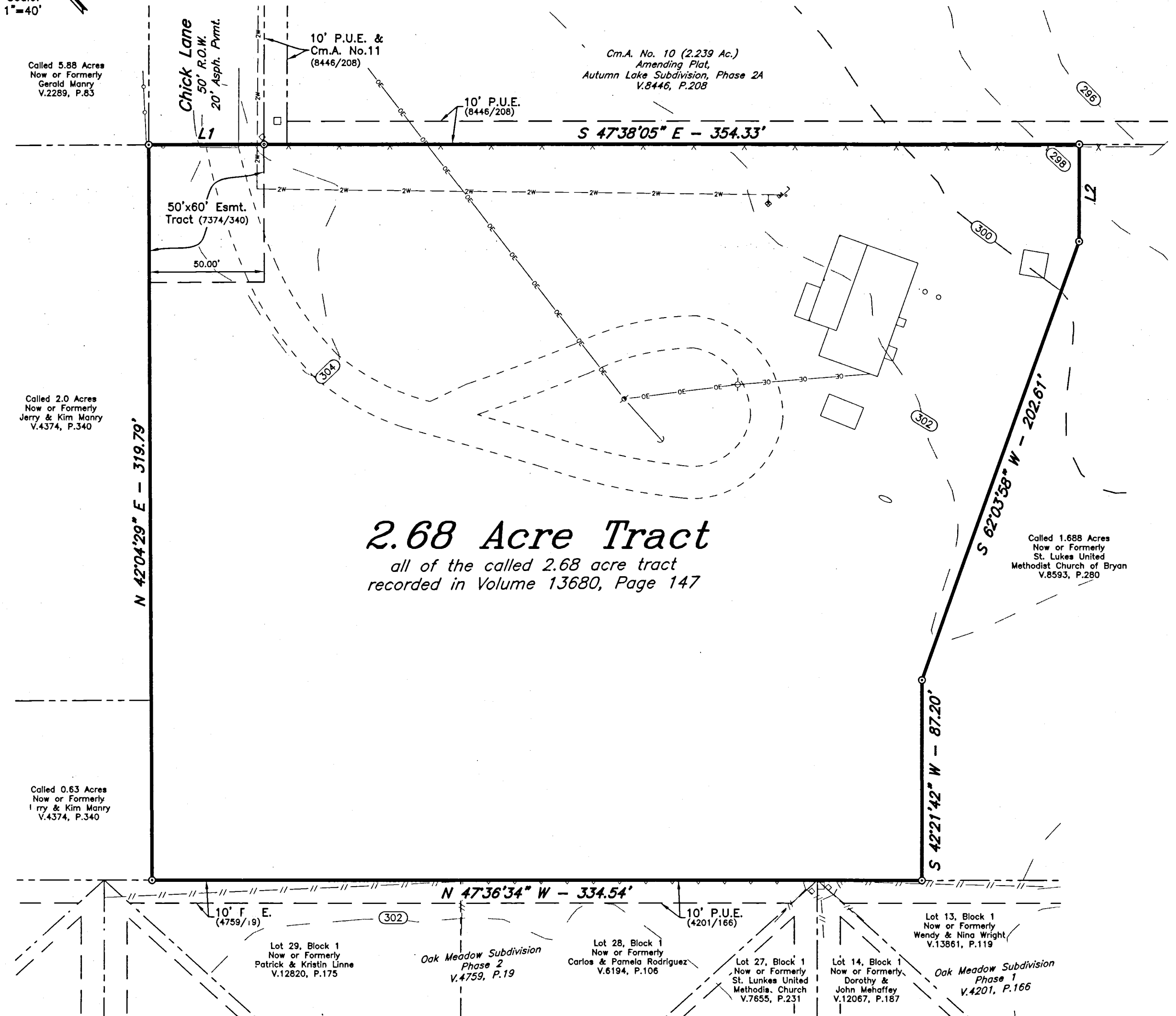


Scale: 1"=40'



**2.68 Acre Tract**  
all of the called 2.68 acre tract  
recorded in Volume 13680, Page 147

**PRELIMINARY PLAN**  
BEING ALL OF THE CALLED 2.68 ACRE TRACT  
RECORDED IN VOLUME 13680, PAGE 147

**FIELD NOTES**  
2.680 ACRES

Being all that certain tract or parcel of land lying and being situated in the T.J. WOOTEN LEAGUE, Abstract No. 59, in Bryan, Brazos County, Texas and being all of the 2.68 acre tract described in the deed from St. Luke's United Methodist Church of Bryan to Joe Fort recorded in Volume 13680, Page 147 of the Official Records of Brazos County, Texas (O.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 north corner of the said 2.68 acre Fort tract, and the south corner of the called 5.88 acre Gerald Manry tract recorded in Volume 2289, Page 83 (O.R.B.C.), said iron rod also marking the east corner of the 2.0 acre Jerry and Kim Manry tract recorded in Volume 4374, Page 340 (O.R.B.C.);

**THENCE:** S 47°55'31" E along the northeast line of the said 2.68 acre Fort tract, said line being common with the southwest right-of-way line of Chick Lane (based on 50-foot width) for a distance of 50.12 feet to a found 3/8-inch iron rod in concrete for angle point, said iron rod also marking the west corner of the AUTUMN LAKE SUBDIVISION, PHASE 2A, according to the Amending Plot recorded in Volume 8446, Page 208 (O.R.B.C.);

**THENCE:** S 47°38'05" E along the common line of the said 2.68 acre Fort tract, and the said AUTUMN LAKE SUBDIVISION, PHASE 2A for a distance of 354.33 feet to a found 1/2-inch iron rod marking the east corner of the said 2.68 acre Fort tract, and the north corner of the called 1.688 acre St. Luke's United Methodist Church of Bryan recorded in Volume 8593, Page 280 (O.R.B.C.);

**THENCE** along the common lines of the said 2.68 acre Fort tract and the called 1.688 acre St. Luke's United Methodist Church of Bryan tract for the following three (3) calls:

- 1) S 42°21'42" W for a distance of 42.24 feet to a found 1/2-inch iron rod,
- 2) S 62°03'58" W for a distance of 202.61 feet to a found 1/2-inch iron rod, and
- 3) S 42°21'42" W for a distance of 87.20 feet to a found 1/2-inch iron rod marking the south corner of the said 2.68 acre Fort tract, and the west corner of the called 1.688 St. Luke's United Methodist Church of Bryan tract, said iron rod also being in the northeast line of OAK MEADOW SUBDIVISION, PHASE 1, according to the Final Plat recorded in Volume 4201, Page 166 (O.R.B.C.);

**THENCE:** N 47°36'34" W along the common line of the said 2.68 acre Fort tract, the said OAK MEADOW SUBDIVISION, PHASE 1 and OAK MEADOW SUBDIVISION, PHASE 2 according to the Final Plat recorded in Volume 4759, Page 19 (O.R.B.C.) for a distance of 334.54 feet to a found 1/2-inch iron rod marking the west corner of the said 2.68 acre Fort tract, said iron rod also marking the south corner of the called 0.63 acre Jerry and Kim Manry tract recorded in Volume 4374, Page 340 (O.R.B.C.);

**THENCE:** N 42°04'29" E along the common line of the said 2.68 acre Fort tract, the called 0.63 acre Manry tract (4374/340), and the called 2.0 acre Manry tract (4374/340) for a distance of 319.79 feet to the POINT OF BEGINNING and containing 2.680 acres of land, more or less.

**GENERAL SURVEYOR NOTES:**

1. ORIGIN OF BEARING SYSTEM: NAD83 Grid North (Texas State Plane Central Zone) as established from GPS observation.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. ZONING: The subject property is zoned Residential District - 7000.
4. Existing ground contours based on City of Bryan Contour Data.
5. Proposed Land Use: Single Family Residential (1 Lot).
6. Notes from the Brazos County Health Department:
  - a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
  - b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
  - c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - o - 1/2" Iron Rod Found
  - o - 3/8" Iron Rod Found

- Abbreviations:**
- Cm.A. - Common Area
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - V.L.H. - Vehicular Lay of Hose

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Joe Fort, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 8938, Page 97 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: Joe Fort

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Joe Fort, 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 22 day of August, 2019.

Beth Nech  
Notary Public, Brazos County, Texas

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 6 day of September, 2019.

W. Phillips  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kristina Zimmerman, 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 6 day of September, 2019.

W. Phillips  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Robby Gutierrez, Chairman 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 18 day of August, 2019, and same was duly approved on the 24 day of September, 2019, by said Commission.

Robby Gutierrez  
Chairman, Planning and Zoning Commission

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, Co. Clerk of the County of Brazos, do hereby certify that this plat together with the Official Records of the County of Brazos, Texas, is in compliance with the appropriate codes and ordinances of the County of Brazos, Texas, and was approved on the 22 day of August, 2019.

Karen McQueen  
County Clerk, Brazos County, Texas

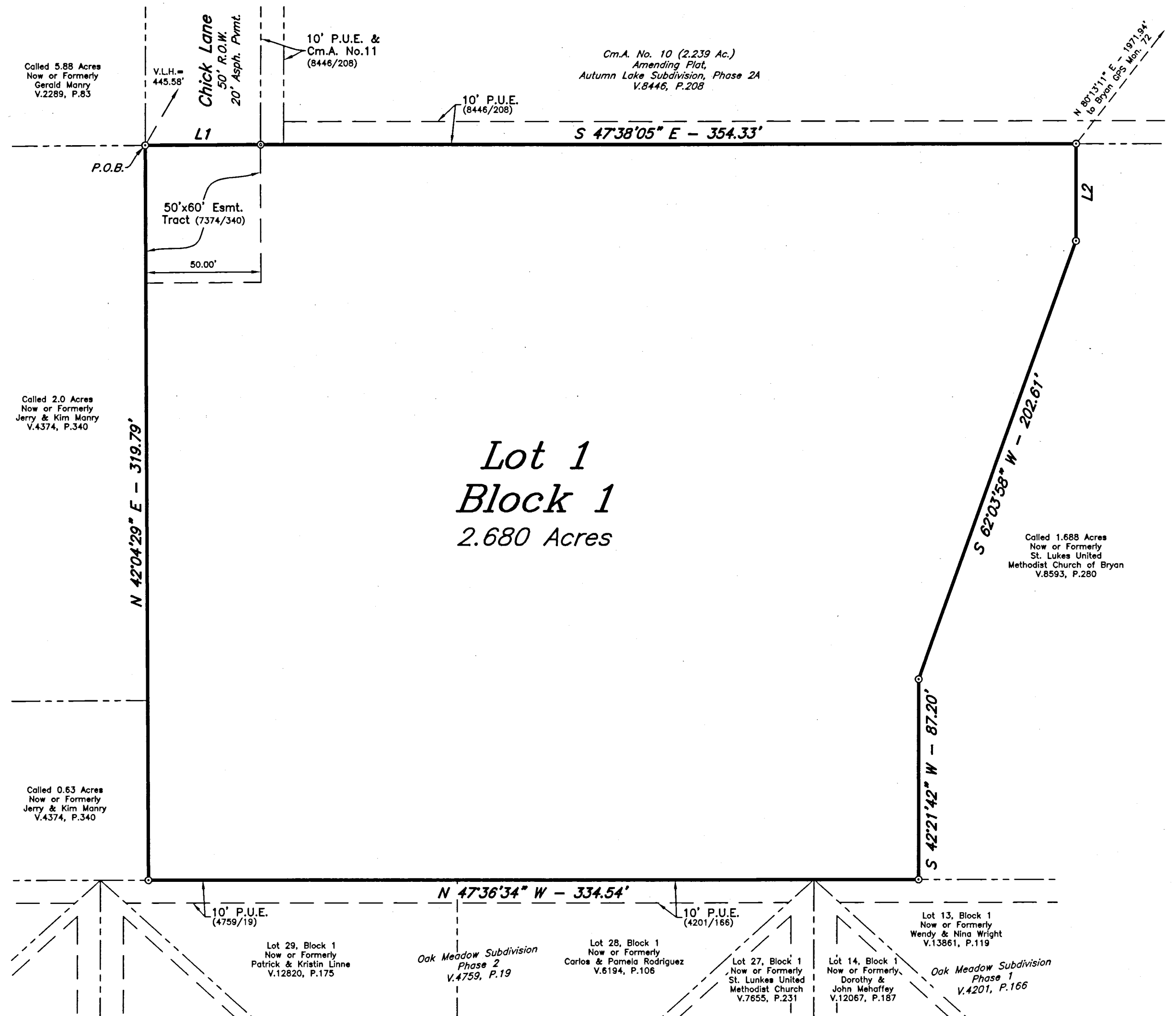
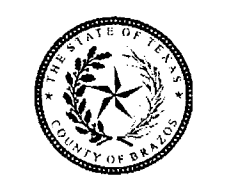
**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

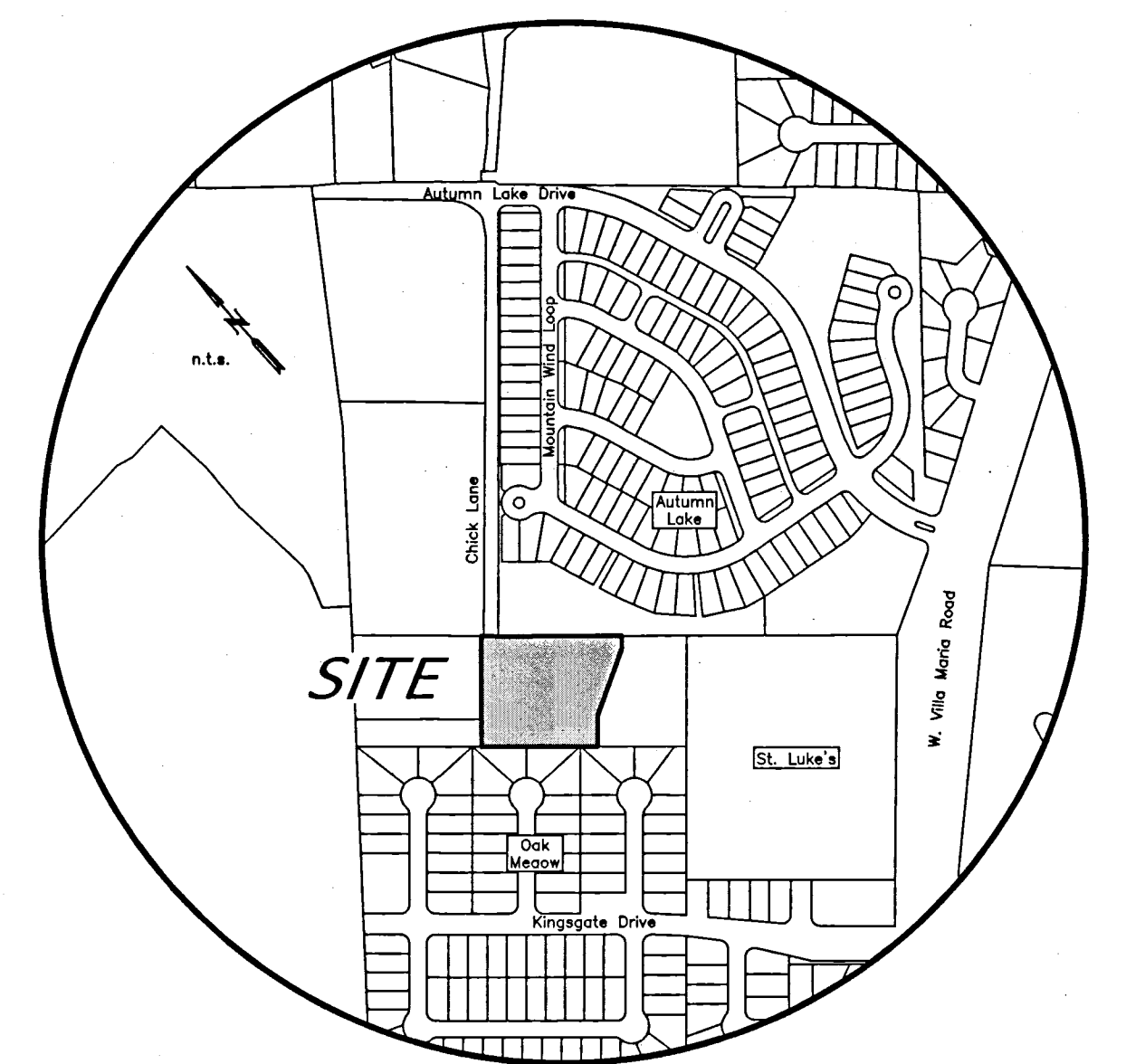
Gregory Hopcus, 8/22/19  
Gregory Hopcus, R.P.L.S. No. 6047

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/9/2019 11:35:43 AM  
In the PLAT Records  
Doc Number: 2019-1372080  
Volume-Page: 15563-220  
Number of Pages: 1  
Amount: 73.00  
Order#: 20190909000045  
By: AM



**Lot 1  
Block 1  
2.680 Acres**

**FINAL PLAT**



VICINITY MAP

Scale: 1"=40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°55'31" E	50.12'
L2	S 42°21'42" W	42.24'

**PRELIMINARY PLAN  
& FINAL PLAT**

**CHICK LANE  
SUBDIVISION**

LOT 1, BLOCK 1  
2.680 ACRES  
T.J. WOOTEN LEAGUE, A-59  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST, 2019  
SCALE: 1" = 40'

Owner:  
Joe Fort  
18711 Peralta Hill Lane  
Tomball, TX 77377  
(281) 536-9752

Surveyor: Texas Firm Registration No. 1010330  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

