

PRELIMINARY PLAN

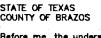
CERTIFICATE OF OWNERSHIP AND DEDICATION

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 4939, Page 40 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.

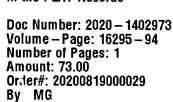








Filed for Record Official Public Records Of: Brazos County Clerk On: 8/19/2020 9:24:36 AM In the PLAT Records



reby certify that d in my office the s of Brazos

County Clerk
Brazos County, Texas Dy 11 Lucion Connection

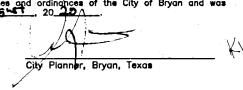
APPROVAL BY THE COMMISSIONER'S COURT

I, Parallel, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the day of 20

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APPROVAL OF CITY PLANNER

MOTTO TO MACON The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 1822 and day of 1922 and 192



APPROVAL OF CITY ENGINEER

The undersigned, City Engineer of the City of Bryan, hereby certify that this in compliance with the appropriate codes and ordinances of the City of Bryan or approved on the day of the City of Bryan or approved on the day of the City of Bryan or

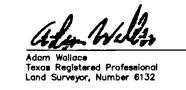
City Engineer, Bryan Texas

FINAL PLAT

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 the metes and bounds describing said subdivision will



1. 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.

2. 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.

3. This subdivision lies within the Wellborn SUD service area.

4. Building setback lines as follows:
Front - 25 feet Side - 7.5 feet
Rear - 20 feet Side street - 15 feet

SURVEY LEGEND SUBJECT PROPERTY LINE ADJOINING PROPERTY LINE UTILITY EASEMENT ORDINANCE BUILDING LINE(B.L.) PLATTED BUILDING LINE(B.L.) RESTRICTIONS BUILDING LINE(B.L.) ELECTRICAL LINE HOG-WIRE FENCE BARBED-WIRE FENCE WOOD POST W/WHITE & BROWN PAINT

WOOD POST W/ WHITE & BROWN PAIN

| 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 19605" FOUND
| 60D NAIL FOUND ON TOP OF A 6" CREOSOTE POST
| 5/8" IRON ROD FOUND BENT | © CALCULATED CORNER
| 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
| 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 6132" ATM SUR V" SET
| 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
| 5/8" IRON ROD FOUND
| 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OFFSET - RPLS 6132" SET
| MONUMENT FOUND

MONUMENT FOUND **COVERED CONC.

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 referenced to fence corner and 5/8" iron rods called for and found as noted on the previous recorded deed.

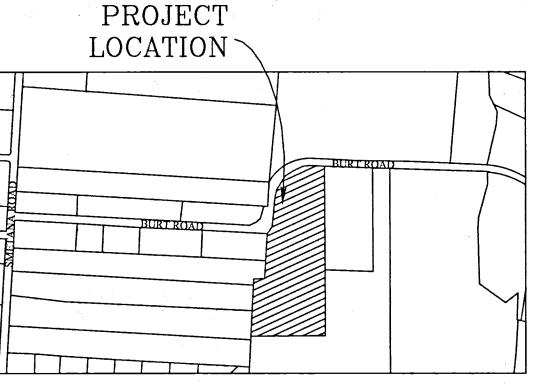
2). Drawing Scale is 1"= 100'

4). 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.
5). Right-of-way agreement recorded in Vol. 2047, Page 243 as shown.
6). Property is located within the City of Bryan ETJ and therefore has no been designated a zoning district.
7). Subdivision has been granted an exception from City of Bryan fire flow requirements (subdivision ordinance section 110-79(6)b.) per approval of case no. PE19-02 on October 8, 2019.

8). Contacts:
-BTU (979-821-5700)
-City of Bryan (979-209-5900)

). Drawn by: Adam Wallace

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



VICINITY MAP

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 15.15 acres, in the Andrew McMahan Survey, A-167, in Brazos County Texas, and being the same tract recorded in Vol. 4939, Page 40, of the Brazos County Official Records(B.C.O.R.) All bearings of this survey are referenced to 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, and as surveyed on the ground on February 27th, 2020. This description is also referred to the plat prepared by ATM Surveying, Project No. 2019-0343, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap marked "RPLS 2972" found for the north corner of this tract, also being a point in the southeast right-of-way line of Burt Road (Variable Width R.O.W.), also being the west corner of the Jason Siegert called 7.50 acre tract, as recorded in Vol. 4717, Page 40 of the B.C.O.R.;

THENCE South 50°36'36" East, a distance of 15.02 feet along the common line between this tract and said 7.50 acre tract to a calculated point in the northeast line of this tract;

THENCE South 50°36'36" Feet a distance of 1354 82 feet along the common line between this tract and said 7.50 acre tract.

THENCE South 50°36'36" East, a distance of 1354.82 feet along the common line between this tract and said 7.50 acre tract, and then along the Jason Siegert called 32.00 acre tract, as recorded in Vol. 5112, Page 38 of the B.C.O.R. to a 5/8" iron rod with yellow plastic cap marked "RPLS 2972" found for the east corner of this tract;

THENCE South 39°36'19" West, a distance of 616.12 feet along the common line between this tract and said 32.00 acre tract to

a 5/8" iron rod found for the south corner of this tract, also being a point in the southeast line of the Hanly A. and Dina A. Miller called 9.81 acre tract, as recorded in Vol. 2981, Page 346 of the B.C.O.R.;

THENCE North 46°26'33" West, a distance of 464.95 feet along the common line between this tract and said 9.81 acre tract, and then along the Eugene T. Lewis III and Marilyn W. Lewis called 9.76 acre tract, as recorded in Vol. 10024, Page 41 of the

THENCE North 40°01'56" East, a distance of 89.58 feet along the common line between this tract and said 9.86 acre tract to a 4" creosote post found for a bend in this tract;

B.C.O.R., and then along the Jason Siegert called 9.86 acre tract, as recorded in Vol. 8591, Page 82 of the B.C.O.R. to a 4"

THENCE North 46°37'22" West, a distance of 363.69 feet along the common line between this tract and said 9.86 acre tract, and then along the Jason Siegert called 2.50 acre tract to a 60D nail on top of 6" creosote post found for a west corner of this tract, also being a point in the southeast line of said Burt Road, from which a 5/8" iron rod with yellow plastic cap marked "KERR-RPLS 4502" found bears N 70°38'22" W, a distance of 133.76 feet for reference;

THENCE along the common line between this tract and said Burt Road, for the following calls:

North 16°15'02" West, a distance of 39.13 feet to a 5/8" iron rod found for a point in the west line of this tract;

North 44°35'56" West, a distance of 162.40 feet to a calculated point in the southwest line of this tract;

North 16°15'02" West, a distance of 29.23 feet to a 5/8" iron rod found for a bend in this tract;

creosote post found for a west corner of this tract;

North 44°35'56" West, a distance of 40.45 feet to a calculated point in the southwest line of this tract, from which a 1/2" iron rod with blue plastic cap marked " OFFSET - RPLS 6132" set for reference bears N 28°30'22" E, a distance of 1.43 feet;

North 44°35'56" West, a distance of 26.41 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

North 38°35'54" West, a distance of 69.07 feet to a 5/8" iron rod with yellow plastic cap marked "RPLS 2972" found a point in the southwest line of this tract;

North 20°04'25" West, a distance of 73.89 feet to a 5/8" iron rod with yellow plastic cap marked "RPLS 2972" found a point in the southwest line of this tract;

North 15°44'24" West, a distance of 63.50 feet to a 5/8" iron rod found for a point in the southwest line of this tract, from which a 1/2" iron rod with yellow plastic cap marked "RPLS 19605" found bears N 29°52'19" W, a distance of 105.88 feet for reference:

North 7°45'03" East, a distance of 78.65 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

North 14°45'16" East, a distance of 81.45 feet to a 5/8" iron rod found bent for a point in the southwest line of this tract;

North 33°31'05" East, a distance of 50.18 feet to a 5/8" iron rod with yellow plastic cap marked "RPLS 2972" found for a point in the southwest line of this tract;

North 42°09'20" East, a distance of 125.88 feet to the PLACE OF BEGINNING containing 15.15 acres.

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'
OWNER/DEVELOPER:
JOHN MORENO JR.
5395 BURT ROAD

BRYAN, TX

JULY, 2020
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

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