



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.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/6/2021 11:34:53 AM
in the PLAT Records

Doc Number: 2021-1426708
Volume - Page: 16881-14
Number of Pages: 1
Amount: \$8.00
Order#: 20210406000091
By: TD



I hereby certify that this plat together with its
to the _____ day of _____
Volume _____ Page _____

County Clerk Brazos County, Texas: _____

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, _____ 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____.

County Judge, Brazos County, Texas: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, GARLAND M. CRABB, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Deed Records of Brazos County in Volume 8312, Page 80, 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.

Owner: _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GARLAND M. CRABB, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20____. Notary Public, Brazos County, Texas:

Chase Beattie
Notary Public, Brazos County, Texas
exp 12/04/2021
ID# 131369605

File name: 20-0591-JONES RD-597-REPLAT.DWG
Plot date: 12/03/20
Revised: 03/09/21

FINAL PLAT

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 _____, 20____.

City Engineer, Bryan, Texas: _____

APPROVAL OF THE CITY PLANNER

I, _____ the 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 _____, 20____.

City Planner, 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, and the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PLATTED BUILDING LINE
- OWNER LINE
- WATER LINE
- GAS LINE

*** MEASUREMENT FOUND**

- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND
- 3/8" IRON ROD FOUND
- 3/4" IRON ROD FOUND

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 1/2" iron rods called for and found as noted in the previous recorded deed.
- Drawing Scale is 1"=40'
- 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. 48041C02K51 effective date: 05-16-2012.
- Vesting deed is Vol. 8312, Page 80 of the B.C.O.R.
- At the time this plat was created, these subject properties are located within the City of Bryan Extrajurisdictional Jurisdiction (EJJ).
- Per Section 110-7903, Front Building Setbacks: A minimum 25-foot setback shall be required along the front of all EJJ lots that are along county roads.

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
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'

MARCH, 2021

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

OWNER/DEVELOPER:
GARLAND M. CRABB
5957 JONES ROAD
BRYAN, TX 77807