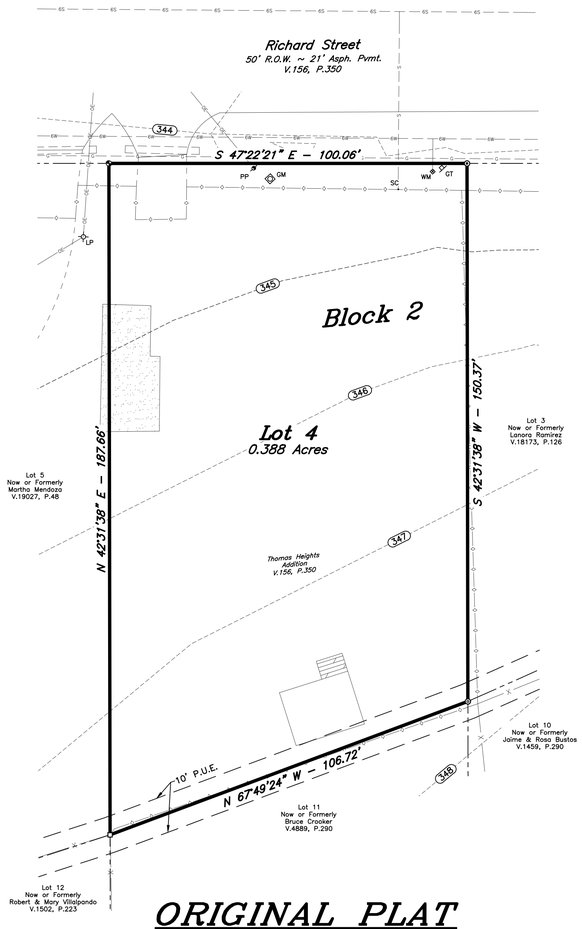
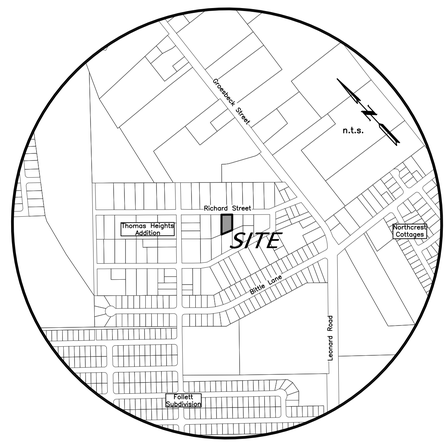


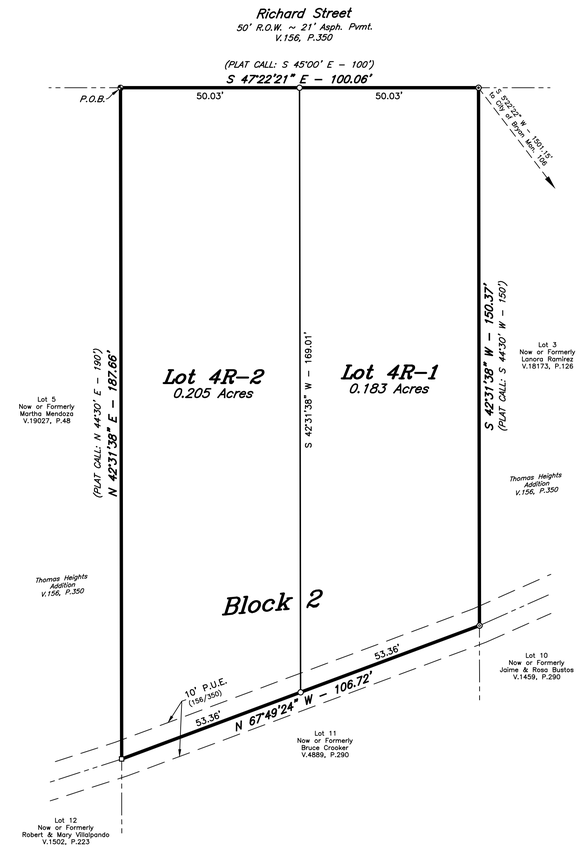
ORIGINAL PLAT

LOT 4, BLOCK 2
THOMAS HEIGHTS ADDITION AS RECORDED
IN VOLUME 156, PAGE 350

Scale:
1"=20'



VICINITY MAP



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), My Angel Clean Property Service, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 19509, Page 188 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places hereon shown for the purposes identified.

_____
My Angel Clean Property Service, LLC

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 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 & 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Cody Karisch, R.P.L.S. No. 7004

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS SURVEY, Abstract No. 45, in Bryan, Brazos County, Texas and being all of Lot 4, Block 2, THOMAS HEIGHTS ADDITION according to the Final Plat recorded in Volume 156, Page 350 of the Brazos County Deed Records (B.C.D.R.), said Lot 4, Block 2 being further described in the deed from Gustavo Eduardo Olguin Escobar and Esmeralda Melo Melo to My Angel Clean Property Service, LLC recorded in Volume 19509, Page 188 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8–inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of Lot 5, Block 2 of said THOMAS HEIGHTS ADDITION and being in the southwest right–of–way line of Richard Street (based on a 50–foot width);

THENCE: S 47° 22' 21" E (PLAT CALL: S 45° 00' E – 100') along the southwest right–of–way line of said Richard Street for a distance of 100.06 feet to a found 1/2–inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of Lot 3, Block 2 of said THOMAS HEIGHTS ADDITION;

THENCE: S 42° 31' 38" W (PLAT CALL: S 44° 30' W – 150') along the common line of this tract and said Lot 3, Block 2 for a distance of 150.37 feet to a found 5/8–inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of said Lot 3, Block 2, the north corner of Lot 10, Block 2 of said THOMAS HEIGHTS ADDITION and the east corner of Lot 11, Block 2 of said THOMAS HEIGHTS ADDITION;

THENCE: N 67° 49' 24" W along the common line of this tract and said Lot 11, Block 2 for a distance of 106.72 feet to a 4–inch treated fence post for the west corner of this tract, said fence post also marking the north corner of said Lot 11, Block 2, the south corner of said Lot 5, Block 2 and the east corner of Lot 12, Block 2 of said THOMAS HEIGHTS ADDITION;

THENCE: N 42° 31' 38" E (PLAT CALL: N 44° 30' E – 190') along the common line of this tract and said Lot 5, Block 2 for a distance of 187.66 feet to the POINT OF BEGINNING and containing 0.388 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
5. Current zoning of the subject property is Residential District–5000 (RD–5).
6. Existing structures (concrete pads) to be removed before the filing of this plat.
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

   ⊙ – 1/2" Iron Rod Found (CM)
   ⊘ – 3/8" Iron Rod Found (CM)
   ◎ – 5/8" Iron Rod Found (CM)
   ◻ – 4" Treated Fence Post

8. Abbreviations:

P.O.B.	–	Point of Beginning
P.U.E.	–	Public Utility Easement
CM	–	Controlling Monument
GM	–	Gas Meter (Abandoned)
GT	–	Gas Line Test Lead
LP	–	Light Pole
PP	–	Power Pole
SC	–	Sewer Cleanout
WM	–	Water Meter
—OE—	–	Overhead Electrical Line
—G—	–	Underground Gas Line
—6S—	–	Underground Sewer Line w/ Size
—6W—	–	Underground Water Line w/ Size
(345)	–	Contour Elevations
—◊—	–	Chain Fence
—x—	–	Wire Fence

FINAL PLAT

THOMAS HEIGHTS ADDITION
LOTS 4R–1 & 4R–2, BLOCK 2

BEING A REPLAT OF LOT 4, BLOCK 2
OF THOMAS HEIGHTS ADDITION
AS RECORDED IN VOLUME 156, PAGE 350

0.388 ACRES

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 18, 2024
SCALE: 1" = 20'

Owner:
My Angel Clean Property Service, LLC
4677 Rock Prairie Road W
College Station, Texas 77845

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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