

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS )
COUNTY OF BRAZOS )
WE, JOSE D. URBANO-CORTES AND MONICA MONCIBAIS-TORRES, OWNERS OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN VOLUME 8600, PAGE 019, AND IN VOLUME 16119, PAGE 041, OFFICIAL RECORDS, COUNTY, TEXAS, DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 1R AND 7R, BLOCK 1, WALLACE CORNER SUBDIVISION, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER
OWNER
LIEN HOLDER

STATE OF TEXAS )
COUNTY OF BRAZOS )
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AND KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS DAY OF 2022.

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 CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE DAY OF 2022.

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 OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE DAY OF 2022.

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

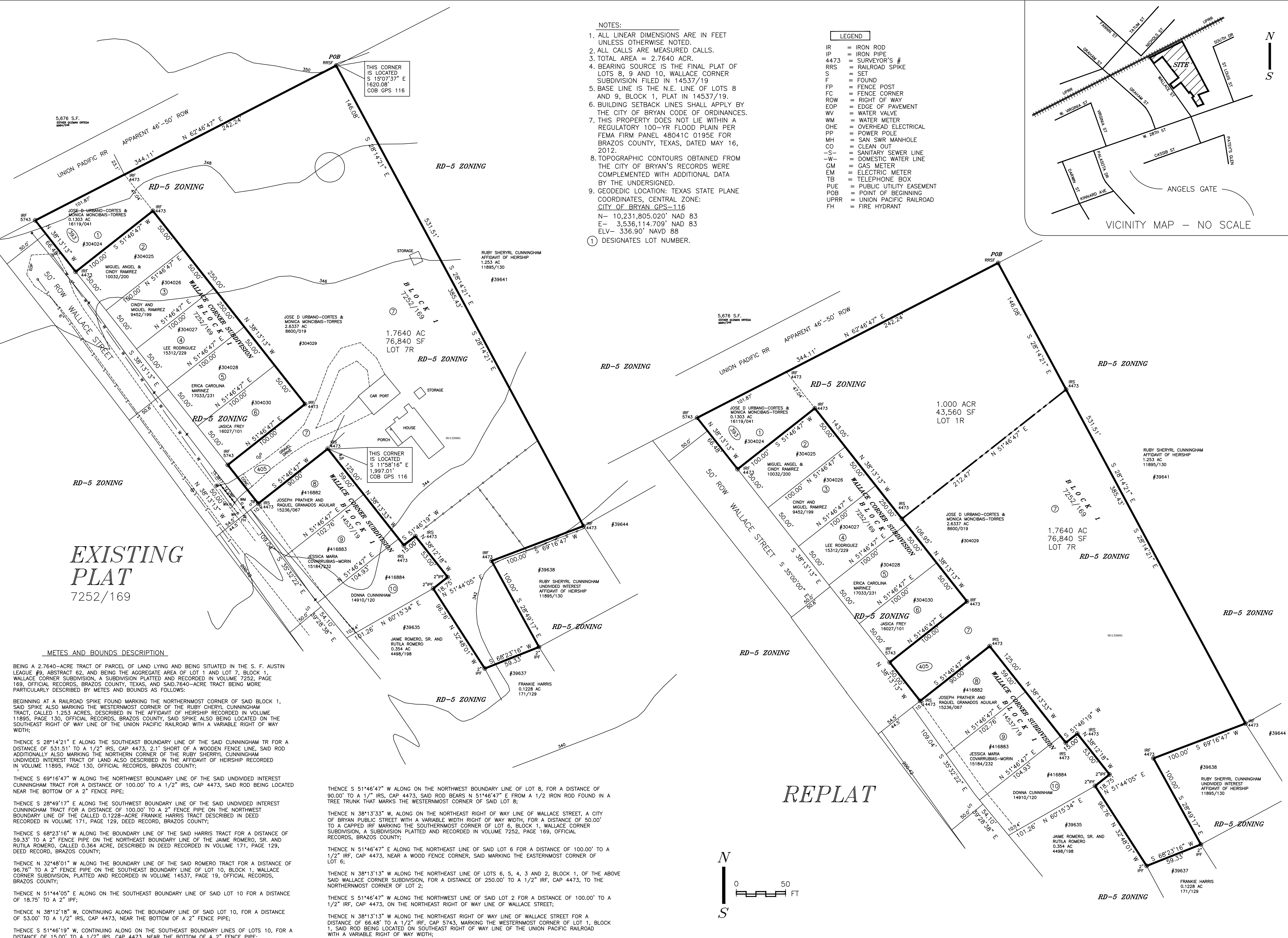
STATE OF TEXAS )
COUNTY OF BRAZOS )
I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF 2022, IN THE OFFICIAL RECORDS OF BRAZOS, COUNTY, TEXAS, IN VOLUME PAGE COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS )
COUNTY OF BRAZOS )
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: JUNE 20, 2022

FOR REVIEW ONLY
NOT FOR RECORD

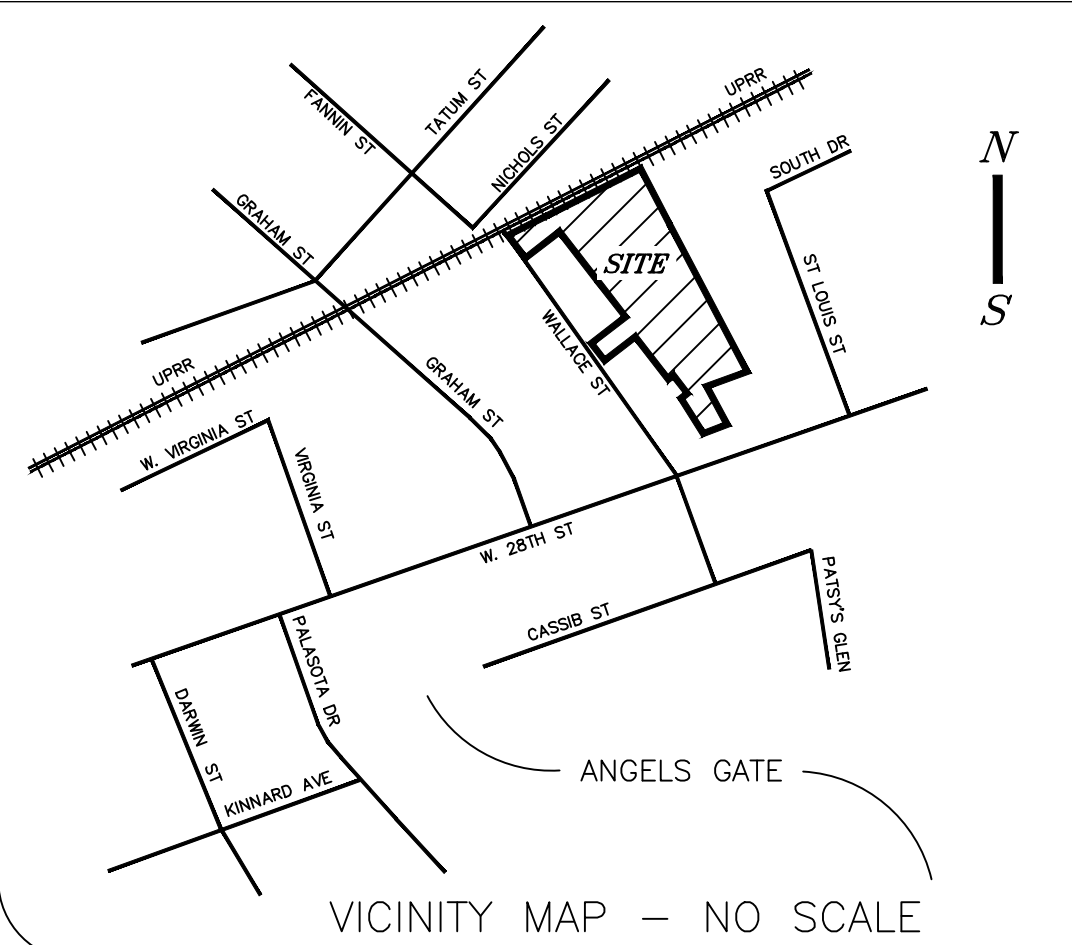


EXISTING PLAT
7252/169

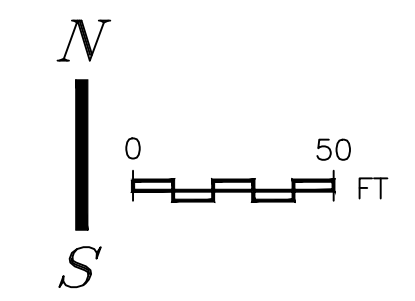
REPLAT

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 2.7640 ACR.
4. BEARING SOURCE IS THE FINAL PLAT OF LOTS 8, 9 AND 10, WALLACE CORNER SUBDIVISION FILED IN 14537/19
5. BASE LINE IS THE N.E. LINE OF LOTS 8 AND 9, BLOCK 1, PLAT IN 14537/19.
6. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E FOR BRAZOS COUNTY, TEXAS, DATED MAY 16, 2012.
8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN CODE OF ORDINANCES.
9. GEODESIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE: CITY OF BRYAN GCS-116
N= 10,231,805.020' NAD 83
E= 3,536,114.709' NAD 83
ELV= 336.90' NAVD 88
1. DESIGNATES LOT NUMBER.

LEGEND table with symbols for IR, IP, 4473, RRS, S, F, FP, FC, ROW, EOP, WV, WM, OHE, MH, CO, -S-, -W-, -GM-, EM, TB, PUE, POB, UPRR, FH.



METES AND BOUNDS DESCRIPTION
BEING A 2.7640-ACRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE #9, ABSTRACT 62, AND BEING THE AGGREGATE AREA OF LOT 1 AND LOT 7, BLOCK 1, WALLACE CORNER SUBDIVISION, A SUBDIVISION PLATTED AND RECORDED IN VOLUME 7252, PAGE 169, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 2.7640-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE FOUND MARKING THE NORTHERNMOST CORNER OF SAID BLOCK 1, SAID SPIKE ALSO MARKING THE WESTERNMOST CORNER OF THE RUBY CHERYL CUNNINGHAM TRACT, CALLED 1.253 ACRES, DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 11895, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY, SAID SPIKE ALSO BEING LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WITH A VARIABLE RIGHT OF WAY WIDTH;
THENCE S 28°14'21" E ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID CUNNINGHAM TR FOR A DISTANCE OF 531.51' TO A 1/2" IRS, CAP 4473, SAID ROD BEARS N 51°46'47" E FROM A 1/2" IRON ROD FOUND IN A TREE TRUNK THAT MARKS THE WESTERNMOST CORNER OF SAID LOT 8;
THENCE S 51°46'47" W ALONG THE NORTHWEST BOUNDARY LINE OF LOT 8, FOR A DISTANCE OF 90.00' TO A 1/2" IRS, CAP 4473, SAID ROD BEARS N 51°46'47" E FROM A 1/2" IRON ROD FOUND IN A TREE TRUNK THAT MARKS THE WESTERNMOST CORNER OF SAID LOT 8;
THENCE S 38°13'33" W, ALONG THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET, A CITY OF BRYAN PUBLIC STREET WITH A VARIABLE WIDTH RIGHT OF WAY WIDTH, FOR A DISTANCE OF 50.00' TO A CAPPED IRF MARKING THE SOUTHERNMOST CORNER OF LOT 6, BLOCK 1, WALLACE CORNER SUBDIVISION, A SUBDIVISION PLATTED AND RECORDED IN VOLUME 7252, PAGE 169, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE N 51°46'47" E ALONG THE NORTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 100.00' TO A 1/2" IRF, CAP 4473, NEAR A WOOD FENCE CORNER, SAID MARKING THE EASTERNMOST CORNER OF LOT 6;
THENCE N 38°13'33" W ALONG THE NORTHEAST LINE OF LOTS 6, 5, 4, 3 AND 2, BLOCK 1, OF THE ABOVE SAID WALLACE CORNER SUBDIVISION, FOR A DISTANCE OF 250.00' TO A 1/2" IRF, CAP 4473, TO THE NORTHERNMOST CORNER OF LOT 2;
THENCE S 51°46'47" W ALONG THE NORTHWEST LINE OF SAID LOT 2 FOR A DISTANCE OF 100.00' TO A 1/2" IRF, CAP 4473, ON THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET;
THENCE N 38°13'33" W ALONG THE NORTHEAST RIGHT OF WAY LINE OF WALLACE STREET FOR A DISTANCE OF 66.48' TO A 1/2" IRF, CAP 5743, MARKING THE WESTERNMOST CORNER OF LOT 1, BLOCK 1, SAID ROD BEING LOCATED ON SOUTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WITH A VARIABLE RIGHT OF WAY WIDTH;
THENCE N 62°46'47" E ALONG SAID UNION PACIFIC RAILROAD RIGHT OF WAY, AT 101.87' PASSING A 1/2" IRF, CAP 4473, TO THE POINT OF BEGINNING FOR A TOTAL DISTANCE 344.11', CONTAINING 2.7640 ACRES OF LAND MORE OR LESS.



FINAL PLAT OF LOTS 1R AND 7R, BLOCK 1 WALLACE CORNER SUBDIVISION

Table with 4 columns: OWNER/DEVELOPER (JOSE D. URBANO & MONICA MONCIBAIS), DATE (JUNE 20, 2022), PROJECT (5-22), SHEET (1 OF 1).

GALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLING GLEN BRYAN, TEXAS 77807 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00