

Cerlificate of ownership and dedication.

STATE OF TEXAS **COUNTY OF BRAZOS** 

> I (We), Wall the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 14, Page 155, 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.



STATE OF TEXAS **COUNTY or BRAZOS** 

Before me, the undersigned authority, on this day personally appeared with known to me to be the person(s) whose name(s) acknowledged to me that he or she executed the same for the purpose stated. is/are subscribed to the foregoing instrument, and

Given under my hand and seal of office this lo day of 20 21



Certification of the surveyor.

STATE OF TEXAS **COUNTY OF BRAZOS** 

I, Luther J. Daly, Registered Professional Land Surveyor No. 6150, 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 describes a closed geometric form.

Texas Registered Professional Land Surveyor, #6150

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 10/8/2021 2:38:02 PM In the PLAT Records

Doc Number: 2021 - 1448821 Volume – Page: 17420 – 53 Number of Pages: 2 Amount: 73.00

o hereby certify that the attached plat together with its certificates of authentication was I Records of Brazos County, Texas,

Order#: 20211008000097 Koven McQueen

by. T. can

Brazos County Clerk Brazos County, Texas.

Approval of the Planning and zoning commission.

Chair 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 and same was duly approved on the 12th day of \_\_\_\_\_, 2020 by

Chair, Planning & Zoning Commission Bryan, Texas

Approval of the City Engineer

اً, الإسلام) 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 day of 2021

City Engineer, Bryan, Texas

Being a 13.000 acre tract of land out of the T.J. Wooten Survey, Abstract 59, Brazos County, Texas, and being out of a called 19.979 acre tract described in Volume 15380, Page 69 of the Deed Records of Brazos County, Texas (D.R.B.C.T.), and all of a called 6.336 acre tract recorded in Volume 12856, Page 109 of the D.R.B.C.T, said 13.000 acres being more particularly described as follows with all bearings being based on the Texas coordinate system, central zone, NAD 83:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way (R.O.W.) line of Jones road (90' wide), same being the southeast corner of a called 7.51 acre tract described in Volume 14082, Page 208, Official Records Brazos County, Texas (O.P.R.B.C.T.), and being southwest corner of the said called 19.979 acre tract and the most westerly corner of the herein described tract;

THENCE, N 41° 10' 32 E, with the line common to said 7.51 acre tract and the said called 19.979 acre tract, a distance of 625.03 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting" for northwest corner of the herein described

**THENCE**, through said called 19.979 acre and said called 6.336 acre tract for the following eighteen (18) courses and distances:

- 1. S 48° 49" 28' ♥, a distance of 110.00 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 2. N 41° 10′ 32″ E, a distance of 25.65 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 3. S 48° 04' 10" E, a distance of 76.01 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 4. S 46° 31' 37" E, a distance of 84.07 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 5. \$41° 10′ 32″ W, a distance of 378.80 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 6. S 46° 31' 37" E, a distance of 601.42 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 7. N 41° 40' 26" E, a distance of 268.63 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 8. N 46° 31' 37" W, a distance of 57.67 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 9. N 43° 28' 23" E, a distance of 110.00 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 10. N 47° 01' 14" W, a distance of 38.66 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 11. N 42° 08' 02" E, a distance of 165.31 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 12. N 63° 51′ 32″ E, a distance of 32.42 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting"; 13. N 42° 08' 02" E, a distance of 39.98 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 14. N 16° 29' 34" E, a distance of 27.73 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 15. N 42° 08' 02" E, a distance of 21.17 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting" to the beginning of a curve to the left;
- 16. With said curve to the left having an arc length of 38.69 feet, a radius of 50.00 feet, with a chord bearing N 19° 58' 07" E, and a chord length of 37.73 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 17. N 88° 02' 06" E, a distance of 19.82 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting";
- 18. N 42° 08' 02" W, a distance of 120.00 feet to a 1/2-inch iron rod found for common corner of the said called 19.979 acre tract and the said called 6.336 acre tract, same being on the south line of a called 34.07 acre tract described in Volume 6360, Page 206, of the O.P.R.B.C.T., and being the most northerly corner of the herein described tract;

THENCE, S 47° 51' 58" E, with the line common to said called 34.07 acre tract and the said called 6.336 acre tract, a distance of 249.23 feet to a 1/2-inch iron pipe found for the southeast corner of said called 34.07 acre tract and the most northwest corner of said called 6.336 acre tract; same being the northeast corner of the herein described tract;

THENCE, S 41° 40' 26" W, with the line common to said called 6.336 acre tract and said called 34.07 acre tract, a distance of 1,115.66 feet to a 1/2-inch iron rod found for a corner on the northeast R.O.W. line of Jones Road (90' wide), being the southeast corner of said called 6.336 acre tract, being the southwest corner of said called 34.07 acre tract, same being the southeast corner of the herein described tract;

THENCE, N 46° 06' 56" W, with the northeast R.O.W. line of Jones Road (90' wide), a distance of 247.52 feet to a 1/2-inch iron rod found for the southeast corner of said called 19.979 acre tract, same being the southwest corner of said called 6.336 acre

THENCE, N 46° 27' 04" W, continuing with the northeast R.O.W. line of Jones Road (90' wide), a distance of 781.87 feet to a 1/2-inch iron rod set with aluminum cap stamped "Maser Consulting" to the POINT OF BEGINNING containing 13.000 acres of land, more or less.

## **GENERAL NOTES**

- 1. PER CITY OF BRYAN ORDINANCE No. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
- 2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0285E (DATED MAY 16, 2012).
- 3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- 4. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY MASER CONSULTING, DATED JUNE 17, 2020.
- 5. SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
- 6. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5030
- 7. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE **TO THIS SUBDIVISION.979-821-5784**
- 8. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- 9. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- 10. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 11. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 12. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS. HOA TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS WITHIN PRIVATE DRAINAGE **EASEMENTS**
- 13. ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND MUST USE FOX BLUFF DRIVE FOR ACCESS.

FINAL PLAT FOXWOOD CROSSING PHASE 1 13.000 ACRES 60 LOTS BLOCK 1, LOTS 1 - 11 BLOCK 2, LOTS 1 - 20, 42 BLOCK 3, LOTS 1 - 16

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BK HOME DEVELOPMENT,

515 COTTINGHAM DRIVE TEMPLE, TEXAS 76504 254-721-6179

**SURVEYOR** MASER CONSULTING P.A. T.B.P.L.S. FIRM NO.

BLOCK 5, LOTS 1 - 12

**JBS ENGINEERING & ENVIRONMENTAL, LLC.** 10194464 2129 E. WILLIAM J. BRYAN PKWY. 3091 UNIVERSITY DR. E. **BRYAN, TX 77802** BRYAN, TEXAS 77802 979-485-2879 979-431-5245

**ENGINEER** 

T FLORIDA ■ TENNESSEE NORTH CAROLINA E COLORADO TBPE Firm Reg. No.: F-14909

PENNSYLVANIA

NEW JERSEY

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**SUBDIVISION** 

FOXWOOD **CROSSING PHASE** 

CITY OF BRYAN **BRAZOS COUNTY, TEXAS** 



Houston, TX 77079 Phone: 281.674.7560

KDL 09/14/2021 OXWOOD PH I\_8-23

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION