

Table with columns: REV, DATE, DRAWN BY, 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

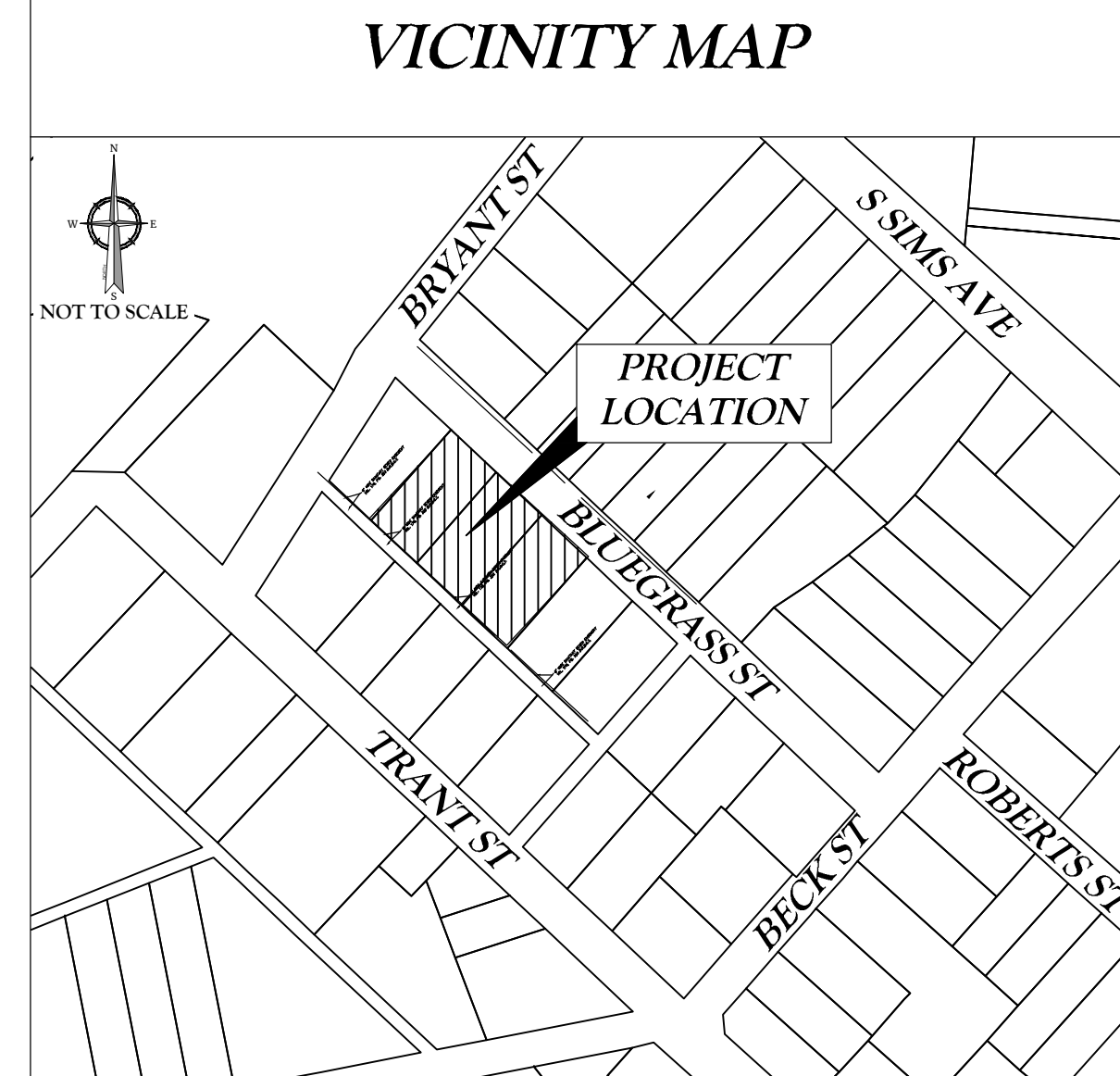
STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 62 BRYAN, BRAZOS COUNTY, TEXAS

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

Table with columns: SCALE, DATE, DRAWN BY, CHECKED BY, PROJECT NUMBER, DRAWING NAME

SHEET TITLE: REPLAT

SHEET NUMBER: 01 of 01



LEGEND: W 8" WATER LINE, S 6" SANITARY SEWER, X CHAIN LINK FENCE, CHW OVERHEAD WIRE, DITCH, EDGE OF ROAD, SUBJECT BOUNDARY, PROPOSED LOT LINE, ADJACENT BOUNDARY, UTILITY POLE, SANITARY SEWER MANHOLE, GAS METER, WATER METER, SANITARY CLEANOUT, MONUMENTATION (AS NOTED), IRON ROD SET WITH CAP STAMPED "COLLIERS PROP CORNER".

METES AND BOUNDS DESCRIPTION OF PROPERTY:

A description of 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 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, the adjoining ten feet (10') of Lot 3, Block 2, and the adjoining ten feet (10') of Lot 5, 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; Bearings are based on the State Plane Coordinate System established for the Texas Central Zone 4203, North American Datum (NAD) of 1983:

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 (called 50 feet wide), from which a 1/2-inch iron rod found for the east corner of said Lopez tract bears S 47°53'20" E, a distance of 70.00 feet;

THENCE S 42° 06' 40" W, a distance of 135.70 feet, along and with the northwesterly line of said Lopez tract and the southeasterly line of said Antonio Sanchez tract, and generally with a wood-board fence, to a 1/2-inch iron rod with cap stamped "RPLS 6132" found in the northeasterly line of a 15 foot wide alley as recorded in the said Trant Addition for the west corner of said Lopez tract and the south corner of said Antonio Sanchez tract;

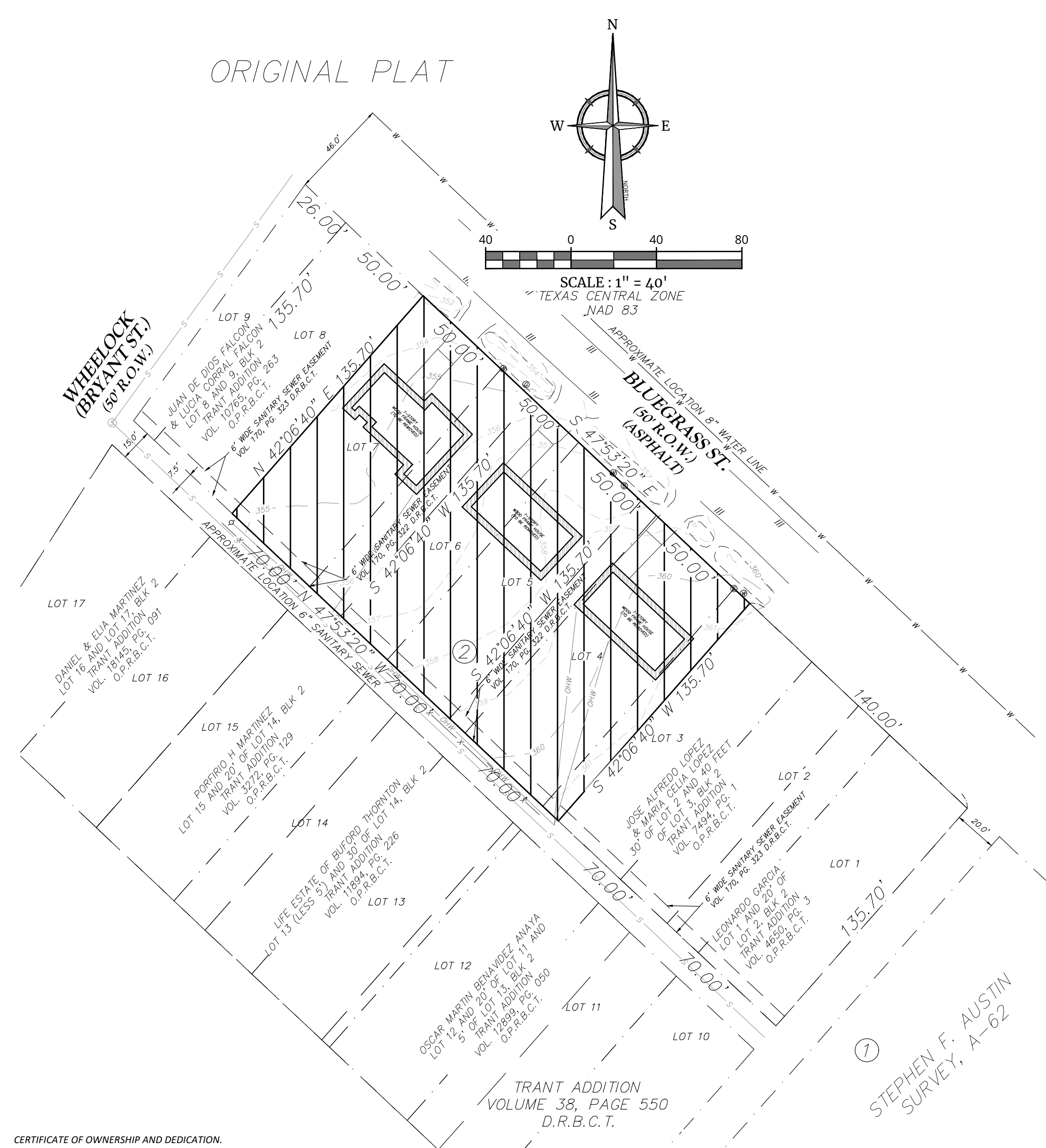
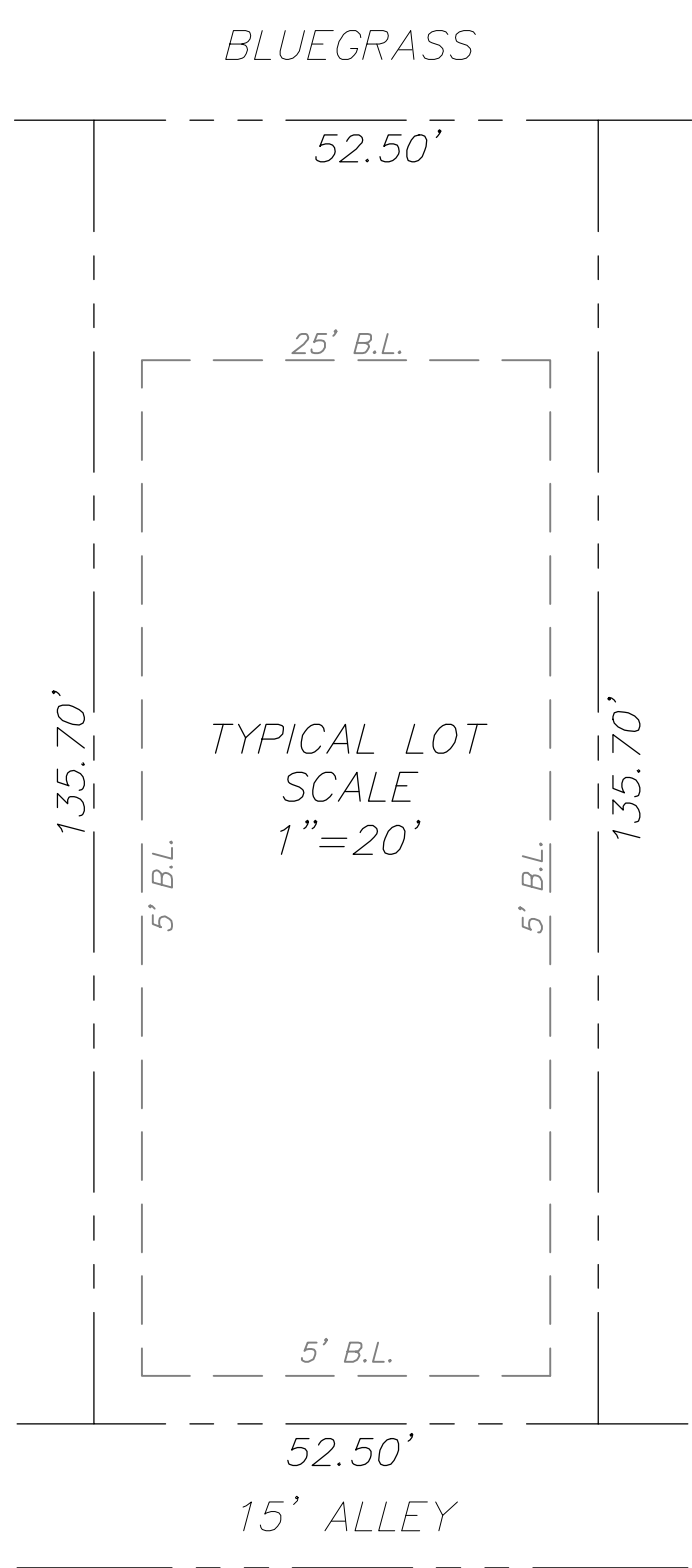
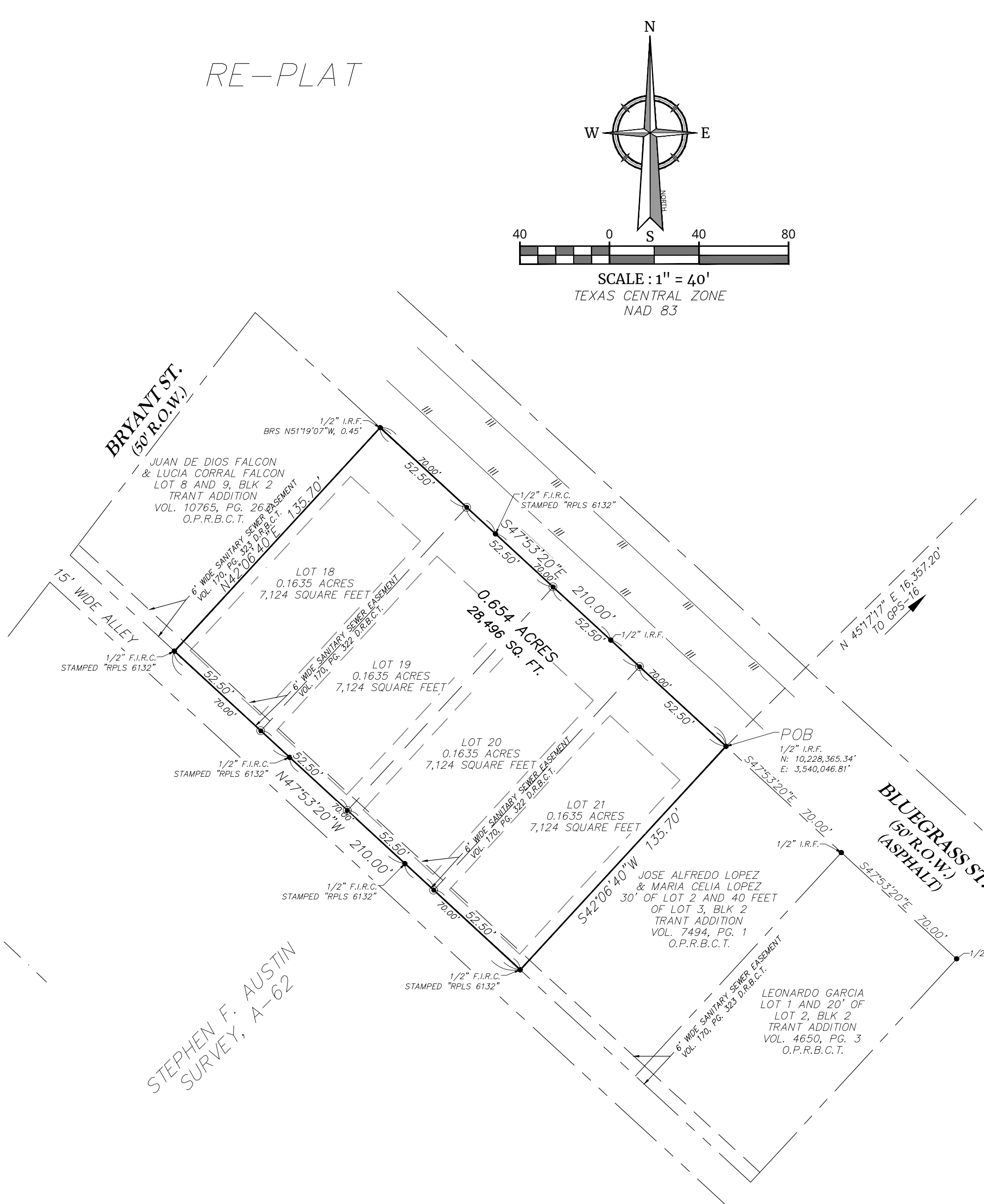
THENCE N 47° 53' 20" W, along and with the northeasterly line of said alley and the southwesterly lines of said Roberto Sanchez and Antonio Sanchez tracts, at 70.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", at 140.00 feet pass a 1/2-inch iron rod found with cap stamped "RPLS 6132", and continuing for a total distance of 210.00 feet 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., and the west corner of said Roberto Sanchez tract;

THENCE N 42° 06' 40" E, a distance of 135.70 feet, along and with the common line of said Roberto Sanchez tract and said Falcon tract, to a 5/8-inch iron rod with cap stamped "Maser Consulting" set in the southwesterly line of said Bluegrass Street for the north corner of said Roberto Sanchez tract and the east corner of said Falcon tract, from which a found 1/2-inch iron rod bears S 48° 40' 30" W, a distance of 0.33 feet;

THENCE S 47° 53' 20" E, along and with southwesterly line of said Bluegrass Street and the northeasterly 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, and continuing for a total distance of 210.00 feet to the POINT OF BEGINNING, and containing 0.654-acres of land in Brazos County, Texas, more or less.

GENERAL NOTES:

- 1. Coordinates are based on the State Plane Coordinate System established for the Texas Central Zone 4203, North American Datum (NAD) of 1983, EPOCH 2010, GRID coordinates 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, and may be brought to surface by multiplying by a combined scale factor of 1.00012.
2. Bearings are based on the State Plane Coordinate System established for the Texas Central Zone 4203, North American Datum (NAD) of 1983.
3. Distances shown hereon are surface distances unless otherwise noted.
4. According to the National Flood Insurance Pogram 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.
5. Property is zoned Residential District - 5000 (RD-5).
6. Building setback lines are 25' in the front and 5' along the sides and rear per City of Bryan Ordinance (CB).
7. All utilities shown hereon are approximate locations.
8. The topography shown is from ground survey data.
9. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, 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.



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.
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 2022.
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 2022.
CERTIFICATION OF THE SURVEYOR. I, Teresa Seidel, Registered Professional Land Surveyor No. 5672 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.
CERTIFICATION BY THE COUNTY CLERK. 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 2022, in the Official Records of Brazos County in Volume Page.

3011A 317 - 319 - 323 Bluegrass Street, Bryan, TX 77801 Survey/CONTOUR/BLUEGRASS REPLAT 01-10-2022 Map/CAD/SURVEY By: WALTER SMITH