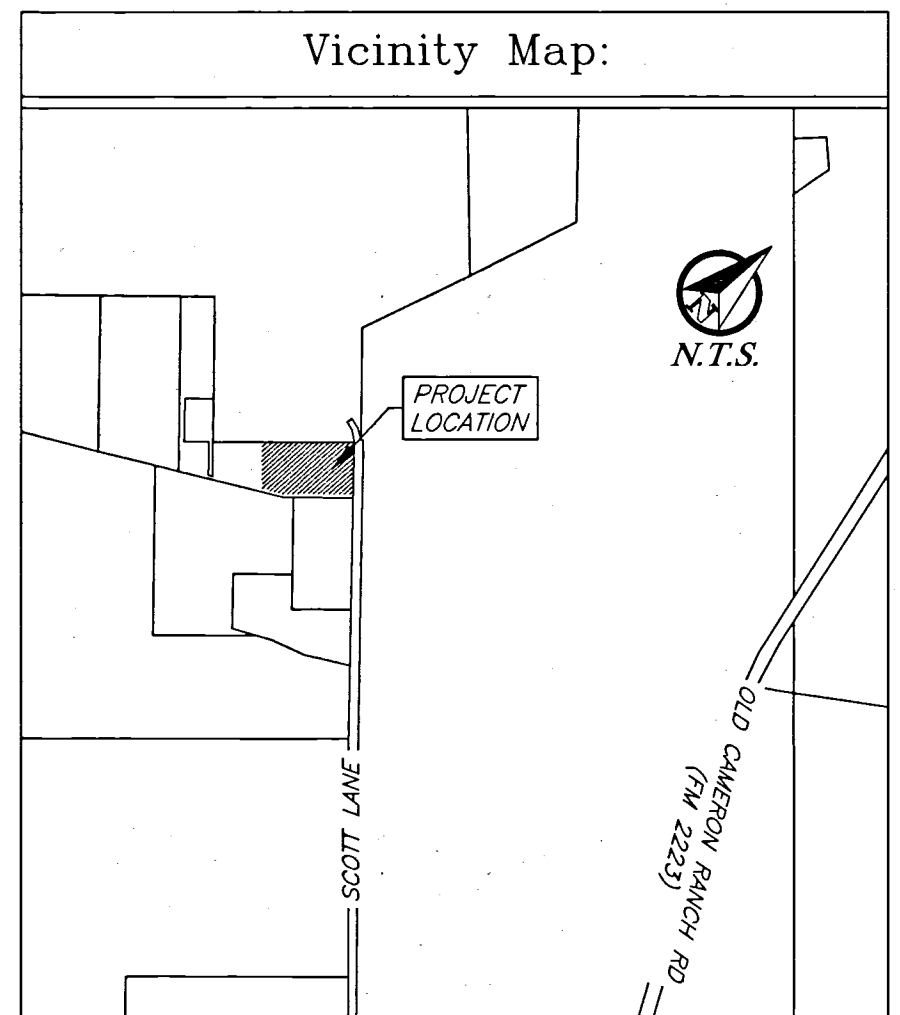
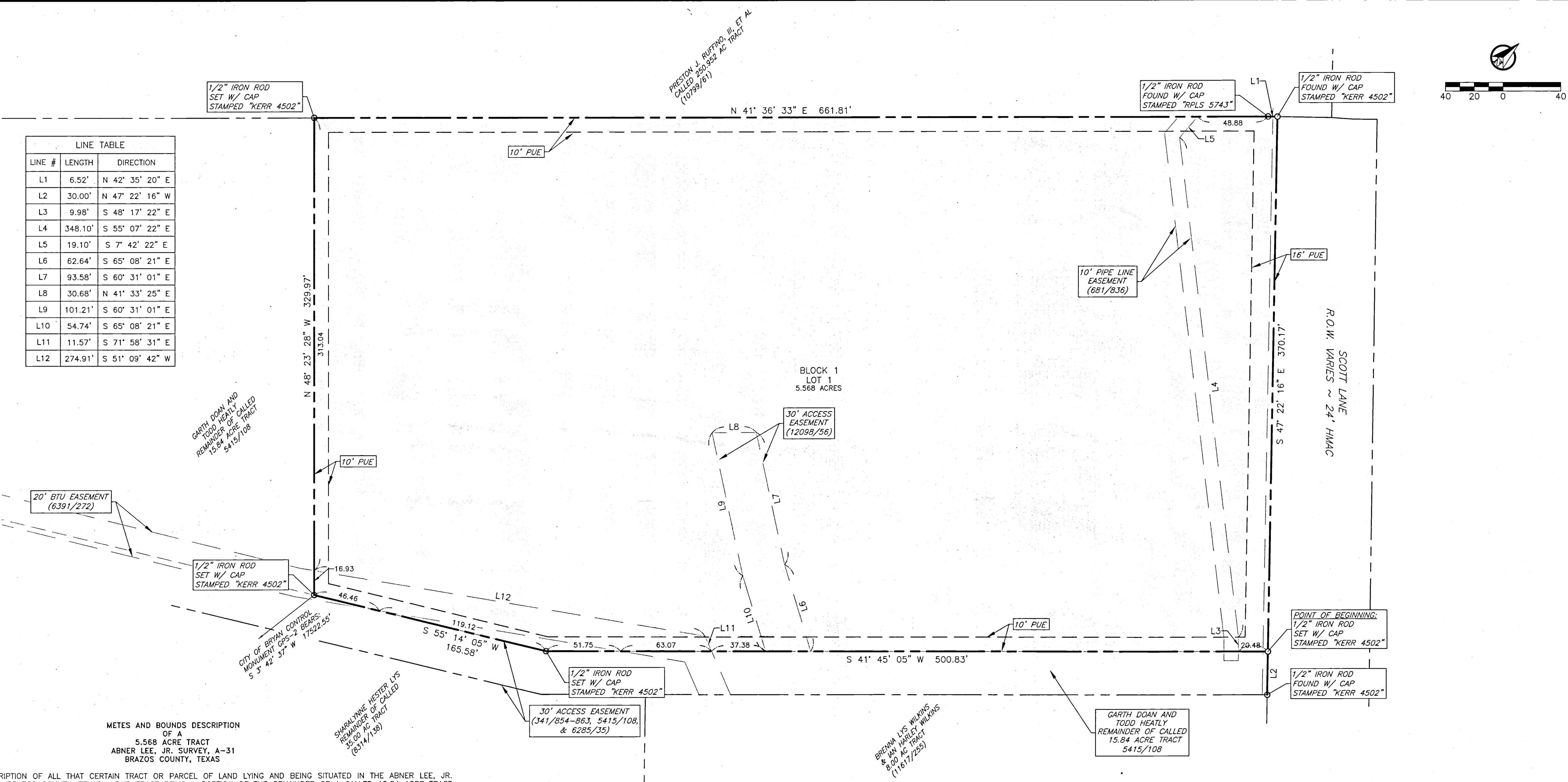


14 Engineering 12/4/19 Scott Lane - Plat.dwg 14E Project # 19-009

LINE #	LENGTH	DIRECTION
L1	6.52'	N 42° 35' 20" E
L2	30.00'	N 47° 22' 16" W
L3	9.98'	S 48° 17' 22" E
L4	348.10'	S 55° 07' 22" E
L5	19.10'	S 7° 42' 22" E
L6	62.64'	S 65° 08' 21" E
L7	93.58'	S 60° 31' 01" E
L8	30.68'	N 41° 33' 25" E
L9	101.21'	S 60° 31' 01" E
L10	54.74'	S 65° 08' 21" E
L11	11.57'	S 71° 58' 31" E
L12	274.91'	S 51° 09' 42" W



- General Notes:**
- Bearing system shown hereon is based on NAD83 (Texas State Plane Central Grid North) as established from GPS Network observation (Epoch 2010.00).
  - Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000125 (calculated using GEOID12B).
  - 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0100E, effective May 16, 2012.
  - The following blanket easements do apply to this tract:  
Wixon Water Supply Corp., 310/69  
City of Bryan, 322/642  
Wickson Creek SUD, 10526/177
  - 10' wide easement to Ferguson Crossing Pipe Line Co., 681/836, does cross this tract.
  - 15' wide easement to BTU, 12639/206, does apply to this tract. Easement calls to be centered on the buried electric line as installed. Approximate location is shown hereon.
  - All lots served by on-site sewage facilities (OSSFs) must comply with county and state OSSF regulations. All OSSF construction must have an "authorization to construct" permit issued by the Brazos county health department. This permit ensured compliance with county order adopted by the Commissioners Court of Brazos county, pursuant to the provisions of Section 21.084 of the Texas Water Code.
  - All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facilities may be constructed.
  - 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.
  - Water service is provided by Wickson Creek SUD.
  - Building setback lines per Brazos County Ordinance Article 7, Section A.2.
  - Minimum driveway culvert size shall be 15" for any proposed driveway.

**METES AND BOUNDS DESCRIPTION**  
OF A  
5.568 ACRE TRACT  
ABNER LEE, JR. SURVEY, A-31  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ABNER LEE, JR. SURVEY, ABSTRACT NO. 31, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 15.84 ACRE TRACT AS DESCRIBED BY A DEED TO GARTH DOAN AND TODD HEATLY RECORDED IN VOLUME 5415, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1.652 ACRE TRACT AS DESCRIBED BY A DEED TO GARTH DOAN RECORDED IN VOLUME 12098, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (Y:10267312.88; X:3527024.03) ON THE SOUTHWEST LINE OF SCOTT LANE (VARIABLE WIDTH R.O.W. - APPROXIMATE 70' WIDE RIGHT-OF-WAY CREATED BY DEED 8084/276) MARKING THE EAST CORNER OF SAID REMAINDER OF 15.84 ACRE TRACT AND THE NORTH CORNER OF A CALLED 8.00 ACRE TRACT AS DESCRIBED BY A DEED TO BRENNIA LYS WILKINS AND IAN HARLEY WILKINS RECORDED IN VOLUME 11617, PAGE 255 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00). DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000125 (CALCULATED USING GEOID 12B).

THENCE: N 47° 22' 16" W ALONG THE SOUTHWEST LINE OF SCOTT LANE FOR A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 45' 05" W THROUGH SAID REMAINDER OF 15.84 ACRE TRACT, 30.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID 15.84 ACRE TRACT AND SAID 8.00 ACRE TRACT, FOR A DISTANCE OF 500.83 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;

THENCE: S 55° 14' 05" W CONTINUING THROUGH SAID REMAINDER OF 15.84 ACRE TRACT, 30.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID 15.84 ACRE TRACT AND THE REMAINDER OF A CALLED 35.00 ACRE TRACT AS DESCRIBED BY A DEED TO SHARALYNNE HESTER LYS RECORDED IN VOLUME 8314, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 165.58 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 23' 28" W CONTINUING THROUGH SAID REMAINDER OF 15.84 ACRE TRACT, 20.00 FEET FROM AND PARALLEL TO THE SOUTHWEST LINE OF SAID 1.652 ACRE TRACT AND THE EXTENSION THEREOF, FOR A DISTANCE OF 329.97 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE COMMON LINE OF SAID REMAINDER OF 15.84 ACRE TRACT AND A CALLED 250.952 ACRE TRACT AS DESCRIBED BY A DEED TO PRESTON J. RUFFINO, III, ET AL, RECORDED IN VOLUME 10799, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 36' 33" E ALONG THE COMMON LINE OF SAID REMAINDER OF 15.84 ACRE TRACT AND SAID 250.952 ACRE TRACT, AT 20.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5143" FOUND MARKING THE WEST CORNER OF SAID 1.652 ACRE TRACT, AT 349.97 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "RPLS 5743" FOUND MARKING THE NORTH CORNER OF SAID 1.652 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 661.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5743" FOUND;

THENCE: N 42° 35' 20" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 15.84 ACRE TRACT AND SAID 250.952 ACRE TRACT FOR A DISTANCE OF 6.52 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 15.84 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5743" FOUND MARKING THE EAST CORNER OF SAID 250.952 ACRE TRACT BEARS: N 42° 35' 20" E FOR A DISTANCE OF 37.63 FEET;

THENCE: S 47° 22' 16" E ALONG THE SOUTHWEST LINE OF SCOTT LANE FOR A DISTANCE OF 370.17 FEET TO THE POINT OF BEGINNING CONTAINING 5.568 ACRES OF LAND AS SURVEYED ON THE GROUND.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Garth Doan, owner of the 15.768 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 12098, Page 056, and designated herein as Doan Subdivision, Block 1, Lot 1, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*Garth Doan*  
Garth Doan, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Garth Doan, 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.

Gave under his hand and seal on this 11 day of December, 2019.

*[Signature]*  
Notary Public, County, Brazos

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Todd Heatly, owner of the 15.768 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 12098, Page 056, and designated herein as Doan Subdivision, Block 1, Lot 1, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*Todd Heatly*  
Todd Heatly, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Todd Heatly, 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.

Gave under his hand and seal on this 11 day of December, 2019.

*[Signature]*  
Notary Public, County, Brazos

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 all property markers and monuments were placed under my supervision on the ground.

*[Signature]*  
Brad Kerr, P.L.S. No. 4502

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Koppas, 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 15 day of December, 2019.

*[Signature]*  
City Engineer, Bryan, Texas

**CERTIFICATE OF COUNTY COMMISSIONERS' COURT**

I, Dwayne Patis, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 31 day of December, 2019.

*[Signature]*

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 12/13/2019 2:30:43 PM  
In the PLAT Records

Doc Number: 2019-1380320  
Volume-Page: 15745-46  
Number of Pages: 1  
Amount: 7.00  
Order #: 20191213000105  
By: DJ

said  
the  
office  
page

**APPROVAL OF THE CITY PLANNER**

I, Maia Zimmerman, the undersigned, City Planner and/or designated Secretary of 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 15 day of December, 2019.

*[Signature]*  
City Planner  
Bryan, Texas

*[Signature]* Karen McQueen  
County Clerk, Brazos County, Texas

*[Signature]* Debbie Cullen  
Deputy Clerk

**Final Plat**

**Doan Subdivision**  
Block 1, Lot 1

Being 5.568 Acres of  
Abner Lee, Jr. Survey, A-31  
Brazos County, Texas  
Dec 2019

Owner/Developer:  
Garth Doan/Todd Heatly  
6307 Scott Lane  
Bryan, TX 77808-8583

Engineer:  
**I4 Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9561

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195