



LINE	DISTANCE	BEARING
L15	42.28'	N 23°49'06" W
L16	26.54'	N 44°35'56" W
L17	65.84'	N 38°35'54" W
L18	70.88'	N 20°04'25" W
L19	59.81'	N 15°44'24" W
L20	74.62'	N 07°45'03" E
L21	78.66'	N 14°45'16" E
L22	46.57'	N 33°31'05" E
L23	125.47'	N 42°09'20" E

PRELIMINARY PLAN

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Moreno Jr. and Mary Moreno, the owners and developer of the land shown on this plat, being the tract of land as conveyed to us, it is in the Official Records of Brazos County in Volume 4539, Page 40 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, ponds, watercourses, drainage easements and public places hereon shown for the purposes identified.

John Moreno Jr.
Owner

Mary Moreno
Owner

Doc Number: 2020-1402973
Volume - Page: 18295-94
Number of Pages: 1
Amount: 73.00
Or. ref: 2020081900029
By MG

reby certify that I in my office in the County of Brazos

Mano B. Contreras
Notary Public, Brazos County, Texas

File name: 19-0343-BURT RD 5395.DWG
Plot date: 02/27/20
Revised: 06/04/20

APPROVAL OF THE PLANNING & ZONING COMMISSION

Rob Garcia, 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 19th day of August, 2020, and some were duly approved on the 20th day of August, 2020, by said Commission.

Rob Garcia
Chair, Planning and Zoning Commission Bryan, Texas

APPROVAL OF CITY PLANNER

Kurtin Zimmerman, undersigned, City Planner and/or designated Secretary of the Planning and 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 19th day of August, 2020.

Kurtin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF CITY ENGINEER

Walter, 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 19th day of August, 2020.

Walter
City Engineer, Bryan, Texas

APPROVAL BY THE COMMISSIONER'S COURT

Mano B. Contreras, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 23rd day of August, 2020.

Mano B. Contreras
County Judge, Brazos County, 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, and the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional Land Surveyor, Number 6132

Notes:

- All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas water code. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
- No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator and include a soil survey.
- This subdivision lies within the Wellborn SUD service area.
- Building setback lines as follows:
Front - 25 feet Side - 7.5 feet
Rear - 20 feet Street - 15 feet

SURVEY LEGEND

--- STREET PROPERTY LINE
--- ADJOINING PROPERTY LINE
--- LOT/BLK EASEMENT
--- FOUNDATION BUILDING LINE (L) L
--- PLATTED BUILDING LINE (L) L
--- RESTRICTIONS BUILDING LINE (L) L
--- HULL-RE LINE
--- BARBERA WIRE FENCE
--- WOOD POST W/ WHITE A BROWN PAINT
--- 60D NAIL ROUND ON TOP OF A 6" CRESSOTE POST
--- 5/8" IRON ROD ROUND BENT
--- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
--- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132-ATM SURV" SET
--- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 6132-ATM SURV" SET
--- 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "RPLS 6132-ATM SURV" SET
--- 2" PIPE FOUND
--- MONUMENT FOUND
--- DIVIDED CONC.

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to fence corner and 5/8" iron rods called for and found as noted on the previous recorded deed.
- Drawing Scale is 1"=100'
- Drawn by Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0200E effective date: 05/16/2012.
- Right-of-way agreement recorded in Vol. 2047, Page 243 as shown.
- Property is located within the City of Bryan ETJ and therefore has not been designated a zoning district.
- Subdivision has been granted an exception from City of Bryan fire flow requirements (subdivision ordinance section 110-79(a)) per approval of case no. PE19-02 on October 8, 2019.
- Contacts:
-STU (979-821-5700)
-City of Bryan (979-209-5900)

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT OF
Burt Road Subdivision
Lots 1-2, Block 1
15.15 Acres
John Williams League, A-237
Brazos County, Texas**

SCALE: 1"=100'

JULY, 2020

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

OWNER/DEVELOPER:
JOHN MORENO JR.
5395 BURT ROAD
BRYAN, TX