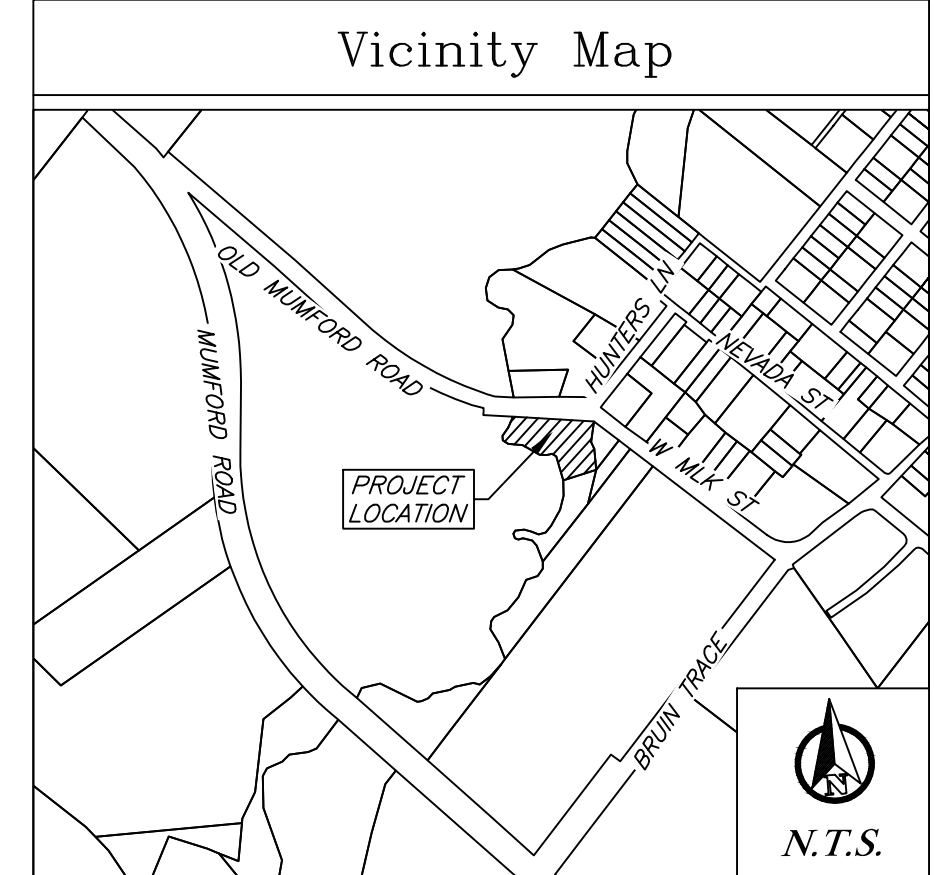


ANNOTATIONS:
 ROW - Right-of-Way
 DRBCT - Deed Records Of Brazos County, Texas
 ORBCT - Official Records Of Brazos County, Texas
 OPRBCT - Official Public Records Of Brazos County, Texas
 TYP - Typical
 N/P - Now or Formerly

LINE #	LENGTH	DIRECTION
L1	27.27'	S 22° 48' 21" E
L2	17.33'	N 57° 18' 04" W
L3	18.95'	S 79° 48' 09" W
L4	25.02'	N 85° 04' 28" W
L5	51.18'	N 82° 07' 14" W
L6	22.59'	N 51° 23' 53" W
L7	15.15'	N 3° 13' 58" W
L8	35.65'	N 37° 38' 48" E
L9	42.51'	N 26° 31' 02" E
L10	5.91'	N 15° 22' 04" E



General Notes:

- This lot is within the 100-YR floodplain according to the DIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195B and 48041C0195E, both effective May 16, 2012.
- Bearing system shown hereon is based on Texas Coordinate System of 1983, Central Zone (4203), Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011381769944 (calculated using GEOID12B).
- All property corners are a 'Point For Corner' unless noted otherwise.
- This property is zoned Residential District 5000 (RD-5).
- All utilities shown hereon are approximate locations.
- The topography shown is from Survey data.
- Where electric facilities are install, 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 PUB, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title commitment issued by University Title Company, GP No. 223808, certification date: November 9th, 2022. Items listed on Schedule B are addressed as follows:
 - Building lines as set out on plat recorded in Volume 3579, Page 39, OPRBCT, do apply.
 - 10' wide public utility easement to the City of Bryan in Volume 201, Page 308, DRBCT, does not apply.
 - All other items are not survey items and/or are not addressed by this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Roy McDade, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 3579, Page 39 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Roy McDade, Owner

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 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 & Zoning Commission, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Michael Konetski, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

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

CERTIFICATE OF 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 _____, 20____, in the Official Public Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION OF A 1.044 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.044 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 3, BLOCK 1 OF THE MCADE SUBDIVISION, FILED IN VOLUME 3579, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), DESCRIBED IN A DEED TO RAY WILLIA MCADE IN VOLUME 3882, PAGE 258 (OPRBCT); SAID 1.044 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE SOUTH INTERSECTION OF RIGHT-OF-WAY LINE OF OLD MUMFORD ROAD (80' WIDE RIGHT-OF-WAY, 3579/39 OPRBCT) AND WEST MARTIN LUTHER KING, JR. BOULEVARD (50' WIDE RIGHT-OF-WAY, 3579/39 OPRBCT), FOR THE NORTHEAST CORNER OF SAID MCADE TRACT, THE NORTH CORNER OF A CALLED 0.1879 ACRE TRACT, BEING A PORTION OF SAID LOT 3, CONVEYED TO JUAN ANTONIO MUNIZ AND TERESA DE JESUS SANTIZO PEREZ IN VOLUME 15757, PAGE 216 (OPRBCT), AND THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID MCADE TRACT AND SAID MUNIZ TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 12° 59' 19" W, FOR A DISTANCE OF 70.54 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;
- 2) S 22° 48' 21" E, FOR A DISTANCE OF 27.27 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;
- 3) S 04° 31' 27" E, FOR A DISTANCE OF 75.15 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE NORTH LINE OF THE REMAINDER OF LOT 2, BLOCK 1 OF THE MCADE SUBDIVISION, FOR A WESTERN CORNER OF A CALLED 0.2143 ACRE TRACT, BEING A PORTION OF SAID LOT 2, CONVEYED TO MAYOLA SANTIZO CRUZ IN VOLUME 15570, PAGE 153 (OPRBCT), THE SOUTH CORNER OF SAID MUNIZ TRACT, THE SOUTHEAST CORNER OF SAID MCADE TRACT, AND THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, S 75° 28' 24" W, FOR A DISTANCE OF 125.27 FEET TO A POINT FOR CORNER, NEAR THE CENTERLINE OF STILL CREEK, FOR THE SOUTHWEST CORNER OF SAID LOT 3, ON THE EAST LINE OF THE REMAINDER OF A CALLED 190.153 ACRE TRACT CONVEYED TO RICHARD SMITH IN VOLUME 347, PAGE 277 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE CENTERLINE OF STILL CREEK FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) N 13° 15' 10" W, FOR A DISTANCE OF 84.31 FEET TO A POINT FOR CORNER;
- 2) N 57° 18' 04" W, FOR A DISTANCE OF 17.33 FEET TO A POINT FOR CORNER;
- 3) S 79° 48' 09" W, FOR A DISTANCE OF 18.95 FEET TO A POINT FOR CORNER;
- 4) N 85° 04' 28" W, FOR A DISTANCE OF 25.02 FEET TO A POINT FOR CORNER;
- 5) N 57° 42' 44" W, FOR A DISTANCE OF 66.79 FEET TO A POINT FOR CORNER;
- 6) N 82° 07' 14" W, FOR A DISTANCE OF 51.18 FEET TO A POINT FOR CORNER;
- 7) N 51° 23' 53" W, FOR A DISTANCE OF 22.59 FEET TO A POINT FOR CORNER;
- 8) N 03° 13' 58" W, FOR A DISTANCE OF 15.15 FEET TO A POINT FOR CORNER;
- 9) N 37° 38' 48" E, FOR A DISTANCE OF 35.65 FEET TO A POINT FOR CORNER;
- 10) N 26° 31' 02" E, FOR A DISTANCE OF 42.51 FEET TO A POINT FOR CORNER;
- 11) N 15° 22' 04" E, FOR A DISTANCE OF 5.91 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF OLD MUMFORD ROAD, FOR A NORTHEAST CORNER OF SAID SMITH TRACT, THE NORTHWEST CORNER OF SAID MCADE TRACT, AND THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF OLD MUMFORD ROAD AND WITH THE NORTH LINE OF SAID MCADE TRACT, S 82° 57' 33" E, FOR A DISTANCE OF 285.29 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 1.044 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND DECEMBER 2022 UNDER MY SUPERVISION.

REPLAT
McDade Subdivision
Block 1, Lot 4R

Being a Replat of
 Portion of Block 1 Lot 3 - 1.044 acres
 Volume 3579, page 39 OPRBCT
 Stephen F. Austin League No. 9 Survey, Abstract 62
 Bryan, Brazos County, Texas
 February 2023

Owner:
Ray McDade
 1626 Saunders St.
 Bryan, TX 77803

Engineer:

 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018300
 Proj # 22-992