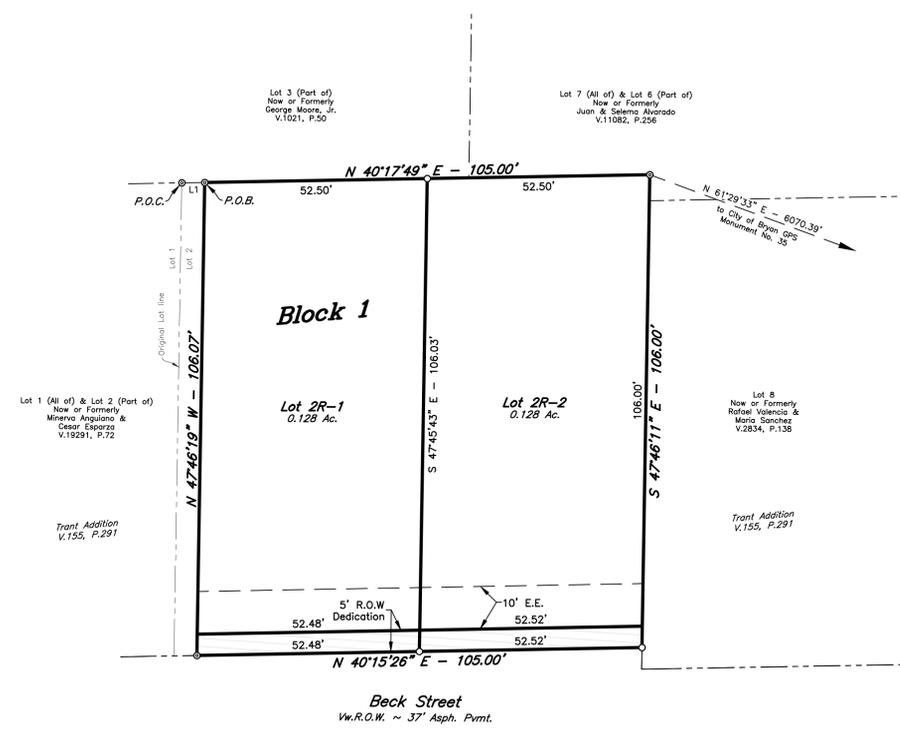
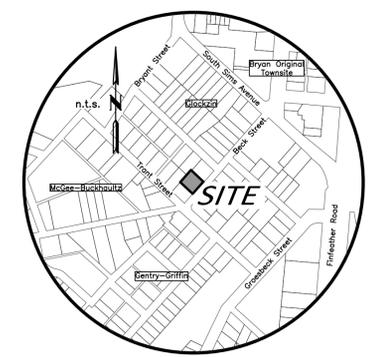


ORIGINAL PLAT
 LOT 2 (PART OF), BLOCK 1, TRANT ADDITION
 RECORDED IN VOLUME 155, PAGE 291



REPLAT



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Atanasio Valadez, owner(s) and developer(s) 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 in Volume 19638, Page 166 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.

Atanasio Valadez

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

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 part of Lot 2, Block 1, TRANT ADDITION according to the Final Plat recorded in Volume 155, Page 291 of the Brazos County Deed Records (B.C.D.R.), said Lot 2, Block 1 being further described in the deed from Maria Nieves Serna to Atanasio Valadez recorded in Volume 19638, Page 166 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:

COMMENTING: at a found 5/8-inch iron rod marking the west corner of said Lot 2, Block 1, said iron rod also marking the north corner of Lot 1, Block 1 of said TRANT ADDITION and being in the southeast line of Lot 3, Block 1 of said TRANT ADDITION;

THENCE: N 40° 17' 49" E along the common line of said Lot 2, Block 1 and said Lot 3, Block 1 for a distance of 5.40 feet to a found 5/8-inch iron rod marking the west corner of this herein described tract and the POINT OF BEGINNING;

THENCE: N 40° 17' 49" E along the common line of this tract, said Lot 3, Block 1 and Lot 7, Block 1 of said TRANT ADDITION for a distance of 105.00 feet to a found 5/8-inch iron rod marking the common north corner of this tract and said Lot 2, Block 1;

THENCE: S 47° 46' 11" E along the common line of this tract, said Lot 7, Block 1 and Lot 8, Block 1 of said TRANT ADDITION for a distance of 111.00 feet to a 1/2-inch iron rod set for the common east corner of this herein described tract and said Lot 2, Block 1, said iron rod also being in the northwest right-of-way line of Beck Street (based on variable width);

THENCE: S 40° 15' 26" W along the northwest right-of-way line of said Beck Street for a distance of 105.00 feet to a found 5/8-inch iron rod marking the south corner of this tract;

THENCE: N 47° 46' 19" W into and through said Lot 2, Block 1 for a distance of 111.07 feet to the POINT OF BEGINNING and containing 0.267 acres of land.

**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 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

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system shown hereon 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 plat recorded in Volume 155, Page 291 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 and LOMR 12-06-1920P, effective date May 9, 2014, no portion of this property is located within 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).
 - Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
 - For utility notifications please contact BTU (979-821-5700) and the City of Bryan (979-209-5900).
 - Purpose of this replat is to divide 1 residential lot into 2 residential lots.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- Legend & Abbreviations:**
- - 1/2" Iron Rod Set
 - ⊙ - 5/8" Iron Rod Found (CM)
 - EE - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - BO - Blow-off Valve
 - CM - Controlling Monument
 - CV - Communication Vault
 - EMP - Electric Meter Pole
 - GA - Guy Anchor
 - PP - Power Pole
 - SC - Sewer Cleanout
 - WM - Water Meter
 - Chain Link Fence
 - //— Wood Fence
 - OE— Overhead Electrical Line
 - RS— Underground Sewer Line w/ Size
 - 2W— Underground Water Line w/ Size
 - (375) - Contour Elevation

FINAL PLAT

**TRANT ADDITION
 LOTS 2R-1 & 2R-2
 BLOCK 1**

BEING A REPLAT OF
 LOT 2 (PART OF), BLOCK 1
 OF THE TRANT ADDITION
 AS RECORDED IN VOLUME 155, PAGE 291

0.267 ACRES
 STEPHEN F. AUSTIN LEAGUE NO.9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 FEBRUARY 26, 2026
 SCALE: 1" = 20'

Owner:
 Atanasio Valadez
 700 South Gordon Street
 Bryan, Texas 77802

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

Texas Firm Registration No. 10103300