



GENERAL NOTES

- THE PURPOSE IS TO REPLAT 1 RESIDENTIAL LOT INTO THREE (3) RESIDENTIAL REPLATTED LOTS.
- 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 (NAD2011) EPOCH 2010 MULTI-YEAR COR5 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 1.000177202907 (CALCULATED USING GEOD128).
- NO PORTION OF THIS TRACT LIES 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. 48041C0215F, REVISED DATE: 05-12-2012.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- CONTOUR LINES AND ELEVATIONS SHOWN HEREON ARE FROM BRAZOS, FREESTONE, AND ROBERTSON 2017 TNRIS LIDAR CONTOURS SHP FILE usgs17-21f_RQUS00990.shp.
- 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.
- THIS TRACT IS ZONED RESIDENTIAL DISTRICT—5000 (RD-S).
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, CITY DATA, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORIO BALADRAN, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 18387, PAGE 14, 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 FOR THE PURPOSES IDENTIFIED.

GREGORIO BALADRAN

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORIO BALADRAN 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

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 OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL ANDREW SHERROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7103, 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.

MICHAEL ANDREW SHERROD, RPLS NO. 7103

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

CERTIFICATION 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF A 1.204 ACRE TRACT

MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.204 ACRE IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 21 OF WILLIAMS SUBDIVISION (ALSO KNOWN AS THE SUB-DIVISION OF WILLIAMS 112 ACRE TRACT) SHOWN ON THE PLAT FILED IN VOLUME 104, PAGE 49 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID PORTION OF LOT 21 DESCRIBED IN A DEED TO GREGORIO BALADRAN IN VOLUME 18387, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.204 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way of Stevens Drive (50 foot wide right-of-way, 104/49 DRBCT) marking the north corner of Lot 22 and the west corner of said Lot 21; for reference a 3/8 inch iron rod found bears N 66° 28' 55" E a distance of 1.69 feet;

THENCE, with said right-of-way and the northwest line of said Lot 21, N 42° 43' 59" E a distance of 172.03 feet to the north corner hereof marking a west corner of a portion of said Lot 21 conveyed to Gregorio Balandran and Maria D. Balandran in Volume 13545, Page 270 (OPRBCT), from which a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5743" bears N 12° 42' 11" E a distance of 1.80 feet; and a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" bears N 42° 43' 59" E a distance of 323.90 feet;

THENCE, with said portion of Lot 21 (13545/270 OPRBCT) for the following two (2) courses and distances:

- S 44° 40' 59" E a distance of 350.19 feet to a 1/2 inch iron rod found loose; from which the City of Bryan monument GPS-20 bears S 75° 56' 13" E a distance of 3,131.40 feet;
- S 42° 47' 48" W a distance of 127.82 feet to a 3/8 inch iron rod found on the northeast line of said Lot 22 marking the south corner hereof, from which a 5/8 inch iron rod found bears N 48° 48' 58" E a distance of 0.25 feet, also from which a 1/2 inch iron rod found marking the east corner of said Lot 22 bears S 51° 54' 48" E a distance of 95.57 feet;

THENCE, with said Lot 22, N 51° 54' 48" W a distance of 350.85 feet to the POINT OF BEGINNING hereof and containing 1.204 acres of land, more or less.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT OF WILLIAMS SUBDIVISION LOTS 21R1, 21R2, AND 21R3

BEING 1.204 ACRE AND BEING A REPLAT OF A PORTION OF LOT 21 DESCRIBED IN VOLUME 18387, PAGE 14, OPRBCT OF THE WILLIAMS SUBDIVISION VOLUME 104, PAGE 49, DRBCT OF THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

Owner: Gregorio Balandran
2105 Stevens Dr., Bryan, TX 77803



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 04-01-2025 | PLAT DATE: 05-23-2025
JOB #: 25-0357 | CAD NAME: 25-0357-5 RP 2101StevensDr
POINT FILE: 25-0357
DRAWN BY: TIF CHECKED BY: MS
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM