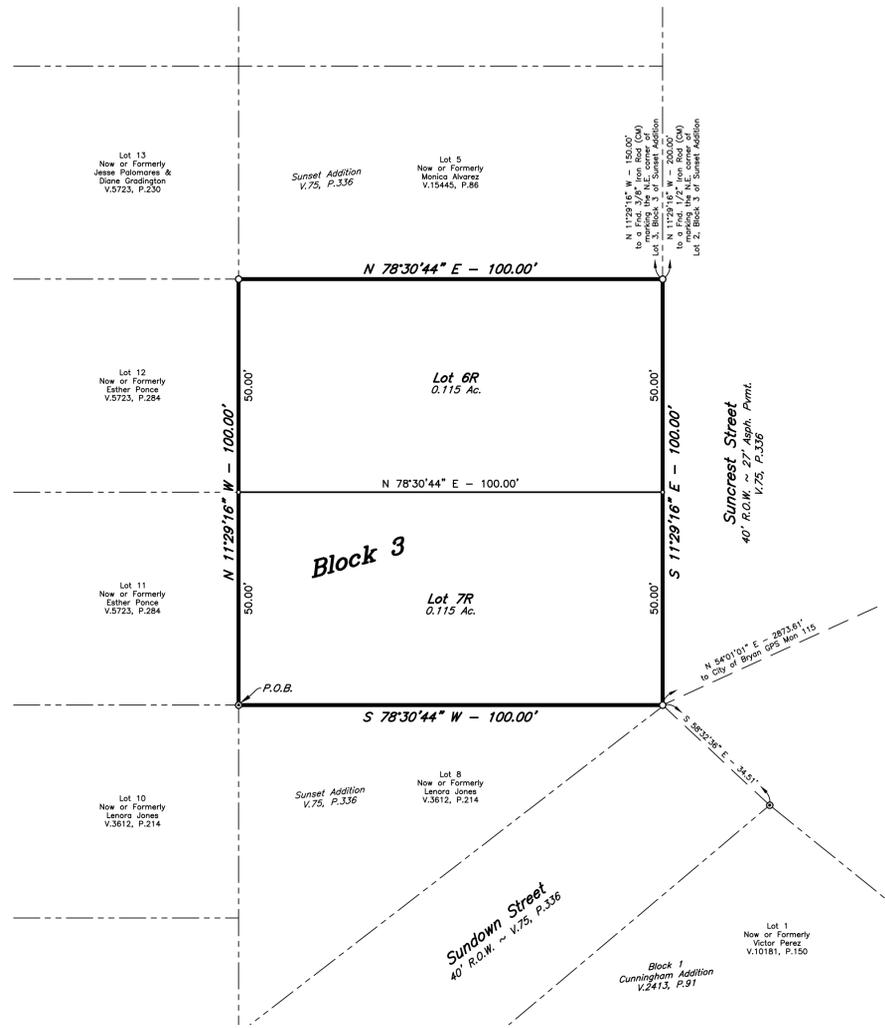
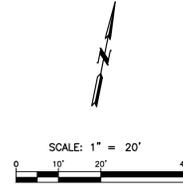


VICINITY MAP



ORIGINAL PLAT
 LOTS 6 & 7, BLOCK 3, SUNSET ADDITION
 RECORDED IN VOLUME 75, PAGE 336

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, RockWater Investments, LP, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County, Texas in Volume 19722, Page 241 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 shown hereon for the purposes identified.

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 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

 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 STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lots 6 and 7, Block 3, SUNSET ADDITION according to the Final Plat recorded in Volume 75, Page 336 of the Brazos County Deed Records (B.C.D.R.), said Lots 6 and 7, Block 3 being further described in the deed from Margaret Billard 1/4 & Margaret Hedge Billard 1/4 & Margaret Louise Franklin Sims to RockWater Investments, LP recorded in Volume 19722, Page 241 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 1/2-inch iron rod marking the common southwest corner of this herein described tract and said Lot 7, said iron rod also marking the northwest corner of Lot 8, Block 3, the northeast corner of Lot 10, Block 3 and the southeast corner of Lot 11, Block 3, all of said SUNSET ADDITION;

THENCE: N 11° 29' 16" W along the common line of this tract, said Lot 11, Block 3 and Lot 12, Block 3 of said SUNSET ADDITION for a distance of 100.00 feet to a 1/2-inch iron rod set for the common northwest corner of this tract and said Lot 6, Block 3, said iron rod also marking the northeast corner of said Lot 12, Block 3, the southeast corner of Lot 13, Block 3 of said SUNSET ADDITION and the southwest corner of Lot 5, Block 3 of said SUNSET ADDITION;

THENCE: N 78° 30' 44" E along the common line of this tract and said Lot 5, Block 3 for a distance of 100.00 feet to a 1/2-inch iron rod set for the common northeast corner of this herein described tract and said Lot 6, Block 3, said iron rod also marking the southeast corner of said Lot 5, Block 3 and being in the southwest right-of-way line of Suncrest Street (based on a 40-foot width), from whence a found 3/8-inch iron rod marking the northeast corner of Lot 3, Block 3 of said SUNSET ADDITION and the southeast corner of Lot 2, Block 3 of said SUNSET ADDITION bears N 11° 29' 16" W at a distance of 150.00 feet for reference and a found 1/2-inch iron rod marking the northeast corner of said Lot 2, Block 3 and the southeast corner of Lot 1, Block 3 of said SUNSET ADDITION bears N 11° 29' 16" W at a distance of 200.00 feet for reference;

THENCE: S 11° 29' 16" E along the southwest right-of-way line of said Suncrest Street for a distance of 100.00 feet to a 1/2-inch iron rod set for the common southeast corner of this tract and said Lot 7, Block 3, said iron rod also marking the northeast corner of said Lot 8, Block 3, from whence a found 1/2-inch iron rod marking the north corner of Lot 1, Block 1, CUNNINGHAM ADDITION according to the Final Plat recorded in Volume 2413, Page 91 of the Official Records of Brazos County, Texas (O.R.B.C.) bears S 58° 32' 36" E at a distance of 34.51 feet for reference;

THENCE: S 78° 30' 44" W along the common line of this tract and said Lot 8, Block 3 for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.230 acres of land.

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 75, Page 336 of the Brazos County Deed Records.
- 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.
- 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.
- This property is currently zoned Residential District-5000 (RD-5) per City of Bryan Planning and Zoning.
- Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setbacks may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set

Abbreviations:

- P.O.B. - Point of Beginning
- CM - Controlling Monument
- CV - Communications Vault
- GA - Guy Anchor
- GM - Gas Meter (Abandoned)
- PP - Power Pole
- SE - Sanitary Sewer Manhole
- WM - Water Meter
- OE- - Overhead Electric Line
- 105- - Underground Sewer Line w/ Pipe Size
- 6W- - Underground Water Line w/ Pipe Size
- (333) - Contour Elevations

FINAL PLAT

SUNSET ADDITION
LOTS 6R & 7R, BLOCK 3

BEING A REPLAT OF LOTS 6 & 7, BLOCK 3
 SUNSET ADDITION AS RECORDED
 IN VOLUME 75, PAGE 336
 0.230 ACRES

STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL 1, 2025
 SCALE: 1" = 20'

Owner:
 RockWater Investments, LP
 PO Box 12221
 College Station, Texas 77803

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

