

ORIGINAL PLAT

(EXISTING CONDITIONS)

- LEGEND:
PROANE TANK
CLEAN OUT
SEPTIC TANK
WATER METER
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WIRE MESH FENCE
BARBED WIRE FENCE
WROUGHT IRON FENCE
BRICK
CONCRETE
GRAVEL

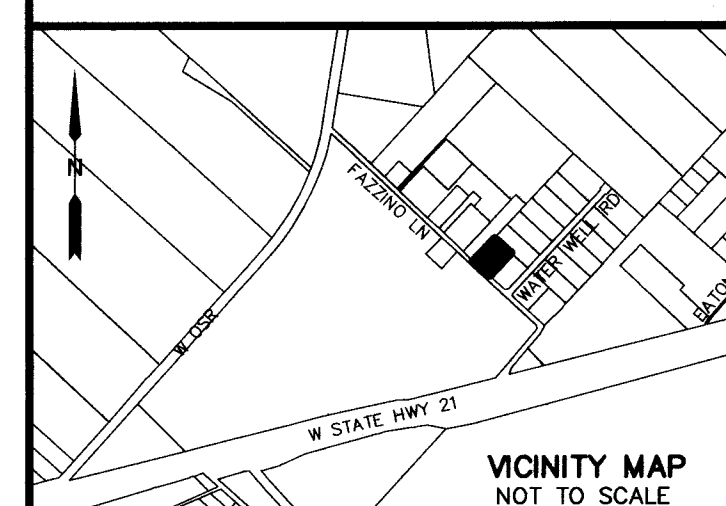
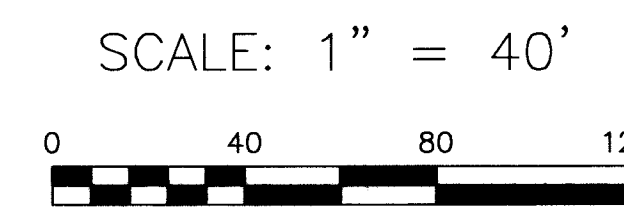
N/F BRAZOS COUNTY PRECINCT 4 VOLUNTEER FIRE DEPARTMENT 3.00 ACRE TRACT 2612/328

LOT 16 MARTIN GRANADOS-RAMIREZ 4792/166

LOT 14 JESUS BRAVO AND WIFE, REGINA BUENDIA 8346/217

LOT 15 TELESORO AGUILAR PEREZ and MARGARET MARY AGUILAR 7125/106

REPLAT



N/F BRAZOS COUNTY PRECINCT 4 VOLUNTEER FIRE DEPARTMENT 3.00 ACRE TRACT 2612/328

LOT 16A 1.00 ACRE TRACT

LOT 16B 1.00 ACRE TRACT

LOT 15

METES AND BOUNDS DESCRIPTION OF A 2.00 ACRE TRACT JAMES CURTIS, JR. LEAGUE, A-12 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES CURTIS, JR. LEAGUE, ABSTRACT NO. 12, BRAZOS COUNTY, TEXAS...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 3.00 ACRE TRACT AS DESCRIBED BY A DEED TO BRAZOS COUNTY PRECINCT 4 VOLUNTEER FIRE DEPARTMENT...

THENCE: S 47° 17' 09" E ALONG THE COMMON LINE OF SAID LOT 16 AND SAID LOT 14 FOR A DISTANCE OF 246.77 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 16 AND THE NORTH CORNER OF LOT 15, MESQUITE FLATS...

THENCE: S 42° 42' 28" W ALONG THE COMMON LINE OF SAID LOT 16 AND SAID LOT 15 OR A DISTANCE OF 351.07 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF FAZZINO LANE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 16;

THENCE: N 48° 05' 20" W ALONG THE NORTHEAST LINE OF FAZZINO LANE FOR A DISTANCE OF 247.03 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID 3.00 ACRE TRACT MARKING THE WEST CORNER OF SAID LOT 16, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF FAZZINO LANE MARKING THE SOUTH CORNER OF SAID 3.00 ACRE TRACT BEARS: S 42° 44' 47" W FOR A DISTANCE OF 10.14 FEET;

GENERAL NOTES

- 1. COORDINATES AND BEARINGS SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE OPUS REPORT OBTAINED 07-28-16 AND AS ESTABLISHED BY GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010158597473 (CALCULATED USING GEOD12A).
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 480410200E, REVISED MAY 9, 2014.
4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THERE SHALL BE A 5' WIDE ANCHOR AND GUY EASEMENT EXTENDING 20' BEYOND ANY UTILITY EASEMENT WHERE NECESSARY TO SUPPORT OVERHEAD UTILITY LINES.
6. THERE IS A 25' BUILDING SETBACK FROM ALL STREETS.
7. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.

COUNTY NOTES

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WELLBORN S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
6. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
7. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
8. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY THE OTHER PARTIES IN THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, MARTIN GRANADOS RAMIREZ, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 4792, Page 166, 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.

Martin Granados Owner(s)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared MARTIN GRANADOS RAMIREZ 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.

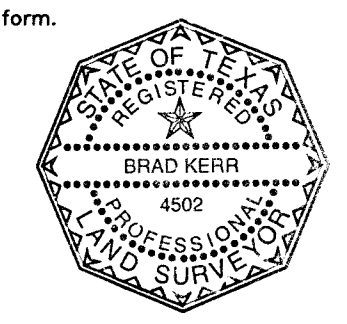
Given under my hand and seal on this 24th day of March, 2017. Louise Barker Notary Public, Brazos County, Texas



CERTIFICATE OF CITY PLANNER

I, 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 19th day of March, 2017.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 19th day of March, 2017, and same was duly approved on the 2nd day of March, 2017.

Bobbi Coleman Chairman

CERTIFICATE 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 19th day of March, 2017.

W Paul Nesma City Engineer, City of Bryan

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of subdivision on the 19th day of March, 2017. Signed this 19th day of March, 2017. Duane Smith County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS I, Karen McQueen County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of March, 2017, in the Official Public Records of Brazos County, Texas, in Volume 14016, Page 14016.

Karen McQueen County Clerk, Texas by: Lauren Reistino Deputy Clerk

FINAL PLAT OF LOTS 16A AND 16B MESQUITE FLATS 2.00 ACRES, JAMES CURTIS, JR. LEAGUE, A-12 BEING A REPLAT OF LOT 16 MESQUITE FLATS VOLUME 1981, PAGE 77 BRAZOS COUNTY, TEXAS. SCALE: 1 INCH = 40 FEET. SURVEY DATE: 07-20-16 PLAT DATE: 12-22-16 REVISED: 02-16-17. OWNER: MARTIN GRANADOS RAMIREZ, 3074 FAZZINO LANE, BRYAN, TEXAS 77803. SURVEYOR: KERR SURVEYING, LLC, 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803.

Doc: 10229984, Br: 14016, Vol: 226. Filed for Record in: BRAZOS COUNTY. On: May 11, 2017 at 01:52:02. As a Plat. Document Number: 01299984. Amount: 73.00. Receipt Number: 600209. Lauren Reistino. STATE OF TEXAS COUNTY OF BRAZOS. I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY as stamped hereon by me. May 11, 2017. Karen McQueen, Brazos County Clerk, BRAZOS COUNTY.

CAD NAME: 16-588