

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

1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the deed recorded in Volume 15520, Page 49 of the

2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April

3. Unless otherwise indicated, all distances shown along curves are arc

4. ZONING: AO (Current) RD-5 (Proposed)
5. All minimum building setbacks shall be in accordance with the City of

Common Area and Landscape Easements shall be owned & maintained

8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ -1/2" Iron Rod Found (CM)
 O - 1/2" Iron Rod Set at Points of Curvatures
 ⊙ - 5/8" Iron Rod Found (CM)

- Homeowner's Association

 Public Utility Easement Right of WayControlling Monument

- Private Drainage Easement

2, 2014, no portion of this property is located in a Special Flood

3/29/21

GENERAL SURVEYOR NOTES:

Bryan Code of Ordinances. Right-of-way Acreage: 1.013 Ac.

by Homeowner's Association.

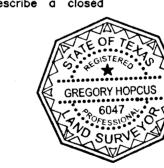
Common Area

9. Abbreviations:

P.U.E.

R.O.W.

Official Records of Brazos County, Texas.



		Ny C	\ \
SITE	78×1 / /		
or Rd			
	11111221		
			 _

## VICINITY MAP

15520, Page 49 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly

BEGINNING: at a found 5/8—inch iron rod marking the north corner of the called 6.118 acre Ante Development tract and the east corner of the called 1 acre Martha Alicai Tumox tract recorded in Volume 15088, Page 191 (O.R.B.C.), said iron rod also being in the southwest right-of-way line of Nuches Lane (based on a 50-foot width);

THENCE: S 51'27'59" E along the southwest right-of-way line of said Nuches Lane for a distance of 337.39 feet to a found 1/2—inch iron rod marking the east corner of the called 6.118 acre Ante in Volume 139, Page 346 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 42°36′14″ W along the common line of the called 6.118 Ante Development tract, the 0.50 acre Greer tract and the called 1.9 acre Richard Beasley tract recorded in Volume 11142, Page 165 (0.R.B.C.) for a distance of 801.98 feet to a found 1/2-inch iron rod marking the south corner of the called 6.118 acre Ante Development tract and the west corner of the called 1.9 acre Richard SUBDIVISION according to the Final Plat recorded in Volume 5289, Page 129 (O.R.B.C.);

Lot, 1 Block 1, STONE HAVEN SUBDIVISION for a distance of 336.56 feet to a found 1/2-inch iron rod marking the west corner of the called 6.118 acre Ante Development tract and the south corner of the

THENCE: N 42'36'14" E along the common line of the called 6.118 Ante Development tract and the 6.118 acres of land, more or les

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	42'04'13"	50.00'	36.71'	19.23'	S 62.58,43, W	35.89'
C2	41'24'35"	50.00'	36.14'	18.90'	S 63'18'32" W	35.36'
C3	94'04'12"	25.00'	41.05'	26.84'	S 4'25'52" E	36.59'
C4	85'55'45"	25.00'	37.49'	23.28'	N 85'34'09" E	34.08'
C5	41'24'35"	50.00'	36.14'	18.90'	N 21'53'57" E	35.36'
C6	40°44'58"	50.00'	35.56'	18.57'	N 21'34'09" E	34.82'

LINE TABLE						
LINE	BEARING	DISTANCE				
L1	S 41'56'37" W	51.93'				
L2	N 41'56'37" E	51.93				
L3	N 42°36'14" E	11.86'				

## FINAL PLAT

## HERITAGE MEADOW SUBDIVISION

LOTS 1-14, BLOCK 1 AND LOTS 1-15, BLOCK 2 6.118 ACRES

OUT OF STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS FEBRUARY, 2020

Owner:
Ante Development, LLC
P.O. Box 326 Weliborn, Tx 77881 979-412-5007 979-393-0173

SCALE: 1"=40' Surveyor: Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845

(979) 693-3838

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, Ante Development, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15520, Page 49 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.

APPROVAL OF THE CITY PLANNER

Martin Zimmermonn

the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of codes and ordinances of the City of Bryan and was approved on the Bryan, hereby certify that this plat is in compliance with the appropriate

APPROVAL OF PLANNING AND ZONING COMMISSION

Both Julk Notary Papie Brazos County, Texas

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 State day of and same was duly approved on the State day of by said Commission.

Brown on the state of the state

Ash Naraty Prient, State of their

(5) (8) Nothing 10 11/18-174 ----

EFTTY MEATH

Chairman, Planning and Zoning Commission

Brazos County Clerk In the PLAT Records

Doc Number: 2021 - 1/26692 Volume - Page: 16889 - 202 Number of Pages: 1 Amount: 73.00 Order#: 20210406000081 By: TD

County Clerk, Brazos County, Texas

Filed for Record Official Public Records Of: On: 4/6/2021 11:17:58 AM

, do hereby certify tion was filed for