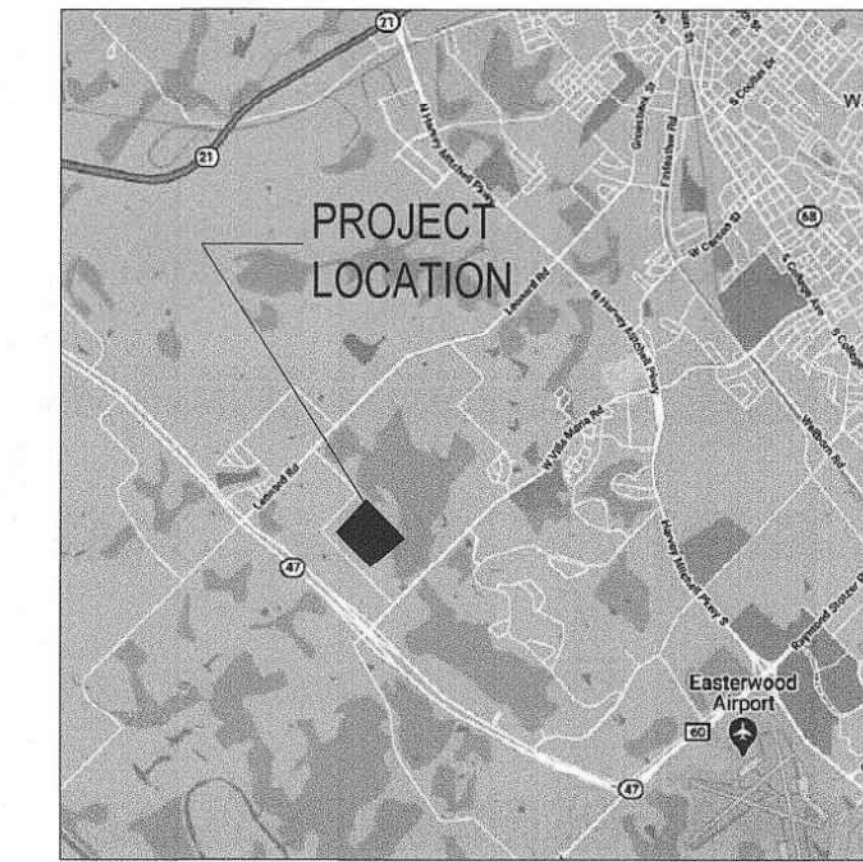


T.J. WOOTEN SURVEY
ABSTRACT NO. 59

LOT 1, BLOCK 1
JONES ROAD BUSINESS PARK
VOL. 14082, PG. 208
O.P.R.B.C.T.

DANIEL L. DeSTAFANO
CALLED 45.9618 ACRES
(SAVE AND EXCEPT 11.49 ACRES)
VOL. 6360, PG. 206,
O.P.R.B.C.T.



VICINITY MAP
NOT TO SCALE

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Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 41° 10' 32" W	11.92'
L2	S 42° 08' 02" W	89.48'
L3	S 45° 11' 20" E	50.05'
L4	S 42° 08' 02" W	74.77'
L5	S 47° 00' 53" E	38.66'
L6	S 43° 28' 23" W	110.00'
L7	S 46° 31' 37" E	57.22'
L8	N 46° 31' 37" W	84.07'
L9	N 48° 04' 10" W	76.01'
L10	S 41° 10' 32" W	25.65'
L11	N 41° 10' 32" E	105.45'

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	50.00'	78.54'	90° 00' 01"	S 88° 28' 23" W 70.71'
C2	50.00'	76.53'	87° 42' 09"	N 2° 40' 32" W 69.28'
C3	25.00'	39.85'	91° 20' 22"	N 87° 48' 13" E 35.77'
C4	25.00'	38.27'	87° 42' 09"	N 2° 40' 32" W 34.64'
C5	25.00'	40.05'	91° 47' 57"	N 87° 34' 25" E 35.91'
C6	25.00'	38.48'	88° 12' 03"	N 2° 25' 35" W 34.80'
C7	50.00'	257.75'	295° 21' 22"	S 22° 43' 29" W 53.47'

LEGEND

- FOUND MONUMENT (AS NOTED)
- ⊙ IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR"
- SURVECT BOUNDARY
- - - ADJACENT BOUNDARY
- PROPOSED FOXWOOD PHASE 2 LOT LINES
- AC = ACRES
- I.P.F. = IRON PIPE FOUND
- I.R.F. = IRON ROD FOUND
- P.U.E. = PUBLIC UTILITY EASEMENT (10' UNLESS OTHERWISE NOTED)
- R.O.W. = RIGHT OF WAY
- sq. ft. = SQUARE FEET
- OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- O.P.R.B.C.T.
- BLOCK LABEL

FOXWOOD CROSSING PHASE 1
VOL. 17420, PG. 53,
O.P.R.B.C.T.

FOXWOOD CROSSING PHASE 1
VOL. 17420, PG. 53,
O.P.R.B.C.T.

BRYAN INDEPENDENT SCHOOL DISTRICT
CALLED 11.49 ACRES
VOL. 7192, PG. 79,
O.P.R.B.C.T.

Original Plat
Foxwood Crossing Subdivision -Phase 2
46 Lots
Block 2, Lots 21-41, 43-52
Block 4, Lots 1-11
Block 5, Lots 13-16
Being a total of 8.098 acres out of the
T.J. Wooten Survey, A-59
City of Bryan, Brazos County, Texas

OWNER/DEVELOPER
BK HOME DEVELOPMENT, INC.
515 COTTINGHAM DRIVE
TEMPLE, TEXAS 76504
254-721-6179

SURVEYOR
COLLIERS ENGINEERING & DESIGN
T.B.P.E.L.S. FIRM NO. 10194550
4500 RATLIFF LANE #113
ADDISON, TEXAS 75001
214-613-1204

ENGINEER
JBS ENGINEERING & ENVIRONMENTAL, L.L.C.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

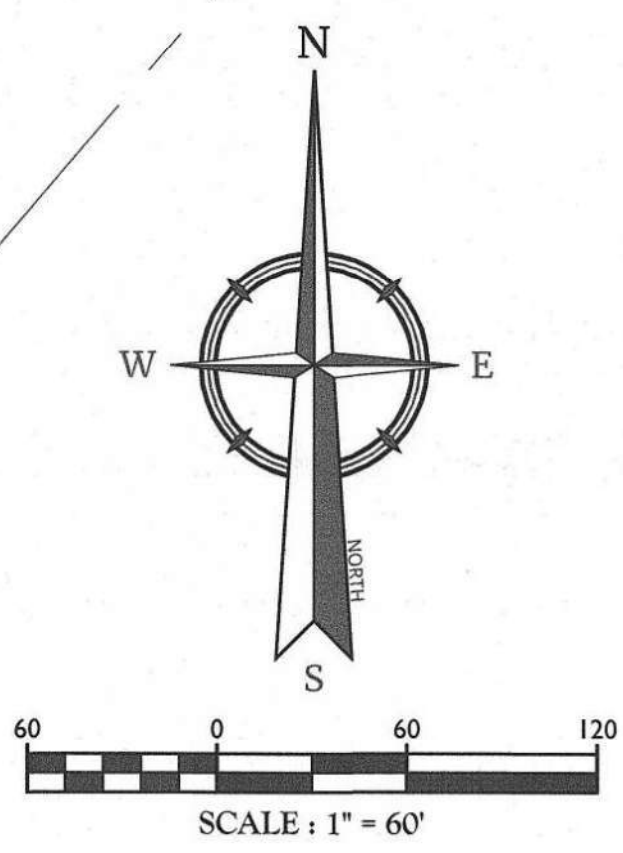
AMENDING PLAT
FOR
FOXWOOD CROSSING
SUBDIVISION
PHASE 2
T.J. WOOTEN SURVEY, A-59
CITY OF BRYAN,
BRAZOS COUNTY, TEXAS

Colliers DALLAS
4500 Ratliff Lane,
Suite 113
Addison, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: 1"=60' DATE: 08/31/2022 DRAWN BY: HCF CHECKED BY: CAG
PROJECT NUMBER: 21001241A DRAWING NAME: FOXWOOD PH II AMENDING PLAT 08-31-22

SHEET NUMBER:
AMENDING PLAT
01 of 03

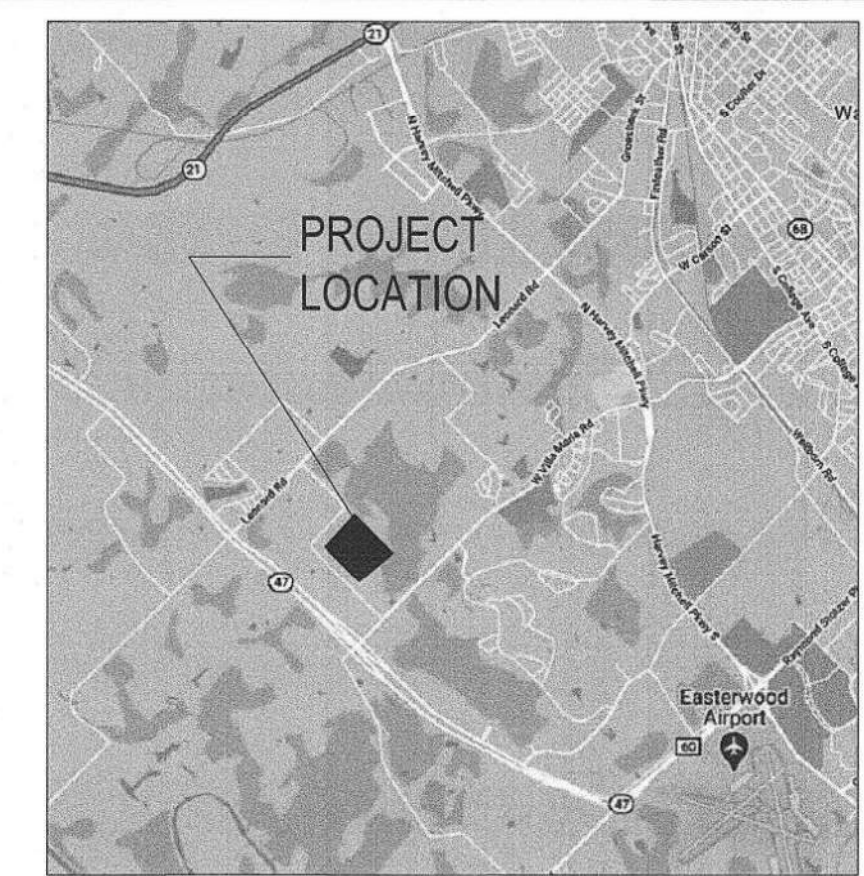
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



T.J. WOOTEN SURVEY
ABSTRACT NO. 59

LOT 1, BLOCK 1
JONES ROAD BUSINESS PARK
VOL. 14082, PG. 208
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LINE DATA

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L3	S 45° 11' 20" E	50.05'
L4	S 42° 08' 02" W	74.77'
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L6	S 43° 28' 23" W	110.00'
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- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR"
 - SUBJECT BOUNDARY
 - - - ADJACENT BOUNDARY
 - - - PROPOSED FOXWOOD PHASE 2 LOT LINES
 - AC. = ACRES
 - I.P.F. = IRON PIPE FOUND
 - I.R.F. = IRON ROD FOUND
 - P.U.E. = PUBLIC UTILITY EASEMENT (10' UNLESS OTHERWISE NOTED)
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 - O.P.R.B.C.T. = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - ⑤ = BLOCK LABEL

FOXWOOD CROSSING PHASE 1
VOL. 17420, PG. 53,
O.P.R.B.C.T.

FOXWOOD CROSSING PHASE 1
VOL. 17420, PG. 53,
O.P.R.B.C.T.

Amending Plat
Foxwood Crossing Subdivision -Phase 2
46 Lots
Block 2, Lots 21-41, 43-52
Block 4, Lots 1-11
Block 5, Lots 13-16
Being a total of 8.098 acres out of the
T.J. Wooten Survey, A-59
City Of Bryan, Brazos County, Texas

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TEMPLE, TEXAS 76704
254-721-6179

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ENGINEER
JBS ENGINEERING & ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

AMENDING PLAT
FOR
FOXWOOD CROSSING
SUBDIVISION
PHASE 2

T.J. WOOTEN SURVEY, A-59
CITY OF BRYAN,
BRAZOS COUNTY, TEXAS

Colliers
Engineering & Design
DALLAS
4500 Ratliff Lane,
Suite 113
Addison, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=60'	08/31/2022	HCF	CAG

PROJECT NUMBER:
21001241A

DRAWING NAME:
FOXWOOD PH II AMENDING
PLAT 08-31-22

SHEET TITLE
AMENDING PLAT
SHEET NUMBER:
02 of 03

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JC WALL III, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO WALL DEVELOPMENT, LLC IN VOLUME 16684, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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.

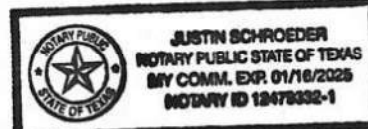
JC WALL III, OWNER
WALL DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JC WALL III, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF Sept. 2022

Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHAD A. GULICK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH SUITABLE MONUMENTS SET WITH THE HEAD FLUSH WITH THE GROUND OR SIDEWALKS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Chad A. Gulick, 09-02-22
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6021
TEXAS SURVEY FIRM NO. 10194550



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/14/2022 4:19:17 PM
in the PLAT Records

Doc Number: 2022-1483586
Volume - Page: 18224-24
Number of Pages: 3
Amount: 73.00
Order#: 20220914000114
By: LG Karen McQueen
by: Jana Chubbell



KAS. DO HEREBY CERTIFY THAT THE
IDENTIFICATION WAS FILED ON THE ____ DAY
COUNTY, TEXAS,

APPROVAL OF THE CITY ENGINEER

I, Sam Vasquez, 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 14th DAY OF September, 2022

Sam Vasquez, CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 14th DAY OF September, 2022

Martin Zimmerman, CITY PLANNER, BRYAN, TEXAS

LEGAL DESCRIPTION OF SUBDIVISION:

BEING A 8.098 ACRE TRACT OF LAND OUT OF THE T.J. WOOTEN SURVEY, ABSTRACT 59, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF A CALLED 19.979 ACRE TRACT DESCRIBED AS TRACT 1 AND PART OF A CALLED 6.336 ACRE TRACT DESCRIBED AS TRACT 2 IN A SPECIAL WARRANTY DEED TO WALL DEVELOPMENT, LLC AS RECORDED IN VOLUME 16684, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.), SAID 8.098 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 LOT 1, BLOCK 1, JONES ROAD BUSINESS PARK AS RECORDED IN VOLUME 14082, PAGE 208, O.P.R.B.C.T., AND BEING SOUTHWEST CORNER OF THE SAID CALLED 19.979 ACRE TRACT;

THENCE, N 41° 10' 32" E, WITH THE LINE COMMON TO SAID LOT 1 AND SAID CALLED 19.979 ACRE TRACT, A DISTANCE OF 625.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR" FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N 41° 10' 32" E, CONTINUING WITH THE LINE COMMON TO SAID LOT 1 AND SAID CALLED 19.979 ACRE TRACT, A DISTANCE OF 205.20 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";

THENCE, THROUGH SAID CALLED 19.979 ACRE AND SAID CALLED 6.336 ACRE TRACT FOR THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1. S 48° 49' 28" E, A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
2. S 41° 10' 32" W, A DISTANCE OF 11.92 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
3. S 46° 17' 08" E, A DISTANCE OF 574.78 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
4. S 42° 08' 02" W, A DISTANCE OF 89.48 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
5. S 45° 11' 20" E, A DISTANCE OF 50.05 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
6. S 42° 08' 02" W, A DISTANCE OF 74.77 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
7. S 47° 00' 53" E, A DISTANCE OF 38.66 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
8. S 43° 28' 23" W, A DISTANCE OF 110.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
9. S 46° 31' 37" E, A DISTANCE OF 57.22 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
10. S 41° 40' 26" W, A DISTANCE OF 268.63 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
11. N 46° 31' 37" W, A DISTANCE OF 601.42 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
12. N 41° 10' 32" E, A DISTANCE OF 378.80 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
13. N 46° 31' 37" W, A DISTANCE OF 84.07 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
14. N 48° 04' 10" W, A DISTANCE OF 76.01 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR";
15. S 41° 10' 32" W, A DISTANCE OF 25.65 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MASER PROP COR";
16. N 48° 49' 28" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.098 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- 1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, EPOCH 2010.00.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 48041C0285E, PANEL 0285E, DATED MAY 16, 2012, ALL OF THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.
3. PER CITY OF BRYAN ORDINANCE No. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
4. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
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. 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.
10. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BC'S GUIDELINES.
11. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
12. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.
13. 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.
14. THE PURPOSE OF THIS AMENDING PLAT IS TO REVISE THE STREET NAME FROM JAYV BEND TO TOBY BEND.

Amending Plat
Foxwood Crossing Subdivision -Phase 2
46 Lots
Block 2, Lots 21-41, 43-52
Block 4, Lots 1-11
Block 5, Lots 13-16
Being a total of 8.098 acres out of the
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Table with columns: REVISION, DATE, DRAWN BY, DESCRIPTION. Includes revision history for the plat.

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AMENDING PLAT
FOR
FOXWOOD CROSSING
SUBDIVISION
PHASE 2
T.J. WOOTEN SURVEY, A-59
CITY OF BRYAN,
BRAZOS COUNTY, TEXAS

Colliers Engineering & Design
DALLAS 4500 Ratliff Lane, Suite 113, Addison, TX 75001
Phone: 214.613.1204
PROJECT NUMBER: 21001241A
DRAWING NAME: FOXWOOD PH II AMENDING PLAT 08-31-22
SHEET NUMBER: 03 of 03