

PROJECT LOCATION



VICINITY MAP
N.T.S.

METERS AND BOUNDS DESCRIPTION

Being a tract of land containing 9.272 acres, and being all of Lot 5, Block 3, in the Old Spanish Trail Estates, as recorded in Vol. 459, Page 175, of the Brazos County Deed Records (B.C.D.R.), and being the same tract as recorded in Vol. 1354, Page 191 of the Brazos County Deed Records (B.C.D.R.), in Brazos County, Texas. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary monuments to 1/2" iron rods found and referred to the previously recorded plat, and as surveyed on the ground on February 2nd of 2017. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0066, and being more particularly described as follows:

BEING MORE OR LESS a 50' wide easement with center point marked "CARE/CRACKED - 2017-0066" found for the east corner of this tract, also being the north corner of the east 1/2 of Lot 4, Block 3, and Lot 5, Block 3, called 4.638 acre tract, as recorded in Vol. 1330, Page 249 of the B.C.D.R., and also being a point along the southwest right-of-way line of Old Spanish Trail (SP) R.O.W.;

THENCE North 49°59'43" West, a distance of 924.03' that along the common line between this tract, and said 4.638 acre tract, also being the north corner of this tract, and also being the east corner of Lot 4, Block 3, and Lot 5, Block 3, called 4.638 acre tract, as recorded in Vol. 1330, Page 249 of the B.C.D.R., and also being a point along Lot 14 in the Boundary Oaks Subdivision, as recorded in Vol. 508, Page 971 of the B.C.D.R.;

THENCE North 49°51'21" West, a distance of 440.00' that along the east and said Lot 14 tract, then along Lot 12 and 11, and then along Lot 11 to a 1/2" iron rod found for the west corner of this tract, and also being the north corner of Lot 6, Block 2;

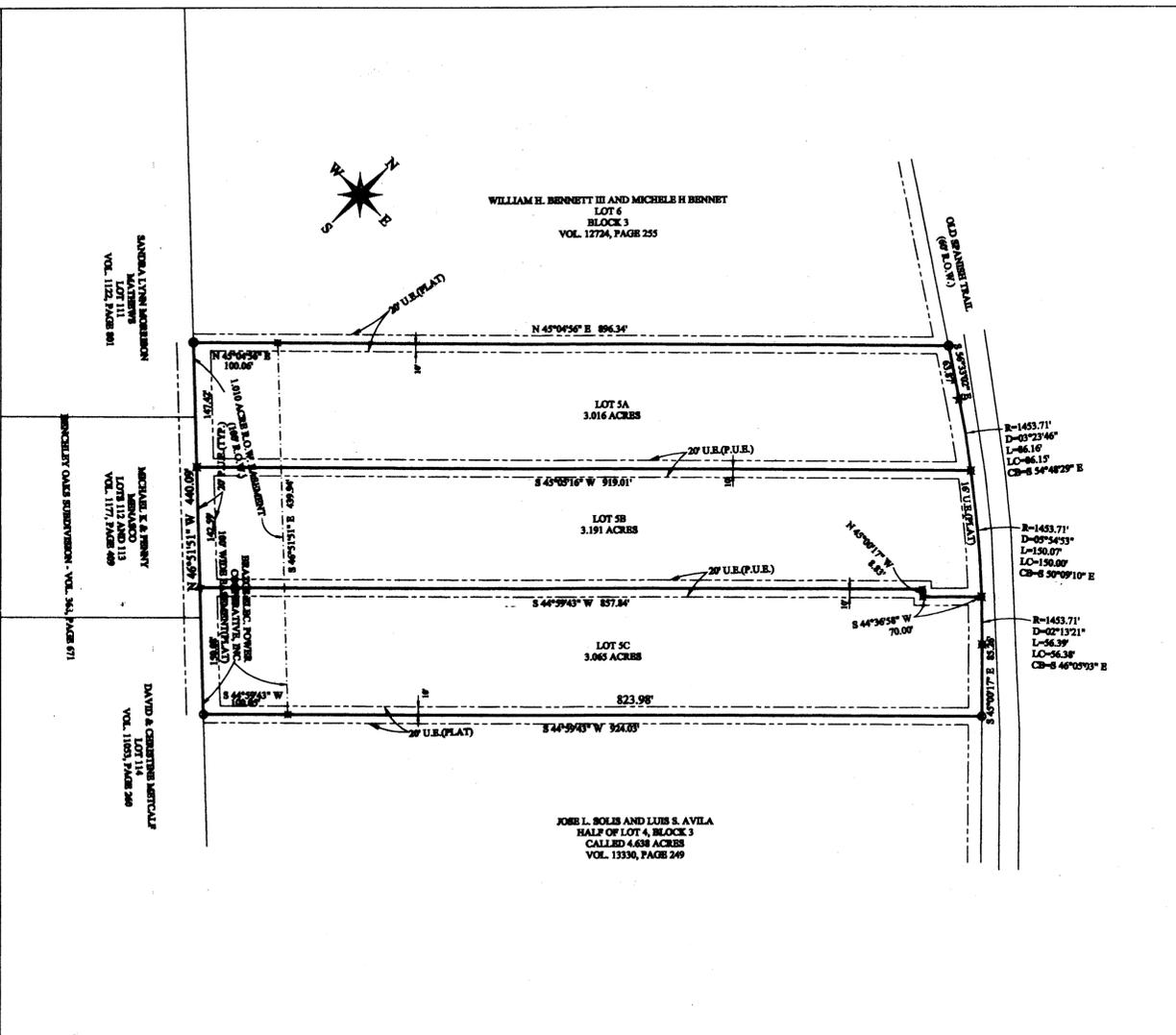
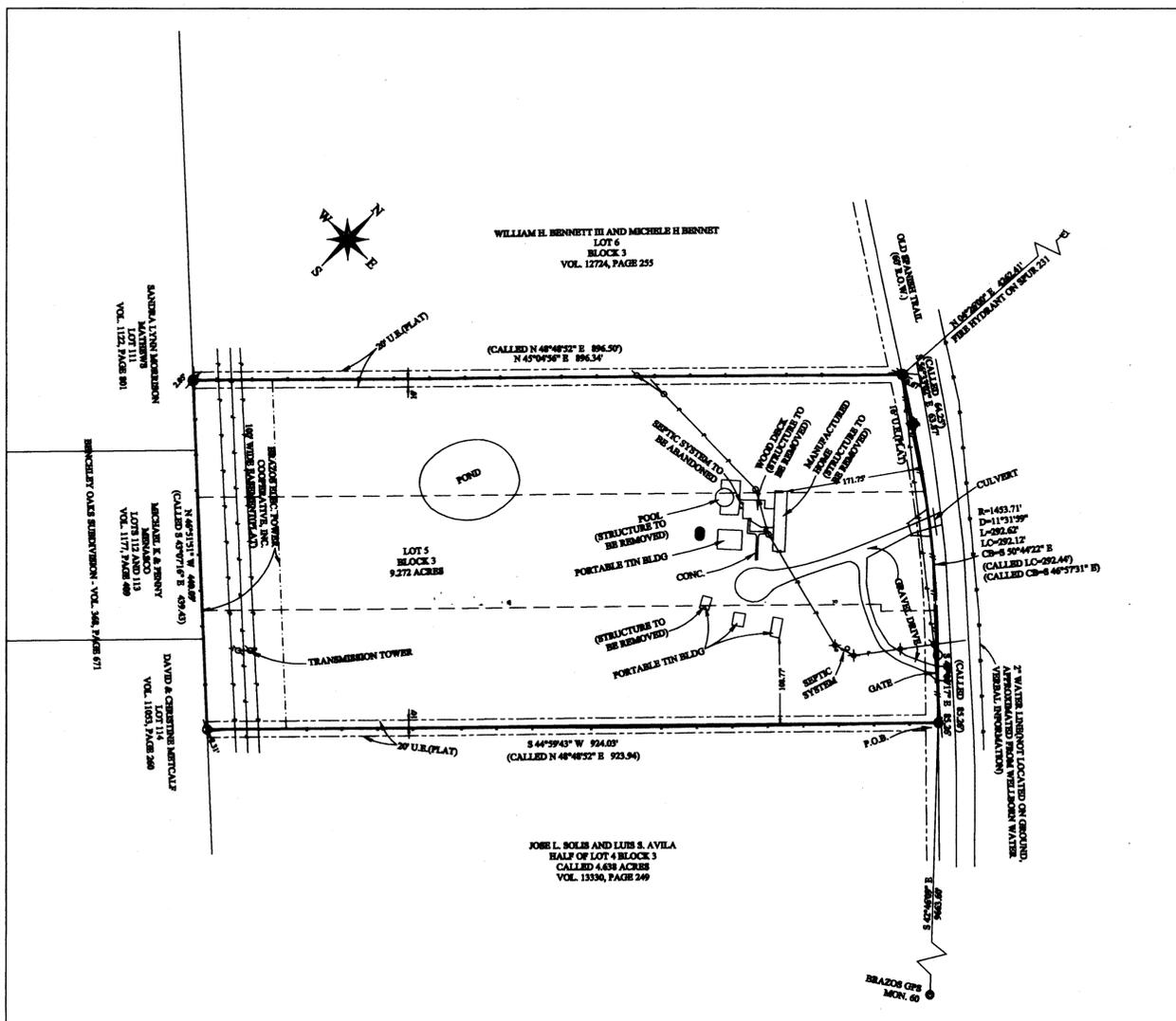
THENCE North 49°59'43" East, a distance of 896.34' that along the common line between this tract, and said Lot 6 to a 1/2" iron rod found for the north corner of this tract, and also being the east corner of Lot 6, and also being a point along the southwest right-of-way line of said Old Spanish Trail;

THENCE along the common line between tract and said Old Spanish Trail the following: South 59°39'49" East, a distance of 69.87' that to a 1/2" iron rod found;

Armed a curve to the right having a delta angle of 11°51'39", an arc distance of 292.63 feet, a radius of 1453.71 feet, and a chord of 504.22' that, a distance of 292.12 feet to a 1/2" iron rod with a corner point marked "2017-0066 - ATM SURV" set;

South 49°59'43" East, a distance of 69.87' that to the PLACES OF BEGINNING containing 9.272 acres.

- Additional Notes:
- 1) No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County Health Department. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet from the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
 - 2) Rural mailboxes shall be set five (5) feet from the edge of pavement or hatched curb, when used. All mailboxes within county-erected right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County.
 - 3) 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 planning and development of this property. The county assumes no responsibility for the accuracy of representations by the other parties in the plat. Floodplain data, in particular, may change.
 - 4) All lots served by on-site sewage facilities (OSDF) must comply with county and state OSDF regulations. All OSDF construction must have an "Approval to Construct" permit issued by the Brazos County Health Department. This permit must comply with county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.064 of the Texas Water Code.
 - 5) All lots will be required to have a site/lot evaluation on file with the Brazos County Health Department before on-site sewage facilities may be constructed.
 - 6) On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zones of a private or public well, respectively.
 - 7) Wellhead BUD will provide water service for the subdivision.



ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Charles Heater and Misty Heater, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Official Records of Brazos County in Volume 1354, Page 191 and whose name is subscribed hereto, hereby dedicate to the use of the public for the purpose and consideration therein stated, all easements and public places herein shown for the purpose identified.

Charles Heater
Owner

Misty Heater
Owner

APPROVAL OF THE 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 applicable codes and ordinances of the City of Bryan and was approved on the 26th day of September, 2017.

[Signature]
City Planner, City of Bryan

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen Robinson, County Clerk, in and for said county, do hereby certify that this plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the 26th day of September, 2017.

[Signature]
County Clerk, 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 applicable codes and ordinances of the City of Bryan and was approved on the 26th day of September, 2017.

[Signature]
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobb Gaudin, 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 26th day of September, 2017, and same was duly approved on the 26th day of September, 2017.

[Signature]
Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the 26th day of September, 2017, and same was duly approved on the 26th day of September, 2017.

[Signature]
Registered Professional Land Surveyor, Number 6132

CERTIFICATE OF ENGINEER

I, Adam Wallace, Registered Professional Engineer, No. 10000, in the State of Texas, do hereby certify that the attached plat was approved by the Brazos County Commissioners' Court on the 26th day of September, 2017.

[Signature]
County Engineer, Brazos County, Texas

LOT #	LENGTH	WIDTH
5A	301.6	100.0
5B	319.1	100.0
5C	306.3	100.0

SURVEY LEGEND

--- PROPERTY BOUNDARY LINE
--- PUBLIC UTILITY BOUNDARY LINE
--- PLATTED BOUNDARY LINE
--- FENCE
--- WOOD FENCE
--- WATER LINE
--- 1/2" IRON ROD WITH CHISEL POINT
--- 1/2" IRON ROD WITH CHISEL POINT FOUND
--- CALCULATED CORNER
--- 1/2" IRON ROD FOUND
--- 1/2" IRON ROD FOUND

Survey Notes:

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary monuments to 1/2" iron rods found and referred to the previously recorded plat.
- 2) Drawing Scale is 1"=100'
- 3) Drawn by: Adam Wallace
- 4) Field notes do not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C02000 effective date, 05-16-2012
- 5) This property is subject to University Title commitment GP 170100.
- 6) Restrictions recorded in Vol. 461, Page 134, Vol. 459, Page 175 (P&Z) of the B.C.D.R.
- 7) Boundary monuments recorded in Vol. 511, Page 198, Vol. 277, Page 876, Vol. 277, Page 880, Vol. 709, Page 482 apply to this tract.
- 8) According to Wellborn Water Supply Co. there is a 2" water line along the front of the property on Old Spanish Trail
- 9) This property is within the City of Bryan Extrajurisdictional Jurisdiction (EJJ).
- 10) Structures noted will be removed before filing of the plat.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: A.Wallace@atmsurveying.com
www.atmsurveying.com - PLS #1076-0

FINAL PLAT of
Lots 5A, 5B, and 5C,
Block 3,
Old Spanish Trail Estates - Phase 1
being a Replat of
Lot 5, Block 3
Old Spanish Trail Estates Phase 1
9.272 acres
O. Wilcox Survey, A-234
Brazos County, Texas
Vol. 459, Page 175, of the B.C.D.R.

SCALE: 1"=100'

APRIL, 2017
OWNER/DEVELOPER:
 Adam Wallace, RPLS 6132
 CHARLES HEATER
 & MISTY HEATER
 P.O. BOX 750
 SPEARMAN, TX 79081-0750

SURVEYOR:
 Adam Wallace, RPLS 6132
 ATM SURVEYING
 1403 Lemon Tree
 College Station TX 77840
 (979) 209-9291