

PROJECT LOCATION



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.6779 acres, and being all of Lot 11, Block 7 in the Lester's Windover Place First Installment, as recorded in Volume 185, Page 311 of the Brazos County Deed Records (B.C.D.R.), and also being a tract containing 0.1640 acres, and being the same tract recorded in Vol. 13501, Page 281, of the Brazos County Official Records, and being in the Zeno Phillips Survey, A-45, in the City of Bryan, Brazos County, Texas. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to the previously recorded deed, and as surveyed on the ground on July 1st of 2016. This description is also referred to the plat prepared by ATM Surveying, Project No. 2016-0203, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of this tract, also being the southeast corner of Mobley Holdings LLC, called 1.023 acres, and also being a point along the West right-of-way line of East Villa Maria Road to a 1/2" iron rod found for the east corner of this tract;

THENCE South 8°30'50" East, a distance of 155.02 feet along the common line between this tract and said East Villa Maria Road to a 1/2" iron rod found for the east corner of this tract;

THENCE around a curve to the right having a delta angle of 90°13'32", an arc distance of 39.37 feet, a radius of 25.00 feet, and a chord of South 36°15'13" West, a distance of 35.46 feet to a 1/2" iron rod found in concrete for the south corner of this tract, also being a point along the north right-of-way line of Kent Street (60 R.O.W.), from which a 1" iron pipe found for reference bears S 41°25'59" E, a distance of 0.83 feet;

THENCE along the common line between this tract, and said Kent Street for the following call:

South 81°33'00" West, a distance of 100.06 feet to a calculated corner;

South 81°33'00" West, a distance of 39.77 feet to a 1/2" iron rod found for the southwest corner of this tract, also being the southeast corner of Mobley Holdings LLC, called 0.3482 acre tract, as recorded in Vol. 2382, Page 89 of the Brazos County Official Records (B.C.O.R.), from which a 1" iron pipe found for reference bears S 31°52'21" W, a distance of 0.79 feet;

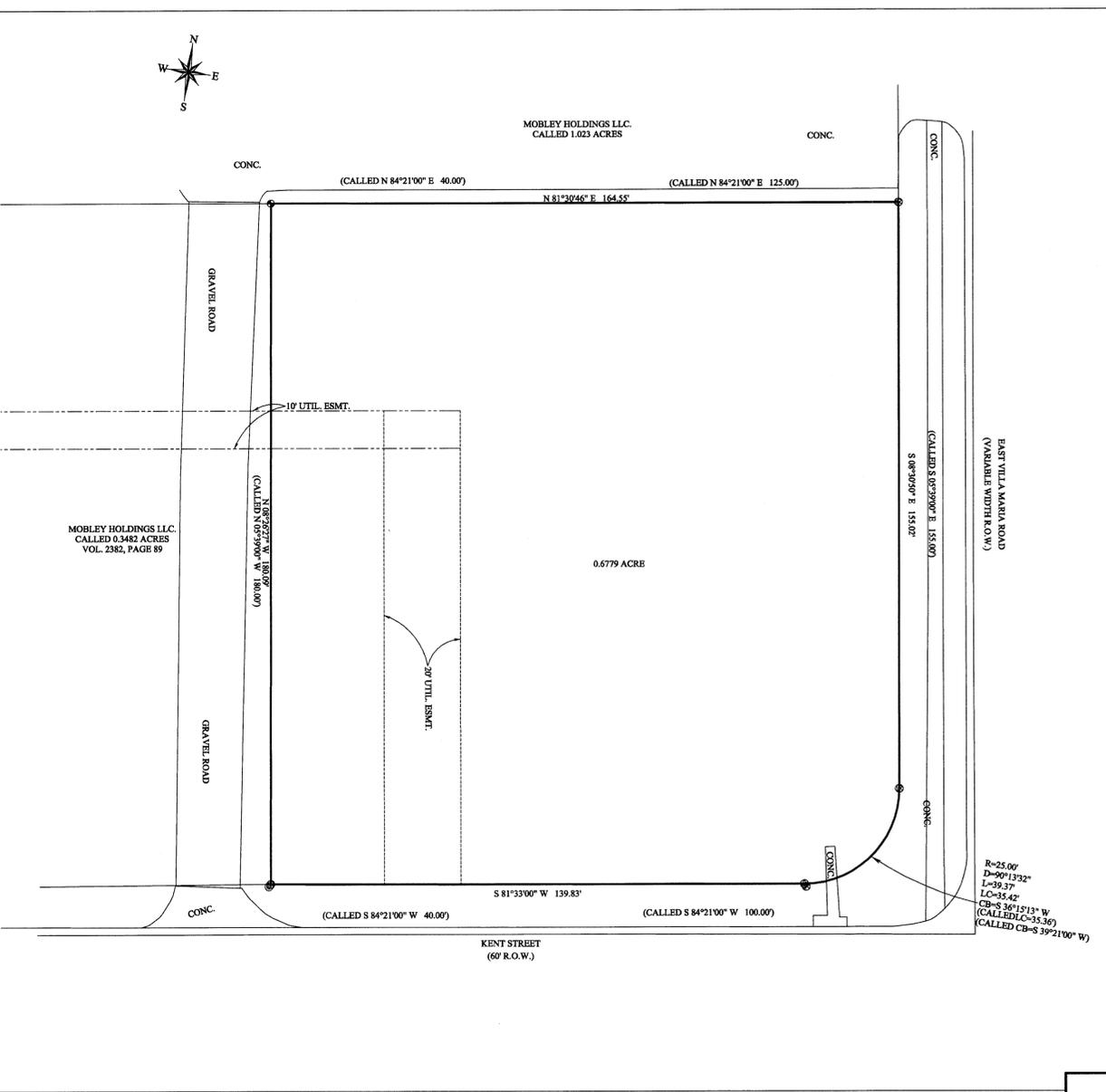
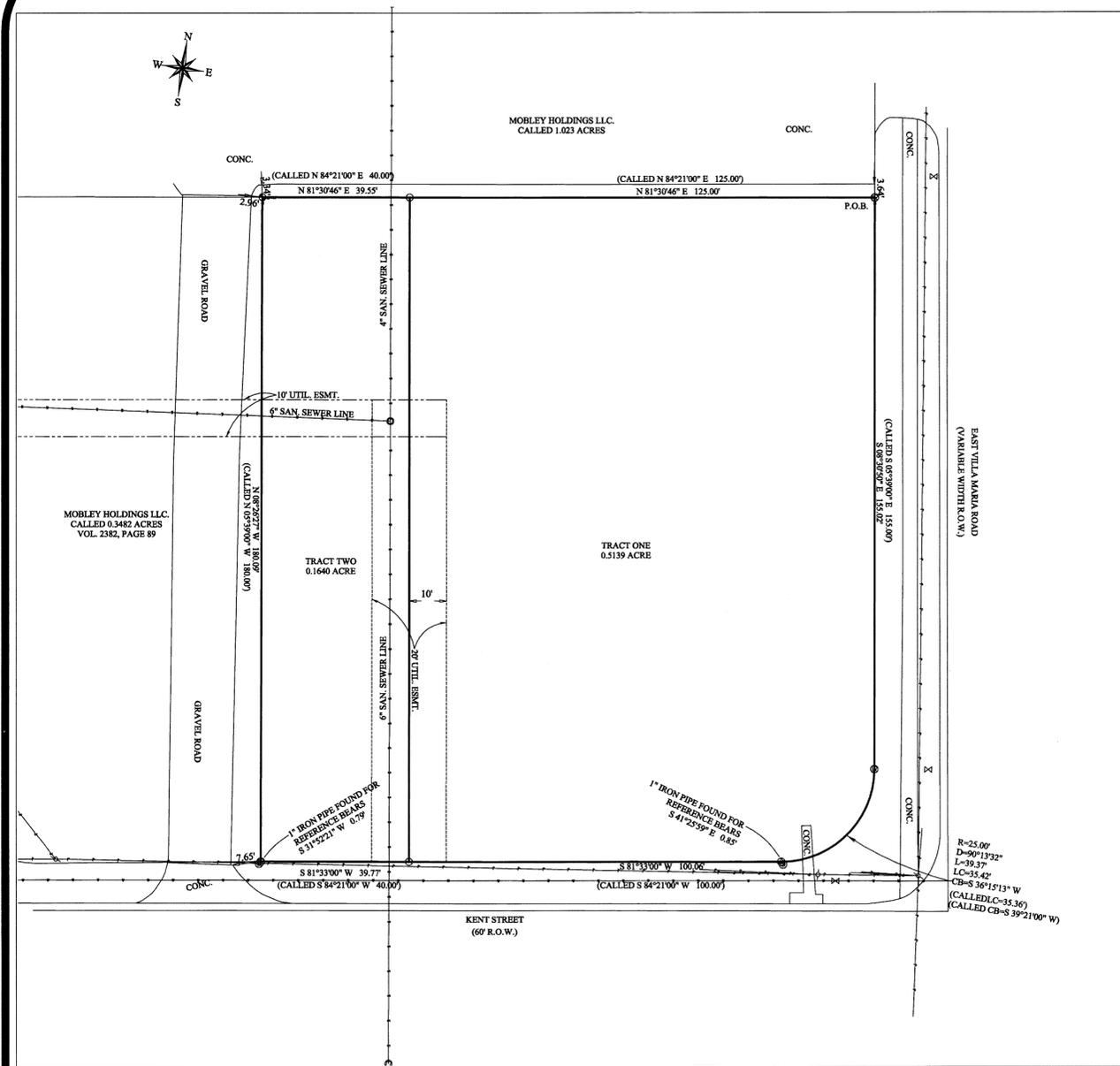
THENCE North 8°26'27" West, a distance of 180.09 feet along the common line between this tract and said 0.3482 acre tract to a 1" iron rod found for the northwest corner of this tract, also being the northeast corner of said 0.3482 acre, and also being a point along the south line of said 1.023 acre tract;

THENCE along the common line between this tract, and said 1.023 acre tract for the following call:

North 81°30'46" East, a distance of 39.55 feet to a calculated corner;

North 81°30'46" East, a distance of 125.00 feet along the common line between this tract and said 1.023 acre tract to the **PLACE OF BEGINNING** containing 0.6779 acres.

AUG 24 2016



ORIGINAL PLAT

REPLAT

FINAL PLAT
0.6779 acres
being a Replat of
Lot 11, Block 7 of the
Lester's Windover Place First
Installment
Vol. 185, Page 311, of the
B.C.D.R.
and a 0.1640 acre tract
Vol. 13501, Page 281

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
OWNER/DEVELOPER:
BARRY R. MCLEOD AND
MATTHEW G. MCLEOD
P.O. BOX 6053
ABILENE TX 79608

JULY, 2016
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	--- ADJOINING PROPERTY LINE	--- WATER MAIN/LE	--- WATER METER
--- PUBLIC UTILITY EASEMENT	--- EASING/BOUNDARY LINE (E.L.)	--- WATER VALVE	--- ELECTRIC METER
--- PLAT TO BE SUPERSEDED	--- ELECTRICAL LINE	--- POWER POLE	--- METAL SIGN
--- SAN SEWER LINE	--- SAN SEWER ESMT.	--- LIGHT POLE	---
--- GRAVEL ROAD	--- ROAD FENCE	---	---
--- WATER LINE	---	---	---

Survey Notes:
1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary is referenced to 1/2" iron rods found and referred to the previously recorded deed.
2) Drawing Scale is 1"=20'
3) Drawn by: Adam Wallace
4) Said lots do not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014
5) This property is referenced to University Title commitment GF 162200
6) Restrictions recorded in Vol. 185, Page 313, Vol. 449, Page 370, and Vol. 449, Page 893, of the B.C.D.R.
7) Blanket easements recorded in Vol. 141, Page 446, and Vol. 148, Page 396.

ATM Surveying
P.O. Box 10813, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101754-00

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Barry McLeod and Matthew McLeod, owner and developer of the land shown on this deed, and designated herein as Tract 1, of the Zeno Phillips Survey, A-45 and being all of Lot 11, Block 7 of the Lester's Windover Place First Installment and a 0.1640 acre tract to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

CERTIFICATION OF 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 _____, 2016.

City Planner, City of Bryan _____

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 _____, 2016.

City Engineer, City of Bryan _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2016, and same was duly approved on the ____ day of _____, 2016.

Chairman _____

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, Texas, in Volume ____ Page ____

WITNESS my hand and official Seal, at my office in Bryan, Texas.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 on July 1, 2016.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132