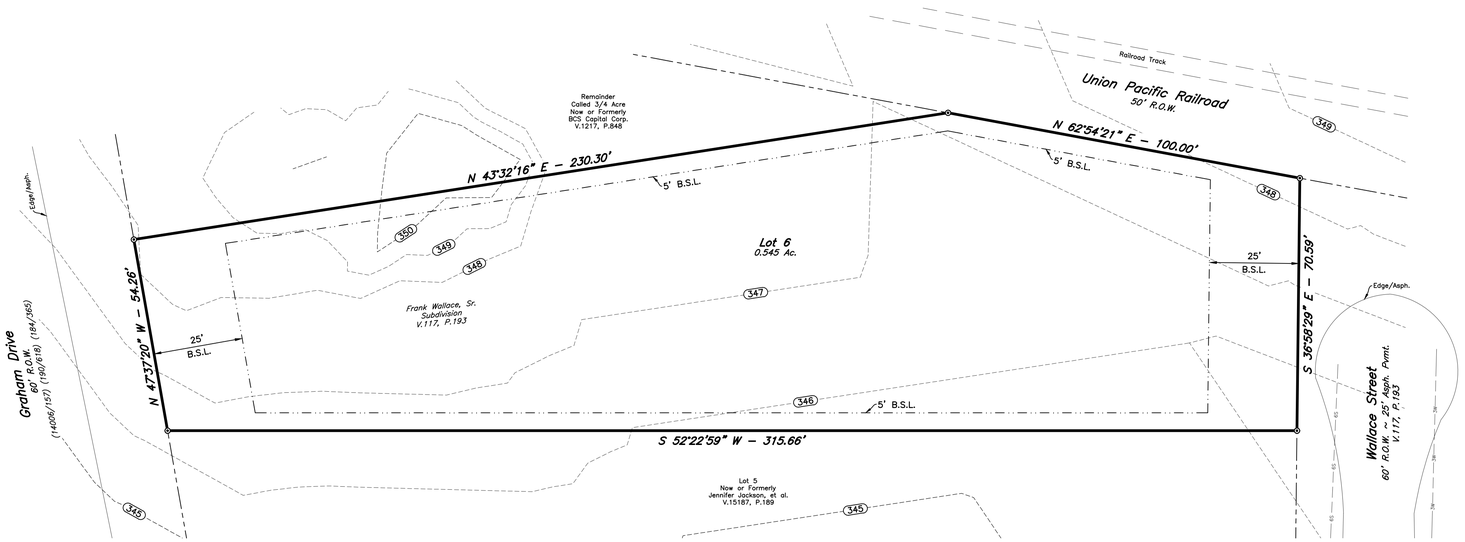


ORIGINAL PLAT

LOT 6, FRANK WALLACE, SR. SUBDIVISION
RECORDED IN VOLUME 117, PAGE 193

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, AJ Custom Homes, LLC, owner(s) and developer(s) of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume XXXX, Page XXXX 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 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

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

CERTIFICATION BY 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 Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the deed recorded in Volume XXXX, Page XXXX of the Brazos County Deed Records.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located within a Special Flood Hazard Area.
3. 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.
4. This property is currently zoned Residential District – 5000 (RD–5).
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979–821–5700) and the City of Bryan (979–209–5900).
7. Purpose of this replat is to divide 1 residential lot into 2 residential lots.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ – 1/2" Iron Rod Set

9. Legend & Abbreviations:

P.O.B. – Point of Beginning
CM – Controlling Monument
—6S— – Underground Sewer Line w/ Size
—3W— – Underground Water Line w/ Size
(350) – Contour Elevation

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. 62, in Bryan, Brazos County, Texas and being all of Lot 6, FRANK WALLACE, SR. SUBDIVISION according to the Final Plat recorded in Volume 117, Page 193 of the Brazos County Deed Records (B.C.D.R.), said Lot 6 being further described in the deed from Charlie Tramble to AJ Custom Homes, LLC recorded in Volume xxx, Page xxx 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 east corner of this herein described tract, said iron rod also marking the north corner of Lot 5 of said FRANK WALLACE, SR. SUBDIVISION and being in the southwest right–of–way line of Wallace Street (based on a 60–foot width), from whence a found 1/2–inch iron rod marking the east corner of Lot 4 of said FRANK WALLACE, SR. SUBDIVISION bears S 36° 58' 29" E at a distance of 155.40 feet for reference;

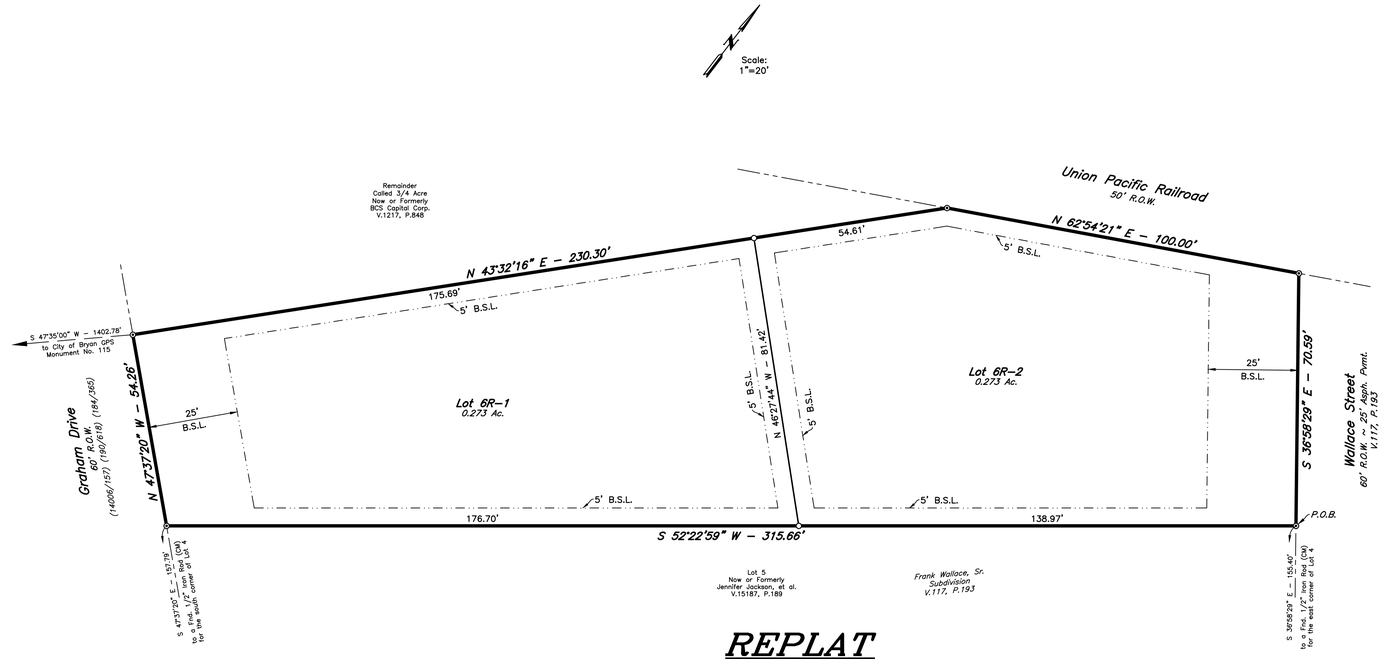
THENCE: S 52° 22' 59" W along the common line of this tract and said Lot 5 for a distance of 315.66 feet to a found 1/2–inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of said Lot 5 and being in the northeast right–of–way line of Graham Drive (based on a 60–foot width), from whence a found 1/2–inch iron rod marking the south corner of said Lot 4 bears S 47° 37' 20" E at a distance of 157.79 feet for reference;

THENCE: N 47° 37' 20" W along the northeast right–of–way line of said Graham Drive for a distance of 54.26 feet to a found 1/2–inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner of the called 3/4 of an acre BCS Capital Corp. remainder tract recorded in Volume 1217, Page 848 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: N 43° 32' 16" E along the common line of this tract and the called 3/4 of an acre BCS Capital remainder tract for a distance of 230.30 feet to a found 1/2–inch iron rod marking an angle point of this tract, said iron rod also marking the east corner of the called 3/4 of an acre BCS Capital remainder tract and being in the southeast right–of–way line of the Union Pacific Railroad (based on a 50–foot width);

THENCE: N 62° 54' 21" E along the southeast right–of–way line of the said Union Pacific Railroad for a distance of 100.00 feet to a found 1/2–inch iron rod marking the north corner of this tract, said iron rod also being in the southwest right–of–way line of said Wallace Street;

THENCE: S 36° 58' 29" E along the southwest right–of–way line of said Wallace Street for a distance of 70.59 feet to the POINT OF BEGINNING and containing 0.545 acres of land.



REPLAT



VICINITY MAP

FINAL PLAT

FRANK WALLACE, SR. SUBDIVISION
LOTS 6R–1 & 6R–2

BEING A REPLAT OF
LOT 6 OF THE FRANK WALLACE, SR. SUBDIVISION
AS RECORDED IN VOLUME 117, PAGE 193

0.545 ACRES

STEPHEN F. AUSTIN LEAGUE NO.9, A–62
BRYAN, BRAZOS COUNTY, TEXAS
JULY 15, 2026
SCALE: 1" = 20'

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

Owner:
AJ Custom Homes, LLC

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