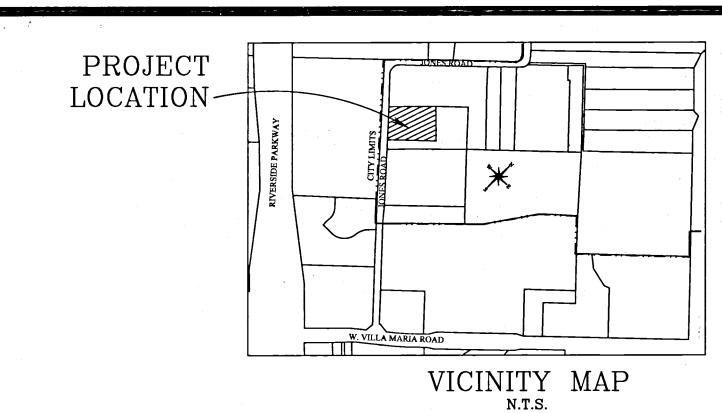


I, Matha Diwwwith undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ______ day of _______.

File name: 20-0591-JONES RD-5957-REPLAT.DWG

Plot date: 12/03/20

Revised: 03/09/21



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 7.5015 acres in the T.J. Wooten League, A-59, Brazos County, Texas, being the same 7.50 acre tract, as recorded in Vol. 8312, Page 80, 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 1/2" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on December 3rd of 2020. This description is also referred to the plat prepared by ATM Surveying, Project No. 2020-0591, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point in the northeast right-of-way line of Jones Road (90' R.O.W.), also being the south corner of the Realspin Investment Trust called 20.80 acre tract, as recorded in Vol. 12330, Page 14 of the B.C.O.R.;

THENCE North 40°48'33" East, a distance of 638.18 feet along the common line between this tract and said 20.80 acre tract to a 1/2" iron rod found for the north corner of this tract, also being a west corner of the Larakeyah Investments LLC called Lot 1 Block 1 of the Jones Road Business Park, as recorded in Vol. 14082, Page 208 of the B.C.O.R.;

THENCE along the common line between this tract and said Larakeyah Investments LLC tract, for the following calls:

South 51°04'42" East, a distance of 500.94 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract;

South 41°06'07" West, a distance of 205.19 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 41°06'07" West, a distance of 466.44 feet to a 1/2" iron rod found for the south corner of this tract, also being a point in the northeast right-of-way line of Jones Road, from which a 3/8" iron rod found bears S 55°14'45" W, a distance of 7.75 feet for reference;

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

North 47°14'21" West, a distance of 270.37 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 47°14'21" West, a distance of 227.16 feet to the PLACE OF BEGINNING containing 7.5015 acres.

I, Determe, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly copproved by the Brazos County, Commissioners' Court on the 23 day of 20 21.

SUR VEY LEGEND

previous recorded deed. 2). Drawing Scale is 1"=40'
3). Drawn by: Adam Wallace 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. 48041C0285E effective date, 05-16-2012. i). Vesting deed is Vol. 8312, Page 80 of the B.C.O.R. within the City of Bryan Extraterritorial Jurisdiction (ETJ).

GARLAND M. CRABB 5957 JONES ROAD BRYAN, TX 77807

FINAL PLAT LOT 1 AND LOT 2 BLOCK 1 **CRABB ESTATES** BEING 7.50 ACRES OUT OF THE T.J. WOOTEN LEAGUE, A-59 VOL. 8312, PAGE 80 Brazos County, Texas

SCALE: 1"= 40'

OWNER/DEVELOPER:

MARCH, 2021 SURVEYOR: Adam Wallace, RPLS 6132 ATM Surveying 1403 Lemon Tree College Station TX 77840 (979) 209-9291

***** MONUMENT FOUND \$\theta \ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND ₱ 1/2" IRON ROD FOUND

■ 3/8" IRON ROD FOUND 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 1/2" iron rods called for and found as noted in the

6). At the time this plat was created, these subject properties are located 7). Per Section 110-79(5), Front Building Setbacks: A minimum 25-foot setback shall be required along the front of all ETJ lots that are along

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