

ORIGINAL PLAT

REPLAT

FIELD NOTES DESCRIPTION OF A 0.256 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.256 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF THE 1/4 ACRE BLOCK 3 OF J.P. MITCHELL'S ADDITION FILED IN VOLUME 0, PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND ALSO BEING A PORTION OF 28TH STREET AND A PORTION OF AN UNNAMED BLOCK OF THE BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT FILED IN VOLUME H, PAGE 721 (DRBCT), SAID TRACT BEING ALL OF A CALLED 0.256 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO VINCENT REYES RECORDED IN VOLUME 5056, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.256 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a magnail found in asphalt in the south line of East 28th Street (31' wide right-of-way, 14/631 of the Deed Records of Brazos County, Texas; DRBCT), for the north corner of said Reyes 0.256 acres and being the north corner hereof, from which the City of Bryan Monument GPS-35 bears N 70° 26' 09" E, a distance of 706.64 feet;

THENCE, with the common line of said Reyes 0.256 acres and East 28th Street, S 48° 04' 20" E, for a distance of 104.32 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set, for the north corner of a called 0.12 acre tract of land described in a deed to Kerr Rental Properties, LLC, recorded in Volume 15955, Page 279 (OPRBCT) and being the east corner of said Reyes 0.256 acres and the east corner hereof;

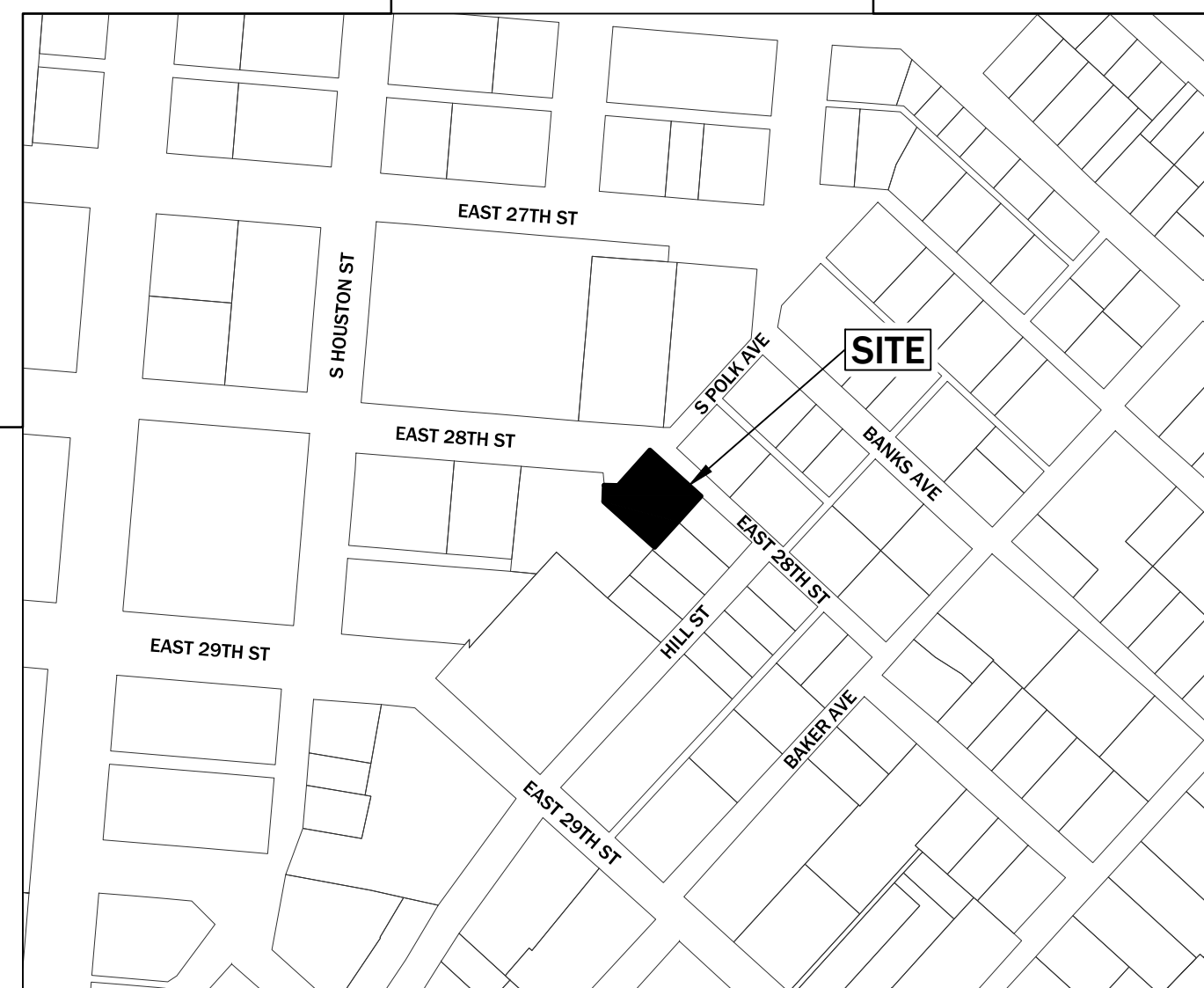
THENCE, with the common line of said 0.12 acres, said Reyes 0.256 acres and a called 0.122 acre tract of land described in a deed to BCSML Properties, recorded in Volume 12243, Page 93 (OPRBCT), S 41° 56' 22" W, for a distance of 104.42 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found for the west corner of said 0.122 acres and being the north corner of a called 0.122 acre tract of land described in a deed to BCSML Properties recorded in Volume 12243, Page 80 (OPRBCT) and the east corner of a tract of land with no called acreage conveyed to Bryan, First United Methodist Church recorded in Volume 18404, Page 203 (OPRBCT) and also being the south corner of said Reyes 0.256 acre and the south corner hereof;

THENCE, with the common line of said Bryan, First United Methodist Church tract and said Reyes 0.256 acres for the following two (2) courses and distances:

- 1) N 48° 04' 20" W, for a distance of 104.10 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found;
- 2) N 01° 25' 28" E, for a distance of 25.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found in the south line of East 28th Street, (100' wide right-of-way, H/721 DRBCT), for a northwesterly corner of said Reyes 0.256 acres and a northwesterly corner hereof;

THENCE, with the common line of East 28th Street and said Reyes 0.256 acres for following two (2) courses and distances:

- 1) S 88° 34' 29" E, for a distance of 21.08 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found;
- 2) N 41° 56' 29" E, for a distance of 71.72 feet to the POINT OF BEGINNING hereof and containing 0.256 acres, more or less.



Line #	Length	Direction
L1	21.08	N 88° 34' 29" W
L2	25.00	S 1° 25' 28" W
L1 (D)	24.86	N 1° 36' 30" E
L2 (D)	21.14	S 88° 22' 14" E

LEGEND

DRBCT - DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/45 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

(D) - PER DEED, 5056/216 OPRBCT

N/F - NOW OR FORMERLY

○ IRON ROD FOUND

○ IRON ROD SET

GENERAL NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE 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 CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011565749863 (CALCULATED USING GEOID12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2403101CS, CERTIFICATION DATE: 01/10/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - BOUNDARY AGREEMENT AND LICENSE TO ENCROACH RECORDED IN VOLUME 5056, PAGE 211 (OPRBCT) PREVIOUSLY APPLIED TO THIS TRACT. HOWEVER, AS STATED IN THE AGREEMENT, WITH THE REMOVAL OF THE ENCROACHING BUILDING ON THE SOUTHEAST LINE THIS AGREEMENT NO LONGER APPLIES.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
5. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
6. THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER
7. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

APPROVAL OF CITY PLANNER

I, _____, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, 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 _____, 2024.

City Planner
City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531 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.

Michael Konetski, R.P.L.S. No. 6531

APPROVAL OF CITY ENGINEER

I, _____, The undersigned, City Engineer of the City of Bryan, Texas, 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 _____, 2024.

City Engineer
City of Bryan

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 5056, Page 216 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.

Vincent Reyes, 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/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2024.

Notary Public, Brazos County, Texas

FINAL PLAT

SCALE 1"=20' OF THE REPLAT PREPARED AND SUBMITTED MARCH 2024

**J.P. MITCHELL'S ADDITION
BLOCK 1, LOT 3R-1 & 3R-2 & PART OF 28TH ST.
0.256 ACRES**

BEING ALL OF THE 1/4 ACRE BLOCK 3 OF THE J.P. MITCHELL'S ADDITION VOLUME 'O', PAGE 214 DRBCT AND ALSO BEING A PORTION OF 28TH STREET RIGHT-OF-WAY AND A PORTION OF AN UNNAMED BLOCK OF THE BRYAN ORIGINAL TOWNSITE VOLUME 'H', PAGE 721 DRBCT

JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
VINCENT REYES
3698 MANCUSO RD.
BRYAN, TX 77808

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY, SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
MICHAEL KONETSKI
TBPELS FIRM# 1000185-00
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195