



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being all of the called 6.118 acre tract described in the deed from Gary Lee Greer to Ante Development, LLC recorded in Volume 15520, Page 49 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 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 Alicia Tumox tract recorded in Volume 15088, Page 131 (O.R.B.C.), said iron rod also being in the southwest right-of-way line of Naches Lane (based on a 50-foot width);

THENCE: S 51°27'59" E along the southwest right-of-way line of said Naches 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 Development tract and the north corner of the called 0.50 acre F.W. and Evelyn Greer tract recorded 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 (O.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 Beasley tract, said iron rod also being in the northeast line of Lot 1, Block 1, STONE HAVEN SUBDIVISION according to the Final Plat recorded in Volume 5289, Page 129 (O.R.B.C.);

THENCE: N 48°03'23" W along the common line of the called 6.118 Ante Development tract and said 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 called 1 acre Tumox tract;

THENCE: N 42°36'14" E along the common line of the called 6.118 Ante Development tract and the called 1 acre Tumox tract for a distance of 781.92 feet to the POINT OF BEGINNING and containing 6.118 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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.

Ben
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dean Eric McDevitt, 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 on this 29th day of March, 2021.

Beth Neal
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 5th day of April, 2021.

W. Parks
City Engineer, Bryan, Texas

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.

G. Hopcus 3/29/21
Gregory Hopcus, R.P.L.S. No. 6047

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'

APPROVAL OF THE CITY PLANNER

Heath Zimmermann
Heath 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 5th day of April, 2021.

Heath Zimmermann
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 5th day of April, 2021, and some was duly approved on the 5th day of April, 2021, by said Commission.

Leo Gonzalez
Chairman, Planning and Zoning Commission

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/6/2021 11:17:58 AM
In the PLAT Records

Doc Number: 2021-1426692
Volume - Page: 18895-202
Number of Pages: 1
Amount: 73.00
Or's #: 2021046000081
By: TD

I, do hereby certify that this plat was filed for record on this 20 day of April, 2021.

TD
County Clerk, Brazos County, Texas

- GENERAL SURVEYOR NOTES:
- 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 Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - ZONING: AO (Current) RD-5 (Proposed)
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Right-of-way Acreage: 1.013 Ac.
 - Common Area and Landscape Easements shall be owned & maintained by Homeowner's Association.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set at Points of Curvatures
 - - 5/8" Iron Rod Found (CM)
 - Abbreviations:
 - CM - Common Area
 - H.O.A. - Homeowner's Association
 - P.D.E. - Private Drainage Easement
 - P.U.E. - Public Utility Easement
 - R.O.W. - Right of Way
 - CM - Controlling Monument

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
SCALE: 1"=40'

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

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

MB