

**ORIGINAL PLAT**  
 LOT 5R-3, FOX MEADOW ADDITION  
 RECORDED IN VOLUME 9579, PAGE 198

**REPLAT**

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Juan & Ernestina Hernandez owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 9250, Page 47 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.

Juan Hernandez  
Ernestina Hernandez

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 20th day of July, 2020, and same was duly approved on the 27th day of August, 2020 by said Commission.

Robby Gutierrez  
 Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Matin Zimmermann, 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 27th day of August, 2020.

Matin Zimmermann  
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Koppes, 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 27th day of September, 2020.

W. Paul Koppes  
 City Engineer, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE LEAGUE, Abstract No. 3, in The City of Bryan, Brazos County, Texas and being all of Lot 5R-3, FOX MEADOW ADDITION subdivision, according to the Replat of said subdivision recorded in Volume 9579, Page 198 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 east corner of said Lot 5R-3, said iron rod also being common with the south corner of Lot 5R-2 of said FOX MEADOW ADDITION subdivision (9579/198) and being in the northeast right-of-way line of Stevens Drive (based on a 60-foot width);

THENCE: S 45°56'08" W along the northeast right-of-way line of said Stevens Drive for a distance of 136.00 feet to a found 1/2-inch iron rod marking the south corner of said Lot 5R-3, said iron rod also being common with the east corner of Lot 4, FOX MEADOW ADDITION subdivision, according to the Final Plat recorded in Volume 347, Page 575 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 43°44'53" W along the common line of said Lot 5R-3 and said Lot 4 for a distance of 160.29 feet to a found 3/8-inch iron rod marking the west corner of said Lot 5R-3, said iron rod also marking the south corner of Lot 5R-1, FOX MEADOW ADDITION subdivision (9579/198);

THENCE: N 46°11'42" E along the common line of said Lots 5R-3 and 5R-1 for a distance of 136.00 feet to a found 1/2-inch iron rod marking the north corner of said Lot 5R-3, said iron rod also marking the west corner of the before-said Lot 5R-2;

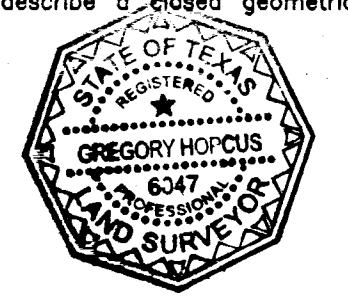
THENCE: S 43°44'53" E along the common line of said Lots 5R-3 and 5R-2 for a distance of 159.67 feet to the POINT OF BEGINNING and containing 0.500 acres of land.

- GENERAL NOTES:
1. BASIS OF BEARINGS: The basis of bearings shown hereon is based on the southeast line of Lot 5R-3 as shown on the Plat recorded in Volume 9579, Page 198 of the Official Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned RD-5, Residential District (RD-5).
  4. Building setback line shall be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district.
  5. Abbreviations:
    - P.O.B. - Point of Beginning
    - V.L.H. - Vehicle Lay of Hose
    - QSD - Contour Elevation
  6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 5/8" Iron Rod Found
    - ⊙ - 3/8" Iron Rod Found
    - - 1/2" Iron Rod Set

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.

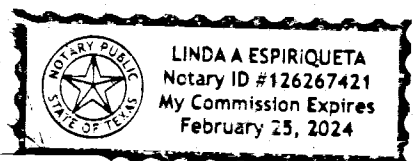
Gregory Hopcus 8/25/2020  
 Gregory Hopcus, R.P.L.S. No. 6047



STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Juan Hernandez & Ernestina Hernandez, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 27th day of August, 2020.

Linda A. Espinoza  
 Notary Public, Brazos County, Texas



Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 9/8/2020 1:52:02 PM  
 In the PLAT Records

Doc Number: 2020-1404940  
 Volume - Page: 16343-275  
 Number of Pages: 1  
 Amount: 73.00  
 OI#: 2027090800114  
 By: TC



I, do hereby certify that this plat was filed for record on the 20th day of August, 2020.

County Clerk, Brazos County, Texas  
Karen McQueen

**FINAL PLAT**  
**FOX MEADOW ADDITION**  
**LOTS 5R-3A & 5R-3B**  
 BEING A REPLAT OF  
 LOT 5R-3 OF FOX MEADOW ADDITION  
 AS RECORDED IN VOLUME 9579, PAGE 198  
 0.500 ACRES  
 MOSES BAINE LEAGUE, A-3  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JULY, 2020  
 SCALE: 1" = 20'

Owner:  
 Juan & Ernestina Hernandez  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Surveyor:  
 Gregory Hopcus  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838