

METES AND BOUNDS DESCRIPTION OF PROPERTY:

BEING a 0.654 acre (28,497 square foot) tract contained within the S.F. Austin League, Abstract No. 62, Brazos County, Texas, being in the Trant Addition, Block 2, recorded in Volume 38, Page 50, Deed Records of Brazos County, Texas (D.R.B.C.T.), being all of Lot 7 and the adjoining twenty feet (20') of Lot 6, Block 2, conveyed to Roberto Sanchez in a Warranty Deed recorded in Volume 10632, Page 106, Official Public Records of Brazos County, Texas (O.P.R.B.C.T.), the forty feet (40') off the northwest side of Lot Five (5) and the adjoining thirty feet (30') of Lot 6, Block 2, conveyed to Antonio Sanchez in a Warranty Deed recorded in Volume 10568, Page 83, O.P.R.B.C.T., and all of Lot 4 and the adjoining ten feet (10') of Lot 3, Block 2, conveyed to Antonio Sanchez in a Warranty Deed recorded in Volume 10568, Page 88, O.P.R.B.C.T., said 0.654 acre tract being more particularly described as follows:

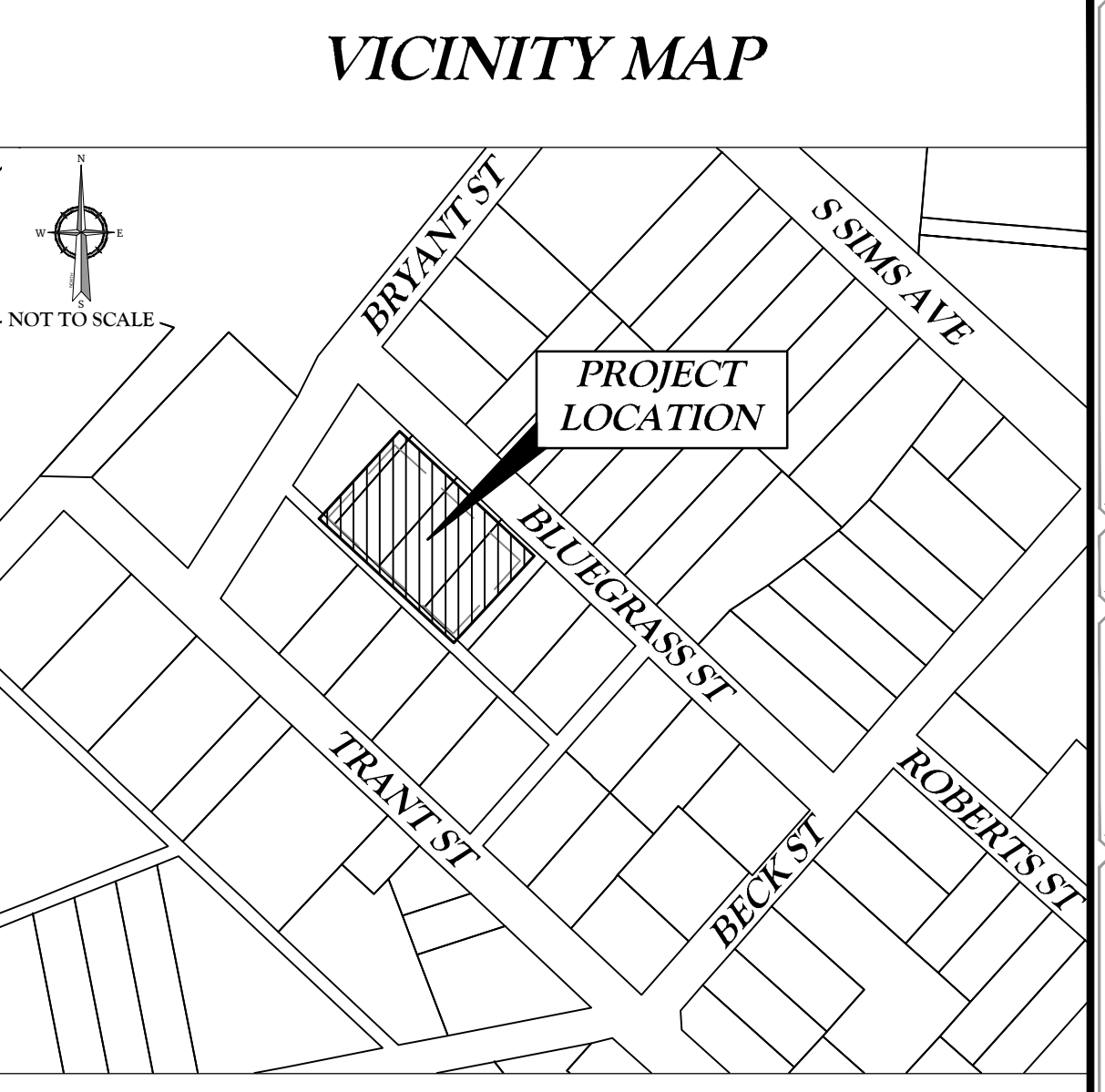
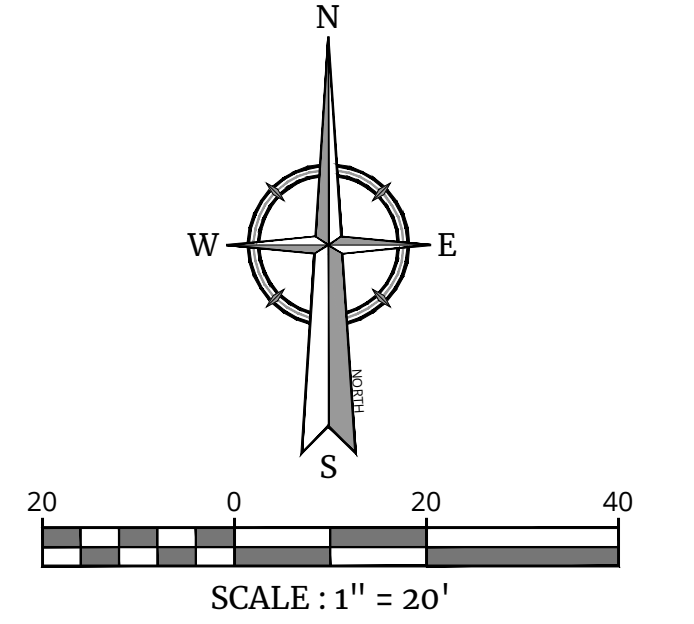
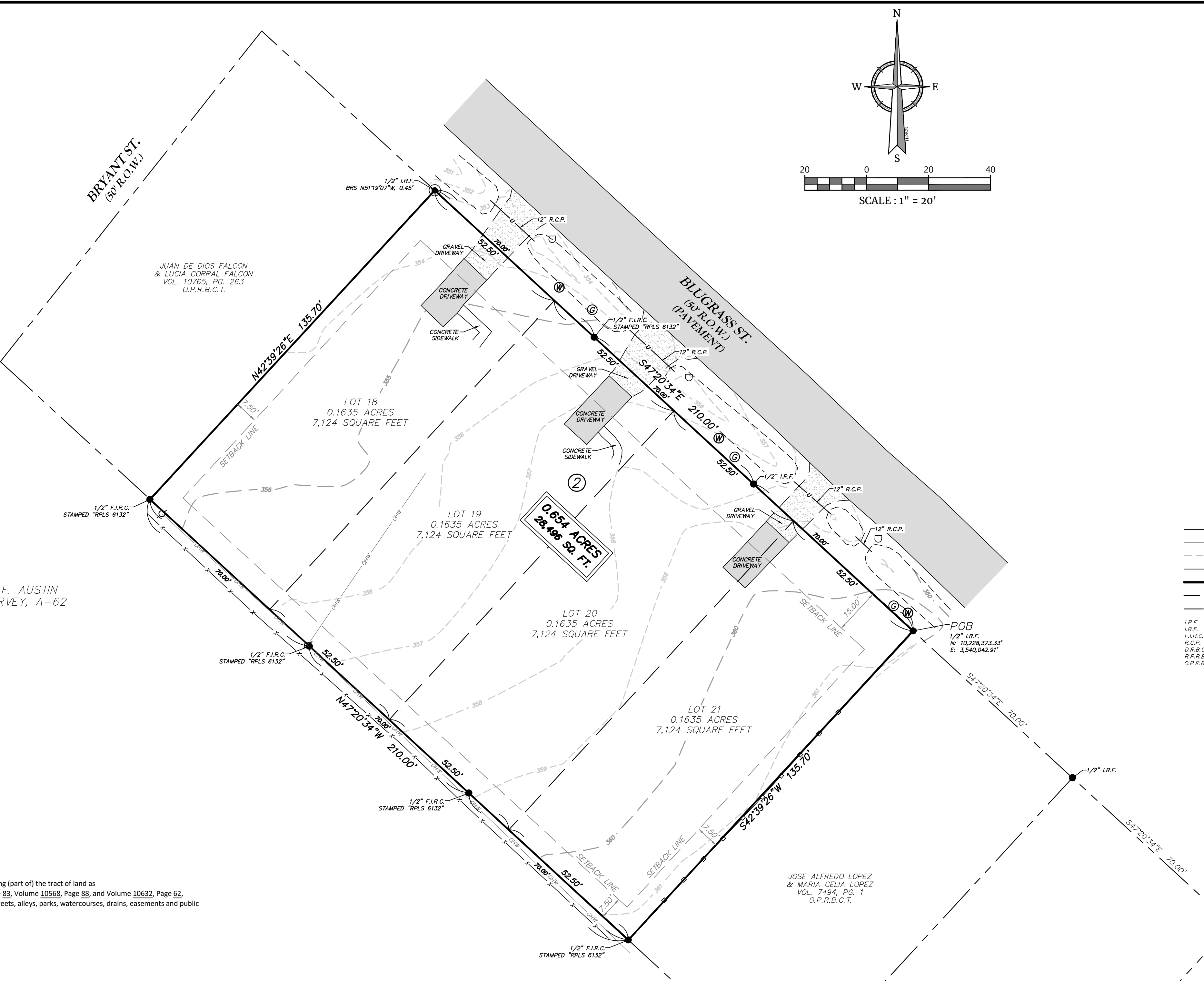
BEGINNING at a 1/2-inch iron rod found for the north corner of that certain tract conveyed to Jose Alfredo Lopez and Maria Celia Lopez in a Warranty Deed with Vendor's Lien recorded in Volume 7494, Page 1, O.P.R.B.C.T., also being in the southwest right-of-way line of Bluegrass Street, from which a 1/2-inch iron rod found for the east corner of said Lopez tract bears S 47°20'34" E, a distance of 70.00 feet;

THENCE S 42° 39' 26" W, a distance of 135.70 feet, along the northwest line of said Lopez tract, and generally with a wood-board fence, to a 1/2-inch iron rod with cap stamped "RPLS 6132" found for the west corner of said Lopez tract;

THENCE N 47° 20' 34" W, a distance of 210.00 feet, along the southwest lines of said Roberto Sanchez and Antonio Sanchez tracts, at 70.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", at 140.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", and continuing to a 1/2-inch iron rod with cap stamped "RPLS 6132" found for the south corner of that certain tract conveyed to Juan De Dios Falcon and Lucia Corral Falcon in a Warranty Deed with Vendor's Lien recorded in Volume 10765, Page 263, O.P.R.B.C.T.;

THENCE N 42° 39' 26" E, a distance of 135.70 feet, along the common line of Tract 1 and said Falcon tract, to a 5/8-inch iron rod with cap stamped "Maser Consulting" set for the north corner of Tract 1 and the east corner of said Falcon tract, from which a found 1/2-inch iron rod bears N 51° 19' 07" W, a distance of 0.45 feet;

THENCE S 47° 20' 34" E, a distance of 210.00 feet, along the northeast lines of said Roberto Sanchez and Antonio Sanchez tracts, at 70.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", at 140.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", and continuing to the **POINT OF BEGINNING**, and containing 0.654-acre of land, more or less.



	CHAIN LINK FENCE		UTILITY POLE
	OVERHEAD WIRE		MAIL BOX
	DITCH		GAS METER
	EDGE OF ROAD		WATER METER
	SUBJECT BOUNDARY		SANITARY CLEANOUT
	PROPOSED LOT LINE		MONUMENTATION (AS NOTED)
	ADJACENT BOUNDARY		IRON ROD SET WITH CAP STAMPED "MASER CONSULTING"

LEGEND

I.R.F. = IRON ROD FOUND
 F.I.R.C. = FOUND IRON ROD WITH CAP
 R.C.P. = REINFORCED CONCRETE PIPE
 D.R.B.C.T. = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 R.P.R.B.C.T. = REAL PROPERTY RECORDS OF BRAZOS COUNTY TEXAS
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION.

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 10568, Page 83, Volume 10568, Page 88, and Volume 10632, Page 62, and 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.

_____, RS6 Homes, LLC Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

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 _____, 2021.

 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 _____, 2021.

 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR.

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Luther Daly, Registered Professional Land Surveyor No. 6150 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 the property markers and monuments were placed under my supervision on the ground and that the metes and bounds describing said subdivision describes a closed geometric form.

Luther Daly, R.P.L.S. No. 6150

CERTIFICATION BY 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 _____, 2021, in the Official Records of Brazos County in Volume _____, Page _____.

 County Clerk, Brazos County, Texas

- GENERAL NOTES:**
- Coordinates are based on NAD83 (Texas State Plane Central Zone epoch 2010.00) based on the published coordinates of the city of Bryan Control Monument GPS-16 (N:10,239,873.355'; E: 3,551,671.070') and as established from GPS observation.
 - Distances shown hereon are surface distances unless otherwise noted.
 - According to the National Flood Insurance Program Flood Insurance Rate Map for Brazos County, Texas, Map Number 48041C0195E, Panel 0195E, dated May 16, 2012, all of this property is located within unshaded zone "X", areas of minimal flood hazard.
 - Building Setback lines per City of Bryan Ordinance (CB).
 - All utilities shown hereon are approximate locations.
 - The topography shown is from ground survey data.

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 Engineering & Design

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Doing Business as **MASER CONSULTING**

811
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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

PROPERTY OWNER / DEVELOPER:
 ROBERTO SANCHEZ ALVAREZ
 RS6 HOMES, LLC
 9232 TIMBERWILDE DR,
 BRYAN, TX, 77808
 robertspainting.rs@gmail.com

FINAL PLAT OF LOTS 18-21, BLOCK 2 TRANT ADDITION

0.654 ACRES
 BEING A REPLAT OF LOTS 3-7 BLOCK 2 TRANT ADDITION

S.F. AUSTIN SURVEY, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

Colliers
 Engineering & Design

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 13501 Katy Freeway,
 Suite 1700
 Houston, TX 77079
 Phone: 281.674.7560
 COLLIERS ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING

SCALE: 1"=20'	DATE: 11/11/2021	DRAWN BY: HCF	CHECKED BY: LJD
PROJECT NUMBER: 21003931A	DRAWING NAME: V-SURV-REPLAT		
SHEET TITLE: REPLAT			
SHEET NUMBER: 01 of 01			