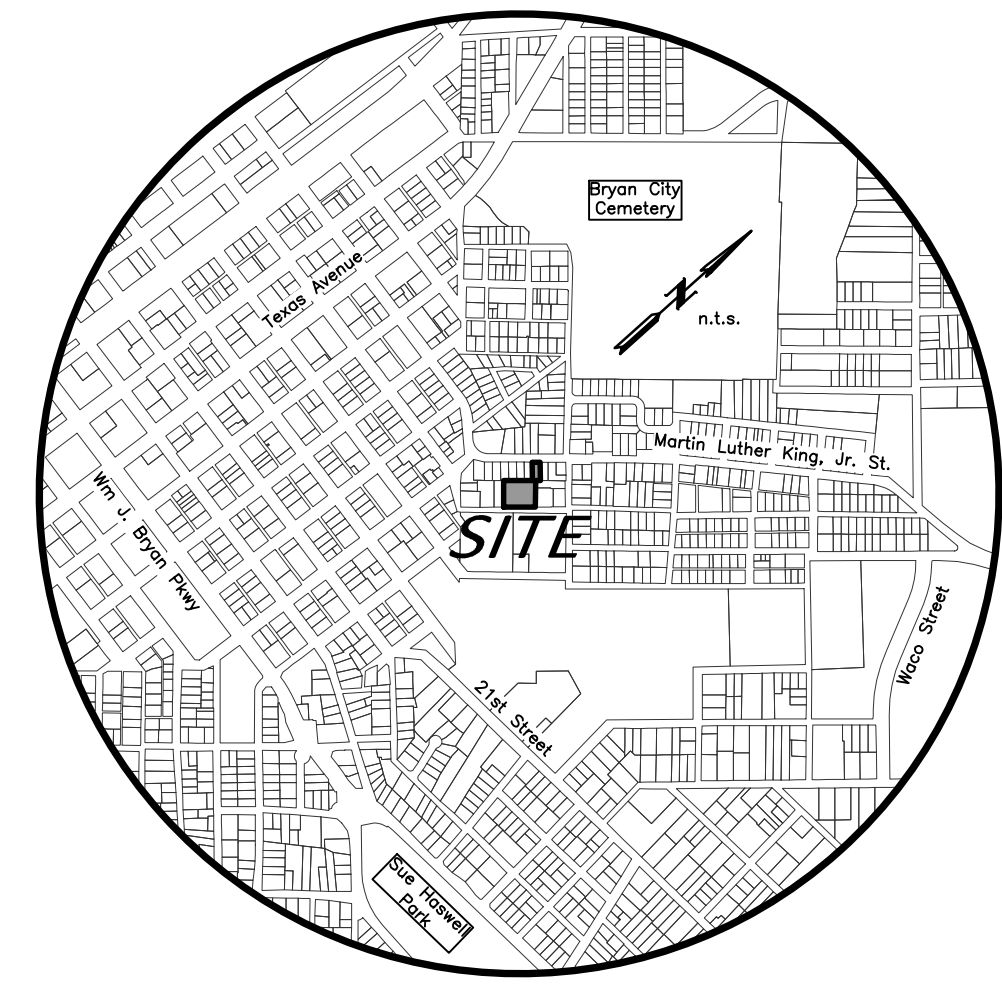
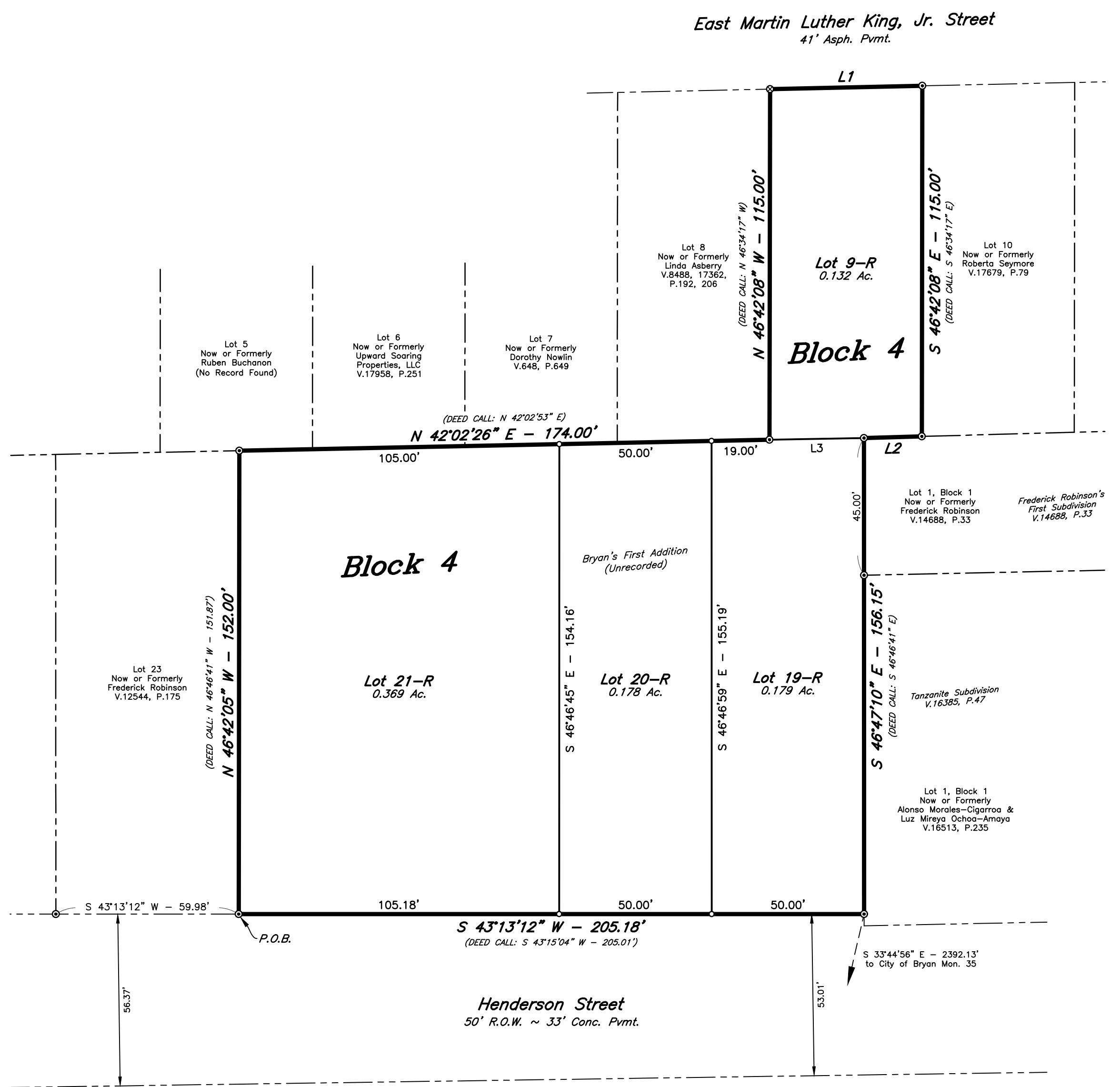


LINE	BEARING	DISTANCE	DEED CALL
L1	N 41°58'29" E	50.00'	N 42°02'53" E
L2	S 41°39'25" W	19.00'	S 42°02'53" W
L3	N 42°10'11" E	31.00'	-



VICINITY MAP



PRELIMINARY PLAN

LOT 9, 19-22, BLOCK 4

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 COUNTY OF BRAZOS  
 I, Jose C. Garcia-Gonzalez owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 11995, Page 245 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public, Brazos County, Texas \_\_\_\_\_

CERTIFICATION BY 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 \_\_\_\_\_ 20\_\_\_\_ in the Official Records of Brazos County, Texas 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 & Zoning Commission Bryan, Texas \_\_\_\_\_

APPROVAL OF THE CITY PLANNER  
 I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & 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 \_\_\_\_\_

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopcus, R.P.L.S. No. 6047 \_\_\_\_\_

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 9, Abstract No. 52, in Bryan, Brazos County, Texas and being all of the called 0.83 acre tract described in the deed from The Secretary of Veterans Affairs to Jose C. Garcia-Gonzalez recorded in Volume 11995, Page 246 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract being further described as all of the called 0.857 acre Exhibit C described in the Boundary Line Agreement between Frederick Robinson, Walter Martin, Tina Allen and Jose C. Garcia recorded in Volume 14491, Page 281 (O.R.B.C.) and as Lots 9, 19, 20, 21 and 22, Block 4, BRYAN'S FIRST ADDITION (unrecorded subdivision) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 22, said iron rod also marking the east corner of Lot 23 of said BRYAN'S FIRST ADDITION and being in the northwest margin of Henderson Street, from whence a found 1/2-inch iron rod marking the south corner of said Lot 23 bears S 43° 13' 12" W at a distance of 59.98 feet for reference;

THENCE: N 46° 42' 05" W (DEED CALL: N 46° 46' 41" W - 151.87') along the common line of this tract, said Lot 22 and said Lot 23 for a distance of 152.00 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 22, said iron rod also marking the north corner of said Lot 23 and being in the southeast line of Lot 5 of said BRYAN'S FIRST ADDITION;

THENCE: N 42° 02' 26" E (DEED CALL: N 42° 02' 53" E) along the common line of this tract, said Lot 5 and Lots 6, 7 and 8 of said BRYAN'S FIRST ADDITION for a distance of 174.00 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the south corner of said Lot 9 and the east corner of said Lot 8;

THENCE: N 46° 42' 08" W (DEED CALL: N 46° 34' 17" W) along the common line of this tract, said Lot 9 and said Lot 8 for a distance of 115.00 feet to a found "X" chiseled in concrete marking the northwest corner of this tract, said iron rod also marking the west corner of said Lot 9, the north corner of said Lot 8 and being in the southeast margin of East Martin Luther King, Jr. Street;

THENCE: N 41° 58' 29" E (DEED CALL: N 42° 02' 53" E) along the southeast margin of said East Martin Luther King, Jr. Street for a distance of 50.00 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and said Lot 9, said iron rod also marking the west corner of Lot 10 of said BRYAN'S FIRST ADDITION;

THENCE: S 46° 42' 08" E (DEED CALL: S 46° 34' 17" E) along the common line of this tract, said Lot 9 and said Lot 10 for a distance of 115.00 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the east corner of said Lot 9, the south corner of said Lot 10 and being in the northwest line of Lot 1, Block 1, FREDERICK ROBINSON'S FIRST SUBDIVISION according to the Final Plat recorded in Volume 14688, Page 33 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 19, said Lot 1, (14688/33) and Lot 1, Block 1, TANZANITE SUBDIVISION according to the Final Plat recorded in Volume 16385, Page 47 (O.R.B.C.) for the following two (2) calls:

- 1) S 41° 39' 25" W (DEED CALL: S 42° 02' 53" W) for a distance of 19.00 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the north corner of said Lot 19 and the west corner of said Lot 1 (14688/33), and
- 2) S 46° 47' 10" E (DEED CALL: S 46° 46' 41" E), at 45.00 feet, pass a found 1/2-inch iron rod marking the south corner of said Lot 1 (14688/33) and the west corner of said Lot 1 (16385/47), continue for a total distance of 156.15 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 19, said iron rod also being in the northwest margin of said Henderson Street;

THENCE: S 43° 13' 12" W (DEED CALL: S 43° 15' 04" W - 205.01') along the northwest margin of said Henderson Street for a distance of 205.18 feet to the POINT OF BEGINNING and containing 0.858 acres of land.

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and actual measured distance to the monuments are consistent with the Deed recorded in Volume 14491, Page 281, Official Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned RD-5, Residential District - 5000.
  4. Building setback line shall be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district.
  5. Unless otherwise indicated, all distances shown along curves are arc distances.
  6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found (CM)
    - ⊙ - Chiseled "X" in Concrete Found
  7. Abbreviations:
    - P.O.B. - Point of Beginning
    - CM - Controlling Monument
    - (34E) - Contour Elevation
  8. 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
  9. Existing Structures are to remain.

**FINAL PLAT**

**LOTS 9-R, 19-R, 20-R AND 21-R BLOCK 4**

**XXXXXXXXXXXXXXXXXXXXXXXXXXXX**

**0.858 ACRES**

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2023  
 SCALE: 1" = 30'

Owner: Jose C. Garcia-Gonzalez  
 1008 Woodcreek Dr., Suite 103  
 710 Henderson Street  
 Bryan, Texas 77803

Surveyor: Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**MB**