

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
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 3 DAY OF July, 2023

Charrisa C. McKenzie
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, WALTER E. SMITH, JR., 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.

W. E. Smith Jr 6/30/2023
WALTER E. SMITH, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7040
TEXAS SURVEY FIRM NO. 10194550



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/11/2023 1:50:19 PM
In the PLAT Records
Doc Number: 2023 - 1506661
Volume - Page: 18729 - 105
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By: LG *Karen McGee*
Rene Anderson



I, DO HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED ON THE _____ DAY MONTH, TEXAS,

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 10th DAY OF July, 2023 BY SAID COMMISSION.

Leo Gonzalez
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Stason, 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 10th DAY OF July, 2023.

W. Paul Stason
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Maria 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 10th DAY OF July, 2023.

Maria Zimmerman
CITY PLANNER, BRYAN, TEXAS

LEGAL DESCRIPTION OF SUBDIVISION:

A DESCRIPTION OF A 6.862-ACRE TRACT CONTAINED WITHIN THE T.J. WOOTEN SURVEY, ABSTRACT NO. 59, 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 6.862-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF JONES ROAD (90 FOOT WIDE), FOR THE SOUTHWEST CORNER OF SAID 19.997 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF JONES ROAD BUSINESS PARK AS RECORDED IN VOLUME 14082, PAGE 208, O.P.R.B.C.T.;

THENCE N 41° 10' 32" E, A DISTANCE OF 830.23 FEET, ALONG THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID LOT 1, BLOCK 1, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER HEREOF;

THENCE N 41° 10' 32" E, CONTINUING WITH THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID LOT 1, BLOCK 1, PASSING A 1/2-INCH IRON ROD FOUND AT 136.58 FEET, AND CONTINUING A TOTAL DISTANCE OF 280.46 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 19.997 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 20.803 ACRE TRACT AS CONVEYED TO REALSPIN INVESTMENT TRUST IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12330, PAGE 14, O.P.R.B.C.T., THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 45.5618 ACRE TRACT AS CONVEYED TO DANIEL L. DESTEFANO IN A SPECIAL ASSUMPTION DEED RECORDED IN VOLUME 6360, PAGE 206, O.P.R.B.C.T., AND THE NORTHWEST CORNER HEREOF;

THENCE S 46° 17' 09" E, A DISTANCE OF 789.73 FEET, ALONG THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID 45.5618 ACRE TRACT, TO THE NORTHEAST CORNER OF SAID 19.997 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 6.336 ACRE TRACT, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS S 01° 15' 33" W, 0.91 FEET;

THENCE S 47° 51' 57" E, A DISTANCE OF 249.23 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 6.336 ACRE TRACT, TO A 1/2-INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF THAT CERTAIN CALLED 11.49 ACRE TRACT CONVEYED TO BRYAN INDEPENDENT SCHOOL DISTRICT IN A WARRANTY DEED RECORDED IN VOLUME 7192, PAGE 79, O.P.R.B.C.T., FOR THE NORTHEAST CORNER OF SAID 6.336 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE S 41° 40' 26" W, A DISTANCE OF 285.01 FEET, ALONG THE COMMON LINE OF SAID 6.336 ACRE TRACT AND SAID 11.49 ACRE TRACT TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "MASER PROP COR" FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 47° 51' 58" W, A DISTANCE OF 251.52 FEET, OVER AND ACROSS SAID 6.336 ACRE TRACT AND SAID 19.997 ACRE TRACT, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" FOR AN INTERIOR CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 19.997 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
S 42° 08' 02" W, A DISTANCE OF 90.54 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 45° 11' 20" W, A DISTANCE OF 90.05 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 42° 08' 02" E, A DISTANCE OF 89.48 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 46° 17' 08" W, A DISTANCE OF 574.78 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 41° 10' 32" E, A DISTANCE OF 11.92 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 48° 49' 28" W, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.862 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, EPOCH 2010.00.
- 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.
- PER CITY OF BRYAN ORDINANCE No. 230S, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
- THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- 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
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5030
- ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- 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.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 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.

FINAL PLAT
FOR
FOXWOOD CROSSING
SUBDIVISION
PHASE 3

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

FINAL PLAT
27 Lots
Block 4, Lots 12-22
Block 5, Lots 17-21
Block 6, Lots 1-11

Being a total of 6.862 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 76704 254-721-6179	SURVEYOR COLLIERS ENGINEERING & DESIGN T.B.P.E.L.S. FIRM NO. 10194560 13501 KATY FREEWAY STE 1360 HOUSTON, TEXAS 77079 281-674-7560	ENGINEER JBS ENGINEERING & ENVIRONMENTAL, LLC 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TX 77802 979-484-2879
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REV	DATE	DESCRIPTION

FINAL PLAT
FOR
FOXWOOD CROSSING
SUBDIVISION
PHASE 3

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

Colliers
Engineering & Design
HOUSTON
13501 Katy Freeway,
Suite 1700
Houston, TX 77079
Phone: 281.674.7560
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTANTS

SCALE: 1"=60'	DATE: 06/30/2023	DRAWN BY: HCF	CHECKED BY: WES
PROJECT NUMBER: 22002189A	DRAWING NAME: FOXWOOD PH III		

SHEET TITLE:
FINAL SUBDIVISION PLAT

SHEET NUMBER:
02 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

18101113415078013501 KATY FREEWAY, SUITE 1700, HOUSTON, TX 77079
281.674.7560
WWW.COLLIERSENGINEERING.COM
10/22/2013
BY: WJL/STW