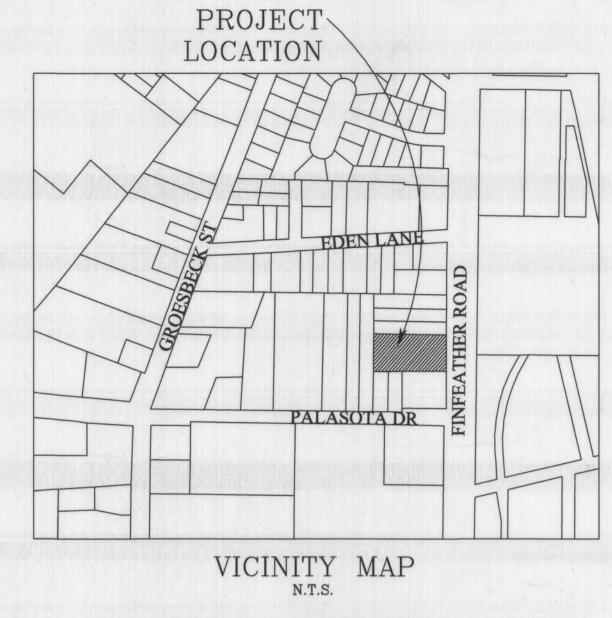


FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.9993 acres in the Zeno Phillips League, A-45, Brazos County, Texas, being the same tract as recorded in Vol. 15526, Page 76, 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 May 2nd of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06188, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the northwest corner of this tract, also being a point in the east line of the Olivarez Sanchez called east one-half of Lot 1 of W.J. Coulter's Subdivision, as recorded in Vol. 2232, Page 106 of the B.C.O.R., also being the southeast corner of the Glen and Kelly B. Conrad called 0.353 acre tract, as recorded in Vol. 6507, Page 255 of the B.C.O.R.;

THENCE South 85°20'10" East, a distance of 294.19 feet along the common line between this tract and said Conrad tract to a calculated northeast corner of this tract, also being a point in the west right-of-way line of Finfeather Road (70' R.O.W.), from which a 1/2" iron rod with busted yellow plastic cap marked "KERR 4502" found bears S 62°13'57" E, a distance of 0.16 feet for reference, also from which a 1/2" iron rod found bent bears S 87°46'37" W, a distance of 1.48 feet

THENCE South 4°46'48" West, a distance of 148.00 feet along the common line between this tract and said Finfeather Road to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the southeast corner of this tract, also being the northeast corner of the Raymond B. Dockery and Lucille Helen Dockery called 174.3' x 148' tract, as recorded in Vol. 834, Page 175 of the B.C.O.R.;

THENCE North 85°19'35" West, a distance of 294.17 feet along the common line between this tract and said Dockery tract, and then along the William B. Kindt and Christine Helen Kindt called 60' x 148' tract, as recorded in Vol. 268, Page 145 of the B.C.O.R., and then along the Olivarez Arriola-Sanchez called 60' x 148' tract, as recorded in Vol. 3580, Page 314 of the B.C.O.R. to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the southwest corner of this tract, also being a point in the east line of the Sanchez tract;

THENCE North 4°46'19" East, a distance of 147.95 feet along the common line between this tract and said Sanchez tract to the PLACE OF BEGINNING containing 0.9993 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, R & O DEVELOPMENT, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 15526, Page 76 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forest all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS COUNTY OF BRAZOS

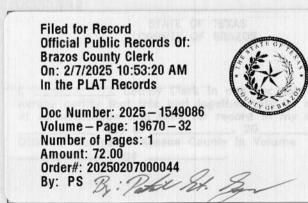
Before me, the undersigned authority, on this day personally appeared <u>Perry</u>, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this <u>and any of Scanners</u>, 20 <u>as . Notary Public</u>, Brazos County, Texas:



APPROVAL OF THE CITY PLANNER

APPROVAL OF THE CITY ENGINEER

that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 3 day of day of 20 25.



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 describe a closed geometric

Texas Registered Professional Land Surveyor, Number 6132

SURVEY LEGEND SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
UTILITY EASEMENT ELECTRICAL LINE
CHAIN-LINK FENCE
WOOD FENCE

SEWER MANHOLE
E ELECTRIC METER
-O-POWER POLE
II TELEPHONE BOX
GAS METER
X LIGHT POLE
SEWER CLEANOUT ○ CALCULATED CORNER

21/2" IRON ROD FOUND BENT

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 1/2" iron rods called for and found as noted to in the previous recorded deed, and elevations are referenced to NAVD88. 2). Drawing Scale is 1"=30"

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. 48041C0195E effective date, 05-16-2012. 5). Zoning: Residential District - 5000 (RD-5)

Front - 25 feet Rear - 5 feet Side - 5 feet 7). Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

> 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 Lots 1, 2 and 3 Block 1 of the Finfeather Subdivision Being a Plat of 1.00 Acre Vol. 15526, Page 76 Zeno Phillips League, A-45 Bryan, Brazos County, Texas

SCALE: 1"=30'

OWNER/DEVELOPER: R&O DEVELOPMENT LLC 8410 JUSTIN AVENUE COLLEGE STATION, TX 77845

MAY, 2024 SURVEYOR: Adam Wallace, RPLS 6132 ATM Surveying 1403 Lemon Tree College Station TX 77840 (979) 209-9291

File name: 24-06188-FINFEATHER-1414-REPLAT.DWG Plot date: 05/03/24 Revised:05/15/24