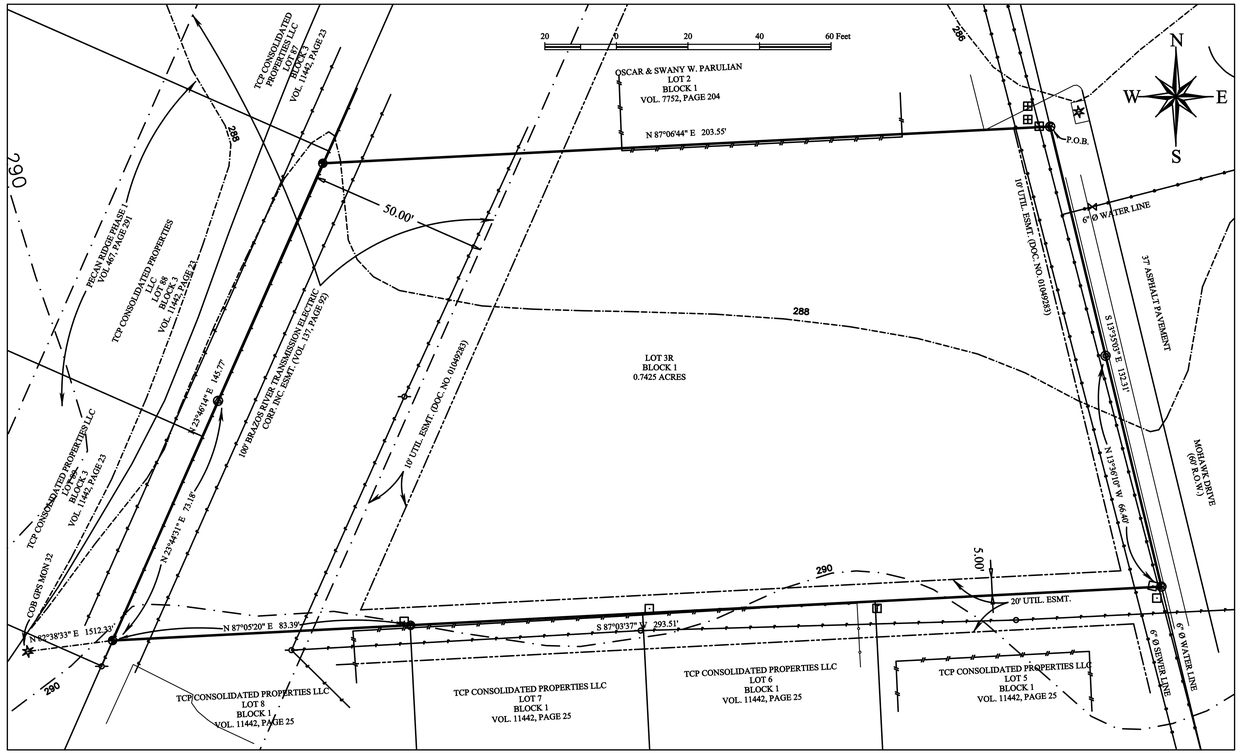
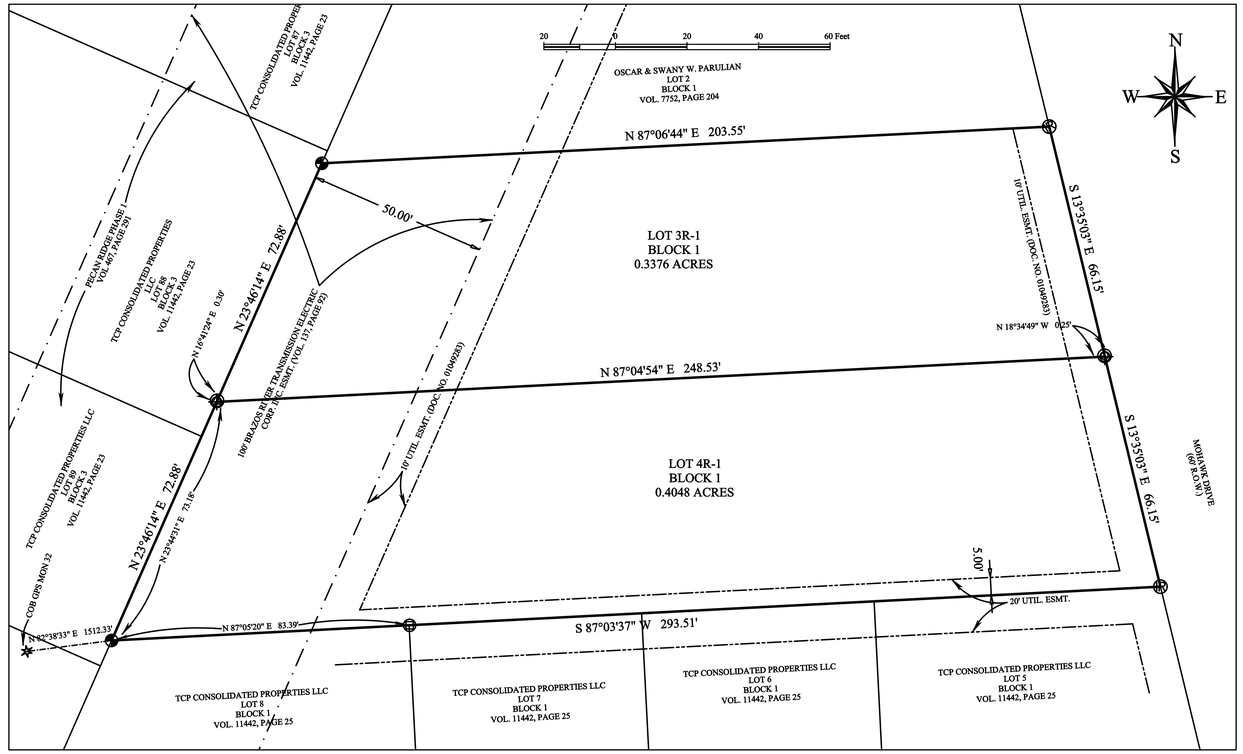


ORIGINAL PLAT



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 16173, 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 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:_____

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:_____

STATE OF TEXAS
COUNTY OF BRAZOS

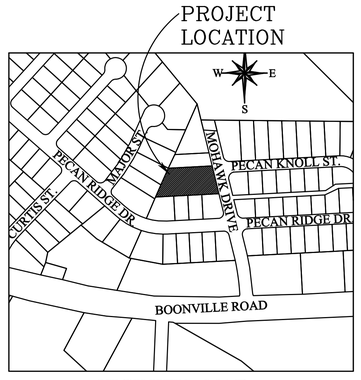
I, _____, County Clerk in and for said County, do hereby certify this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20___. In the Official Records of Brazos County in Volume_____, Page _____.

_____
County Clerk, Brazos County, Texas

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



VICINITY MAP
N.T.S.

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

METES AND BOUNDS DESCRIPTIONS

Being a tract of land containing 0.7425 acres, being Lot 3R, Block 1 of the Pecan Ridge, Phase III, Brazos County, Texas, as plat recorded in Document Number 01049283, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to 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 previously recorded plat, and as surveyed on the ground on August 11th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08564, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of this tract, also being the southeast corner of Lot 2, Block 1, also being a point in the southwest right-of-way line of Mohawk Drive (60' R.O.W.);

THENCE South 13°35'03" East, a distance of 132.31 feet along the common line between this tract and said Mohawk Drive to a 1/2" iron rod found for the southeast corner of this tract, also being the northeast corner of Lot 5, Block 1, from which a 3/8" iron rod found bears N 13°36'10" W, a distance of 66.40 feet for reference;

THENCE South 87°03'37" West, a distance of 293.51 feet along the common line between this tract and said Lot 5, and then along Lots 6, 7 and 8, Block 1 to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the southwest corner of this tract, also being a point in the southeast line of Lot 89, Block 3 of the Pecan Ridge Phase 1, as recorded in Vol. 467, Page 291 of the B.C.O.R., from which a 5/8" iron rod found bears N 87°05'20" E, a distance of 83.39 feet for reference, also from which a 5/8' iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears N 23°44'31" E, a distance of 73.18 feet for reference;

THENCE North 23°46'14" East, a distance of 145.77 feet along the common line between this tract and said Lot 89, and then along Lot 88, Block 3 to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the northwest corner of this tract, also being the southwest corner of the said Lot 2, Block 1;

THENCE North 87°06'44" East, a distance of 203.55 feet along the common line between this tract and said Lot 2 to the **PLACE OF BEGINNING** containing 0.7425 acres.

SURVEY LEGEND

SUBJECT PROPERTY LINE	WATER METER
ADJOINING PROPERTY LINE	WATER VALVE
UTILITY EASEMENT	COMM. BOX
ORDINANCE BUILDING LINE(B.L.)	POWER POLE
PLATTED BUILDING LINE(B.L.)	
RESTRICTIONS BUILDING LINE(B.L.)	
ELECTRICAL LINE	
CHAIN-LINK FENCE	
WOOD FENCE	

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND IN CONC.
- 3/8" IRON ROD FOUND IN CONC. ● 5/8" IRON ROD FOUND
- 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. 48041C0195E effective date, 05-16-2012
5). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6). The current zoning district of the subject properties is Multiple-Family Residential District (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

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

OCTOBER, 2026

SCALE: 1"= 30'

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

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

File name: 26-08564-MOHAWK-3605-3603--REPLAT.DWG
Plot date: 08/11/26
Revised: 10/22/26