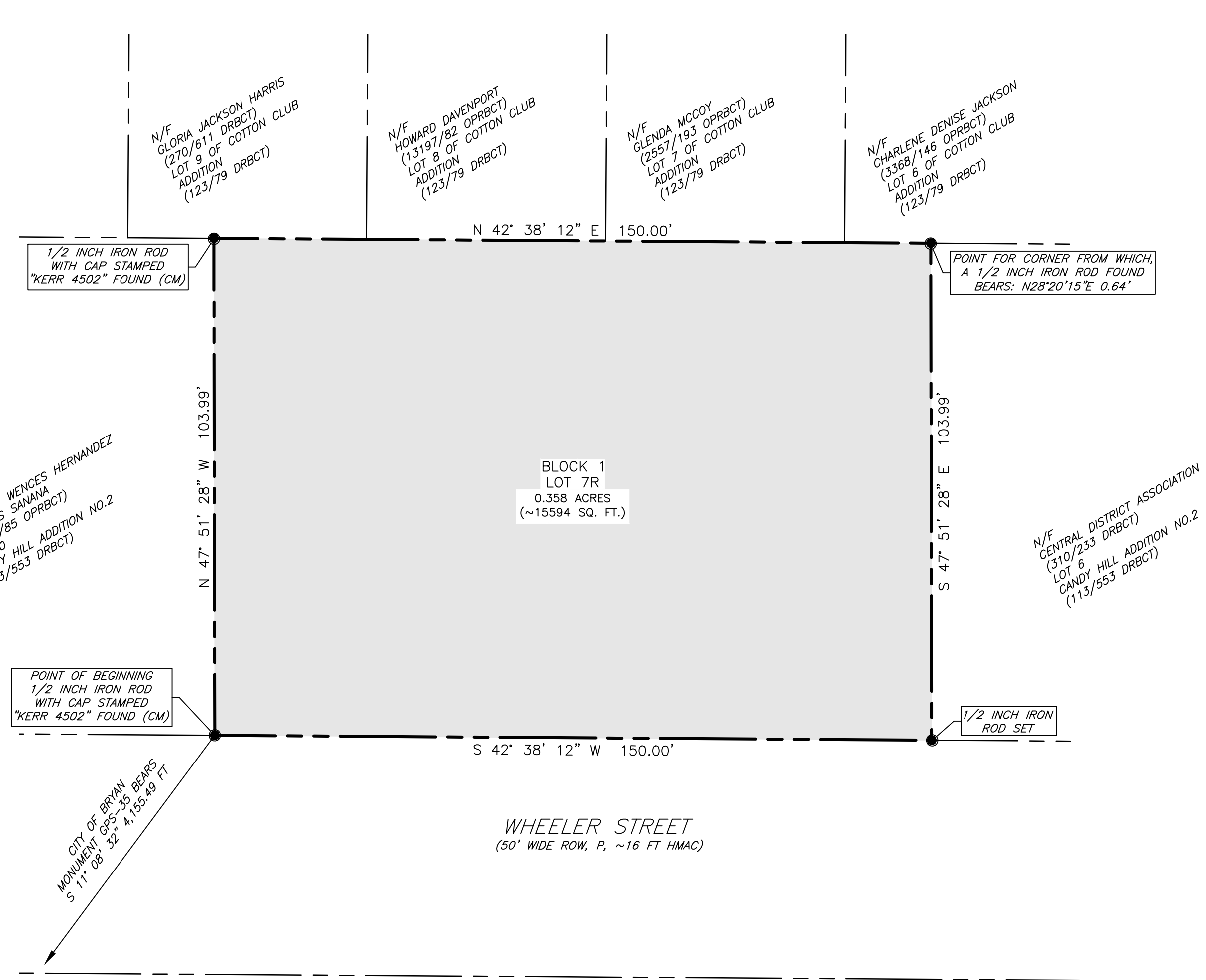
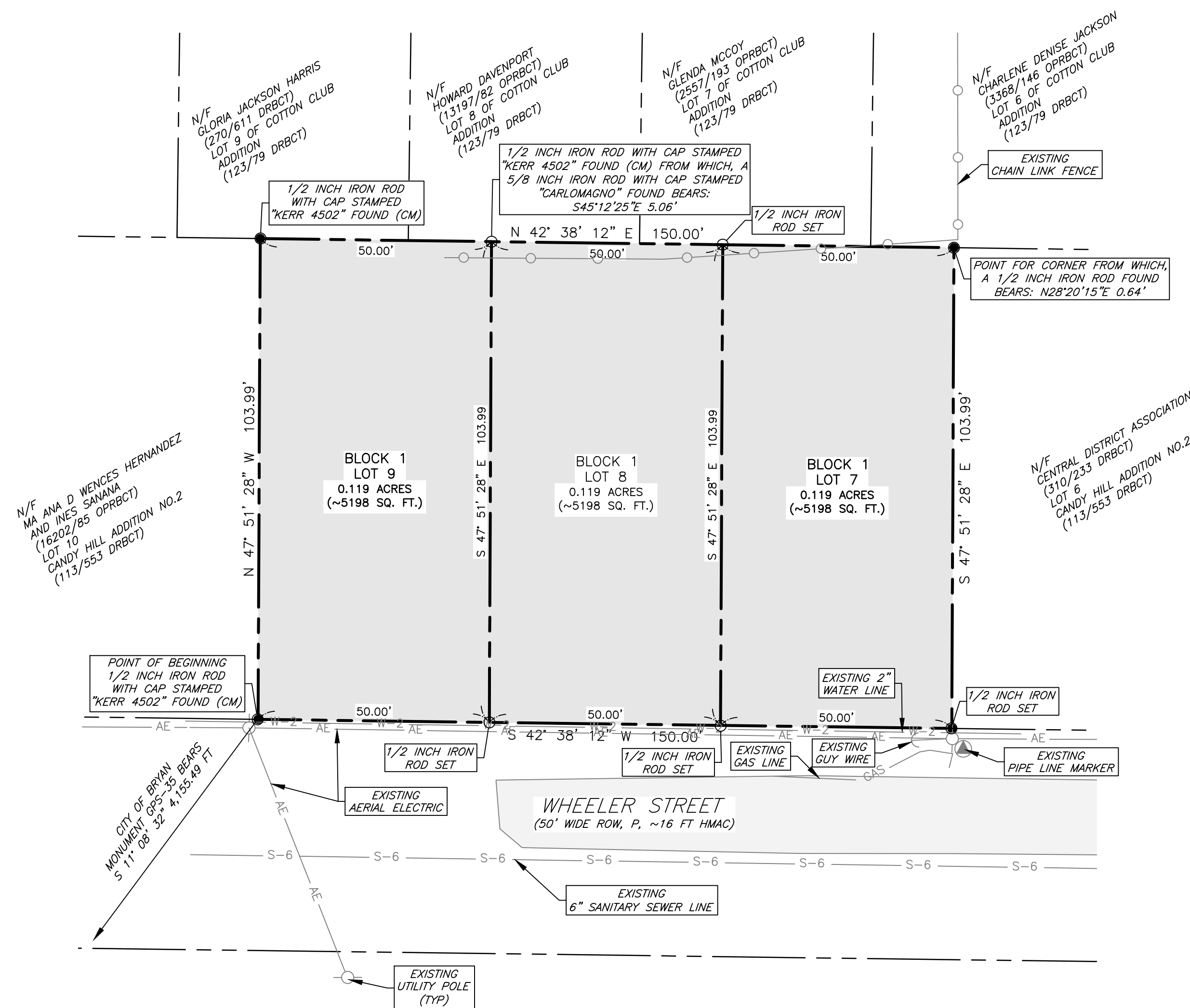
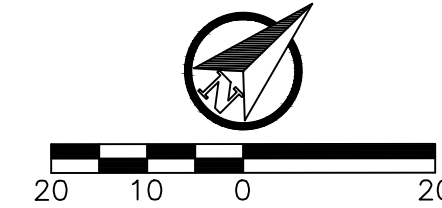


ORIGINAL



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 (NA2011) 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 1.00011428074889 (calculated using GEOID12B).
- This entire tract lies within a designated 100-YR Floodplain according to the FIRM Maps, Panel No. 4804C0215F, effective date: April 2, 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).
- Base Flood Elevation (BFE) for this lot is determined to be 320.53 ft. Per city of Bryan Ordinance 46-43, the minimum finished floor elevation for this site, including equipment, shall be 321.53 ft.
- 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Becky Ortega, 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 113, Page 553, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places 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

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 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 Records of Brazos County in Volume _____ Page _____.

 County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION
 OF A
 0.358 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 10
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.358 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 10, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 7-9, BLOCK 1 OF CANDY HILL ADDITION NO. 2 RECORDED IN VOLUME 113, PAGE 553 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.358 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE NORTHWEST RIGHT-OF-WAY OF WHEELER STREET (50 FOOT WIDE RIGHT-OF-WAY, 113/553 DRBCT) MARKING THE EAST CORNER OF LOT 10, BLOCK 1 AND THE SOUTH CORNER OF SAID LOT 9, BLOCK 1; FOR REFERENCE THE CITY OF BRYAN MONUMENT GPS-35 BEARS S 11° 08' 32" E A DISTANCE OF 4,155.49 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 9 AND 10, BLOCK 1, N 47° 51' 28" W A DISTANCE OF 103.99 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE SOUTHEAST LINE OF LOT 9, COTTON CLUB ADDITION AS RECORDED IN VOLUME 123, PAGE 79 (DRBCT) MARKING THE NORTH CORNER OF SAID LOT 10, BLOCK 1 AND THE WEST CORNER OF SAID LOT 9, BLOCK 1, CANDY HILL ADDITION NO. 2;

THENCE, WITH THE SOUTHEAST LINES OF LOTS 9-6, COTTON CLUB ADDITION AND THE NORTHWEST LINES OF SAID LOTS 9-7, BLOCK 1, CANDY HILL ADDITION NO. 2, N 42° 38' 12" E A DISTANCE OF 150.00 FEET TO THE WEST CORNER OF LOT 6, BLOCK 1, CANDY HILL ADDITION NO. 2 BEING THE NORTH CORNER OF SAID LOT 7, BLOCK 1, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 28° 20' 15" E A DISTANCE OF 0.64 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 6 AND 7, BLOCK 1, CANDY HILL ADDITION NO. 2, S 47° 51' 28" E A DISTANCE OF 103.99 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" ON SAID NORTHWEST RIGHT-OF-WAY OF WHEELER STREET MARKING THE SOUTH CORNER OF SAID LOT 6, BLOCK 1 AND THE EAST CORNER OF SAID LOT 7, BLOCK 1;

THENCE, WITH SAID RIGHT-OF-WAY AND THE SOUTHEAST LINES OF SAID LOTS 7-9, BLOCK 1, S 42° 38' 12" W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.358 ACRES OF LAND (~15,597 SQ. FT.), MORE OR LESS, SURVEYED ON THE GROUND IN 2022 AND 2024 UNDER MY SUPERVISION.

Annotations:

(P)-	Indicates the plat filed in volume 113, page 553, DRBCT.
DRBCT-	Deed Records of Brazos County, Texas
ORBCT-	Official Records of Brazos County, Texas
OPRBCT-	Official Public Records of Brazos County, Texas
(I)-	Record Information
(CM)-	Controlling Monument used to establish property boundaries
TYP-	Typical
N/F-	Now or Formerly

FINAL PLAT

**Candy Hill Addition No. 2
 Block 1, Lots 7R
 0.358 Acres**

*Being a Replat of Lots 7-9, Block 1
 in Candy Hill Addition No. 2
 Volume 113, Page 553 DRBCT
 Stephen F. Austin League No.10 Survey, Abstract 10*

*Bryan, Brazos County, Texas
 February 2024*

<p>Owner: Becky Ortega 2828 W Hwy 21 #36 Bryan, TX 77803 979-969-3484</p> <p>Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 24-053</p>	<p>Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPELS F-9951</p>
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J4E Project # 24-001
 J4 Engineering
 Wheeler St. DP - Replat/Orig
 4/2/2024