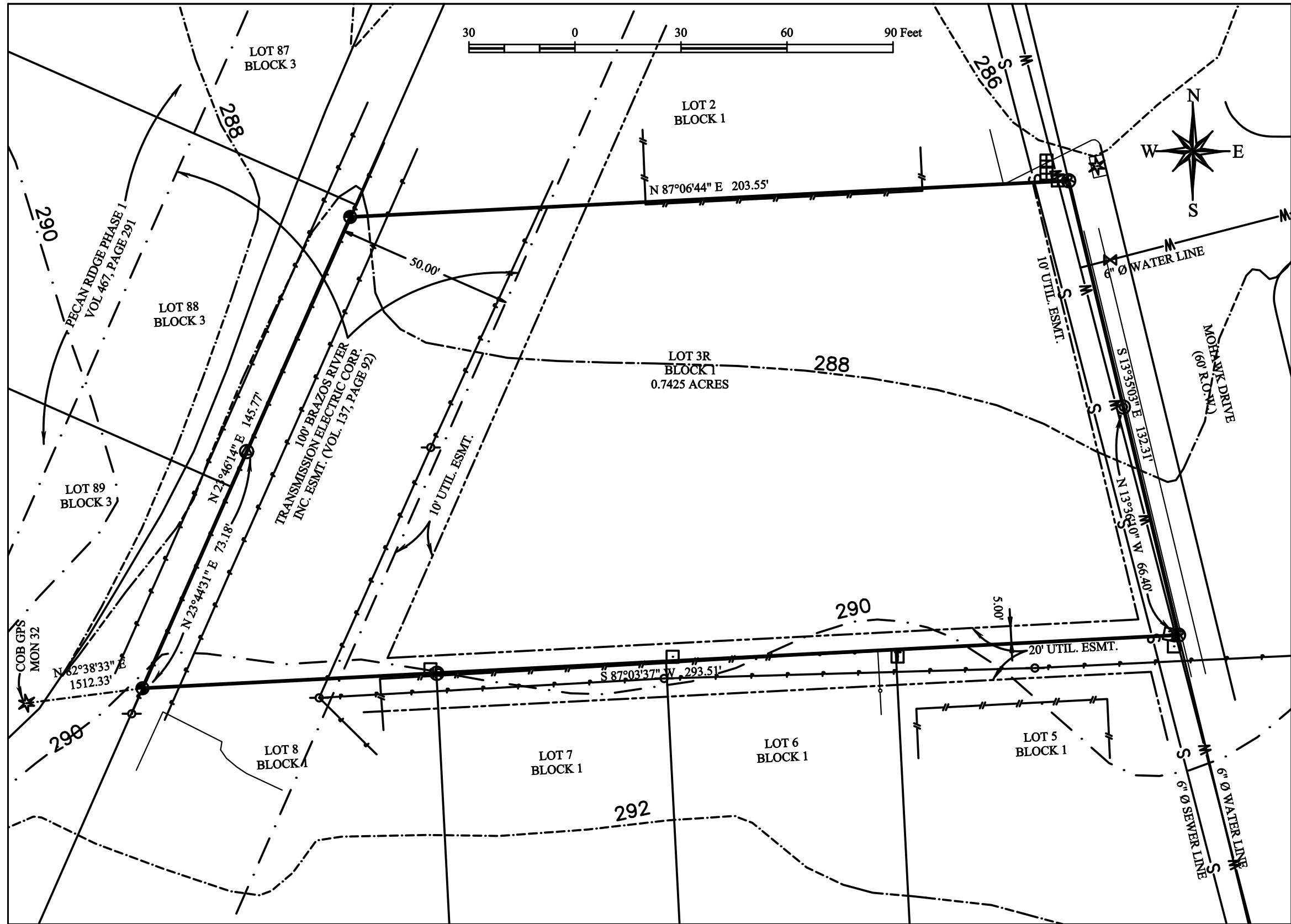
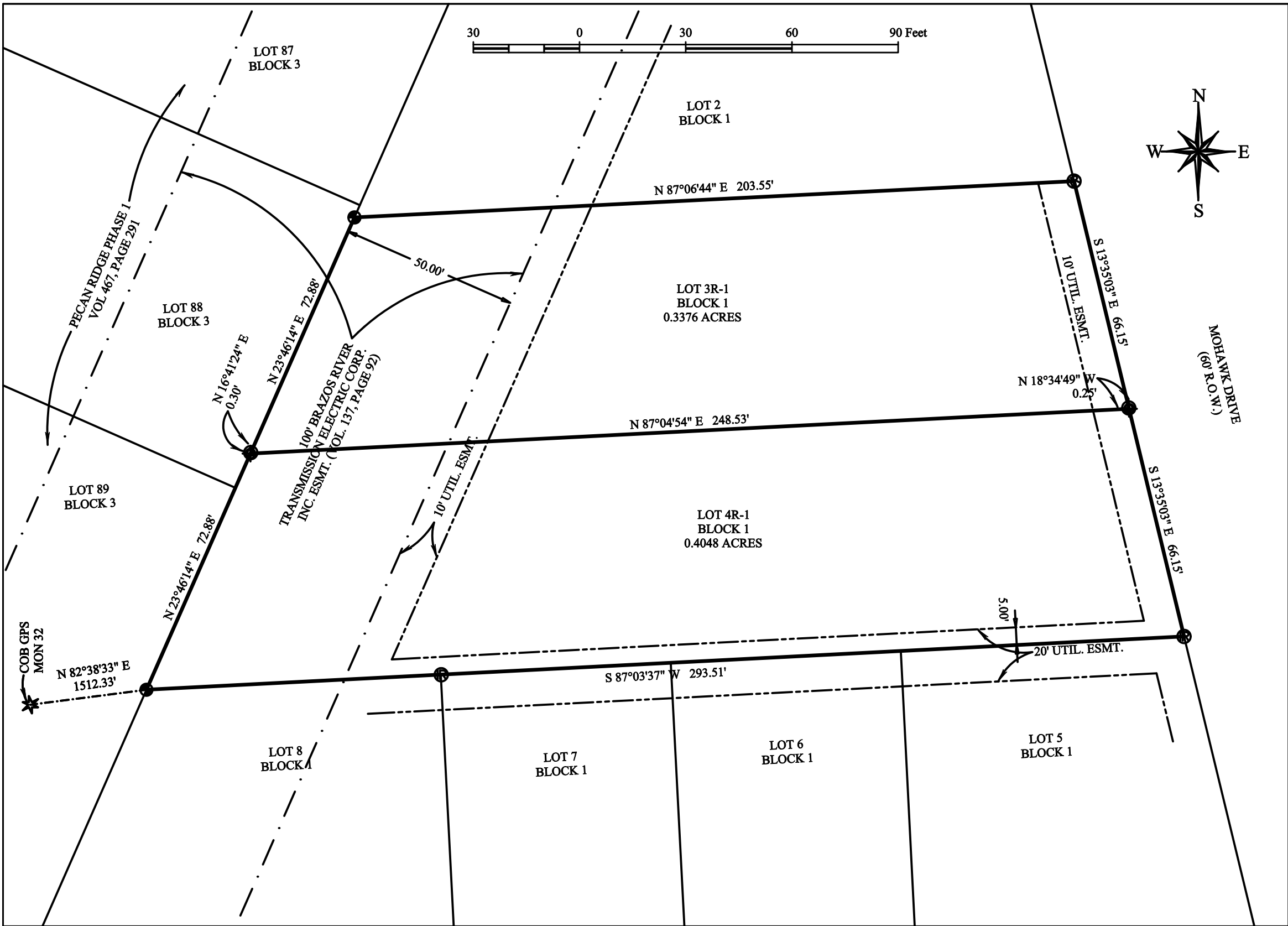
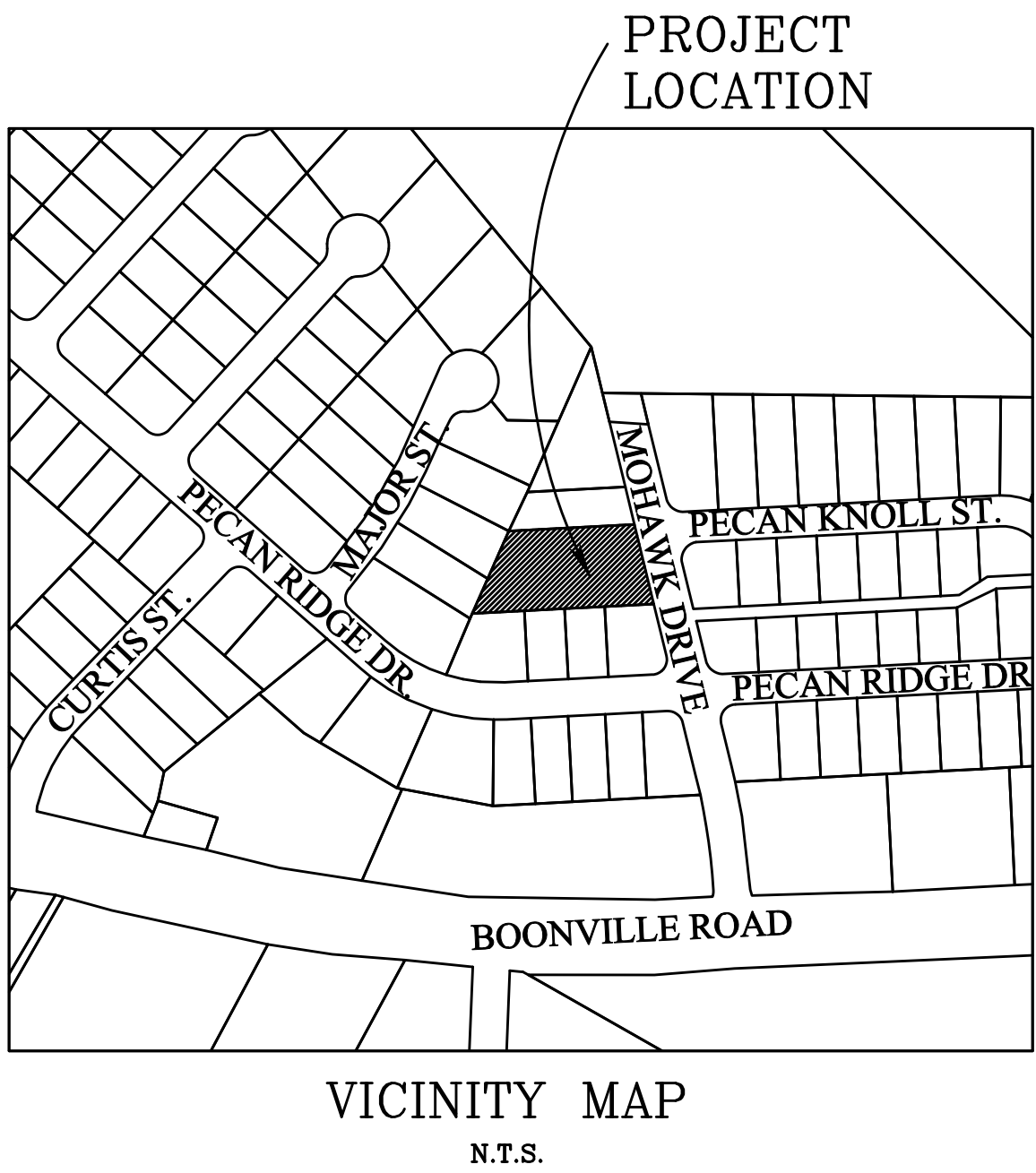




ORIGINAL PLAT



REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ALFREDO SIFUENTES, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 16175, Page 183 of the B.C.O.R., 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.

Owner: _____
ALFREDO SIFUENTES

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20____. Notary Public, Brazos County, Texas:

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 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: _____

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk in and for said County, do hereby certify 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

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

Approval of the planning and zoning commission.

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

SURVEY LEGEND

—	SUBJECT PROPERTY LINE	W	WATER METER
- - -	ADJACENT PROPERTY LINE	W	WATER VALVE
- - -	UTILITY EASEMENT	W	CONCRETE BOX
- - -	ADJACENT BUILDING LINE (B.L.)	W	POWER POLE
- - -	PLATTED BUILDING LINE (B.L.)	W	RESTRICTIONS BUILDING LINE (B.L.)
- - -	ELECTRICAL LINE	W	CEILING LINE
- - -	CEILING LINE	W	WOOD FENCE

● 3/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED
"CARLO MAGNO" - RPLS 1/2" FOUND IN CONC.
● 3/8" IRON ROD FOUND IN CONC.
● 1/2" IRON ROD FOUND IN CONC.

Survey Notes:
1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded plat.
2) Drawing Scale is 1"=30'
3) Drawn by: Adam Wallace
4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041(C0195E) effective date, 05-16-2012
5) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6) Property's current zoning district is Multi Family (MF)
7) 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.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

REPLAT OF
LOT 3R-1 AND LOT 4R-1
BLOCK 1
PECAN RIDGE, PHASE III
BEING A FINAL PLAT OF
LOT 3R
BLOCK 1
PECAN RIDGE, PHASE III
DOCUMENT NO. 01049283
Bryan, Brazos County, Texas

SCALE: 1"= 30'

OWNER/DEVELOPER:
ALFREDO SIFUENTES
2420 OLD HEARNE RD
BRYAN, TX 77803

AUGUST, 2026

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291