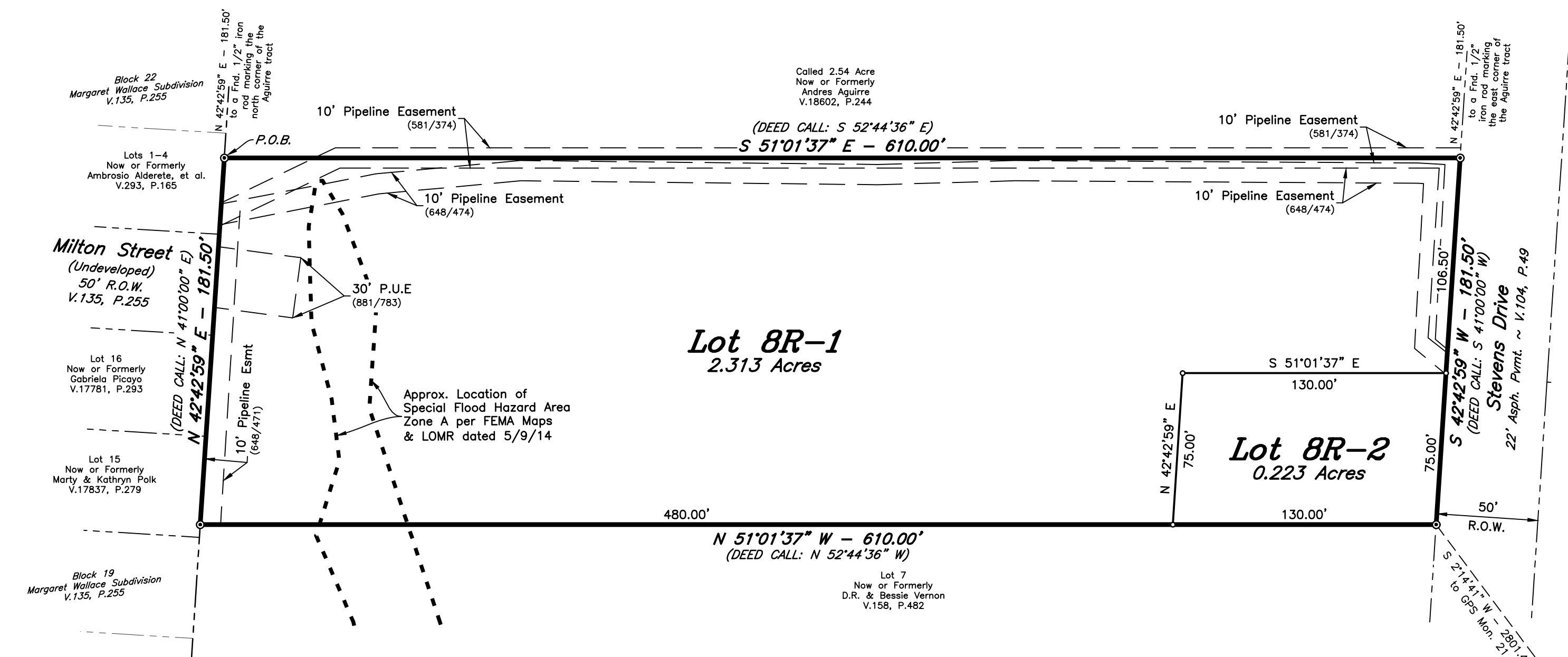
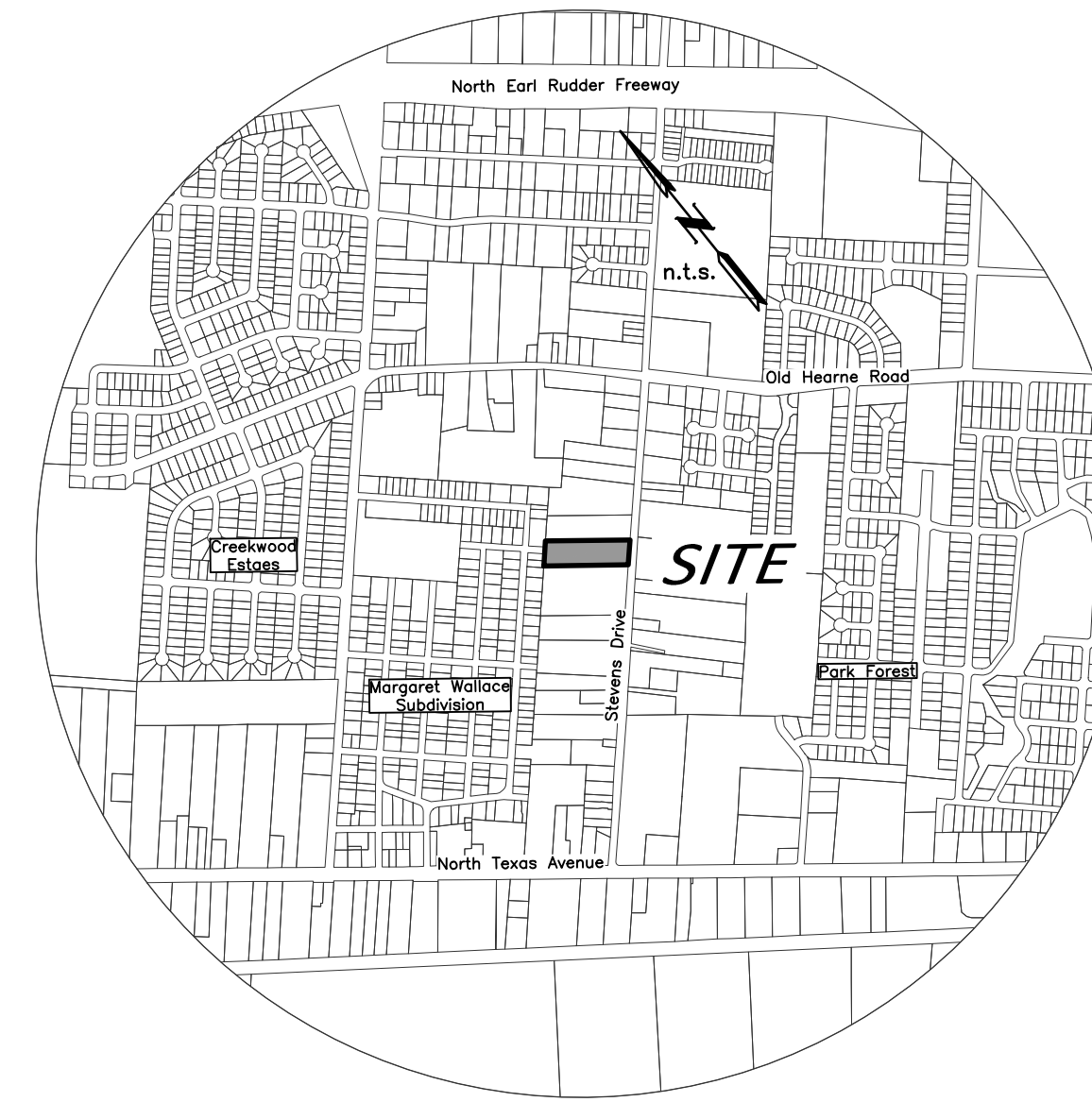


ORIGINAL PLAT

LOT 8 (SW HALF)
WILLIAMS SUBDIVISION AS RECORDED
IN VOLUME 104, PAGE 49



REPLAT



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Roberto and Karina Mendoza, owners and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 18685, Page 77 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.

Roberto Mendoza
Karina Mendoza

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared _____ 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, Karisa 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 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 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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BANE LEAGUE, Abstract No. 3, in Bryan, Brazos County, Texas and being the Southwest One-Half (1/2) of Lot 8 of the WILLIAMS SUBDIVISION according to the Final Plat recorded in Volume 104, Page 49 of the Brazos County Deed Records (B.C.D.R.) and being the same tract of land described in the deed from Linda Marie Conrad, Independent Executrix of the Estate of Raymond Dehart to Roberto Mendoza and Karina Lopez Mendoza recorded in Volume 18685, Page 77 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

- BEGINNING: at a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of the 2.54 acre Andres Aguirre tract recorded in Volume 18602, Page 244 (O.P.R.B.C.) and being in the southeast line of Lot 1, Block 22, MARGARET WALLACE SUBDIVISION according to the Final Plat recorded in Volume 135, Page 255 (B.C.D.R.), from whence a found 1/2-inch iron rod marking the north corner of the called 2.54 acre Aguirre tract bears N 42° 42' 59" E at a distance of 181.50 feet for reference;
- THENCE: S 51° 01' 37" E (DEED CALL: S 52° 44' 36" E) along the common line of this tract and the called 2.54 acre Aguirre tract for a distance of 610.00 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 2.54 acre Aguirre tract and being in the northwest right-of-way line of the called 2.54 acre Aguirre tract bears N 42° 42' 59" E at a distance of 181.50 feet for reference;
- THENCE: S 42° 42' 59" W (DEED CALL: S 41° 00' 00" W) along the northwest right-of-way line of said Stevens Drive for a distance of 181.50 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of Lot 7 of said WILLIAMS SUBDIVISION;
- THENCE: N 51° 01' 37" W (DEED CALL: N 52° 44' 36" W) along the common line of this tract and said Lot 7 for a distance of 610.00 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the north corner of said Lot 7 and being in the southeast line of Lot 15, Block 19 of said MARGARET WALLACE SUBDIVISION;
- THENCE: N 42° 42' 59" E (DEED CALL: N 41° 00' 00" E) along the common line of this tract, said Lot 15, Lot 16, Block 19 of said MARGARET WALLACE SUBDIVISION, the southeast right-of-way line of Milton Street (based on a 50-foot width) and said Lot 1 for a distance of 181.50 feet to the POINT OF BEGINNING and containing 2.536 acres of land.

- GENERAL NOTES:**
- The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0185E, Map Revised to reflect LOMR effective May 9, 2014, a portion of this property is located in a Special Flood Hazard Area, Zone A. Location shown is approximate and was scaled from said map.
 - 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.
 - Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district.
 - Existing structures are to remain.
 - Corpsat encroaching into Lot 8R-1 will be moved onto Lot 8R-1 prior to this plat being approved.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - CM - Controlling Monument
 - (36) - Contour Elevation

FINAL PLAT

WILLIAMS SUBDIVISION
LOTS 8R-1 & 8R-2

BEING A REPLAT OF
LOT 8 (SW HALF)
OF WILLIAMS SUBDIVISION
AS RECORDED IN VOLUME 104, PAGE 49
2.536 ACRES
MOSES BANE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2023
SCALE: 1" = 50'

Owner:
Roberto and Karina Mendoza
2402 Stevens Drive
Bryan, Texas 77802

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB