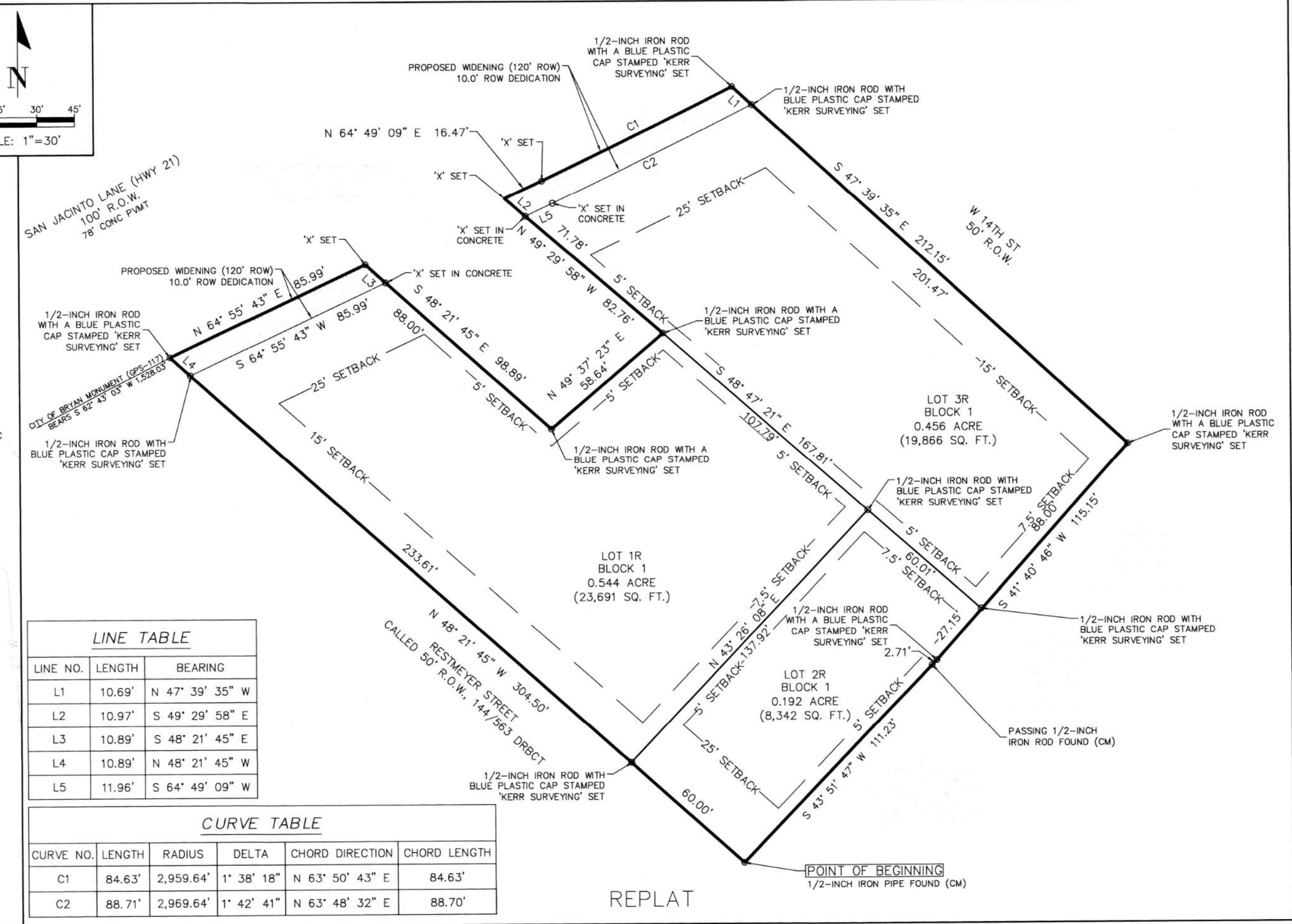
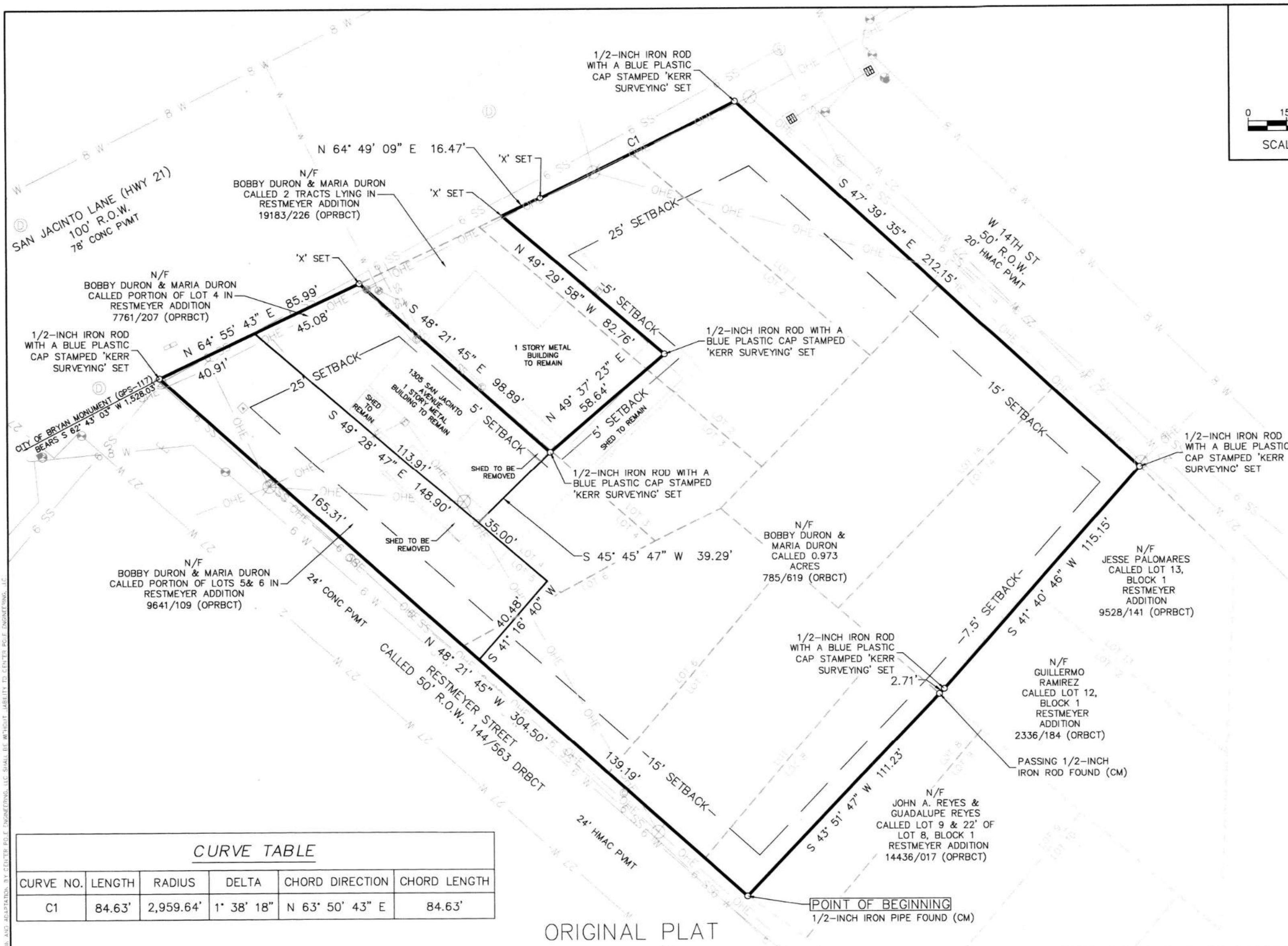




FIELD NOTES DESCRIPTION

OF A
1.234 ACRE TRACT
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.234 ACRES IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.973 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 785, PAGE 619 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBC), AND BEING A CALLED PORTION OF LOT 4 OF THE RESTMEYER ADDITION FILED IN VOLUME 144, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON, RECORDED IN VOLUME 7761, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), AND BEING A CALLED PORTION OF LOTS 5 & 6 OF SAID RESTMEYER ADDITION, DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 9641, PAGE 109 (OPRBC); SAID 1.234 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE BEING THE WEST CORNER OF JOHN A. REYES AND GUADALUPE REYES CALLED LOT 9 AND 22 FEET OF LOT 8, BLOCK 1 OF SAID RESTMEYER ADDITION RECORDED IN VOLUME 14436, PAGE 017 OF THE OPRBC, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF RESTMEYER STREET, SAID POINT BEING N 48° 21' 45" W, A DISTANCE OF 226.69 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE SOUTHERNMOST POINT TO SAID RESTMEYER ADDITION;

THENCE, WITH THE SAID EAST RIGHT-OF-WAY AND THE WEST LINE OF SAID RESTMEYER ADDITION, N 48° 21' 45" W, A DISTANCE OF 304.50 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST LINE HEREOF, N 64° 55' 43" E, A DISTANCE OF 85.99 FEET TO AN 'X' SET IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE WEST CORNER OF A TRACT DEEDED TO BOBBY DURON AND MARIA DURON CALLED 2 TRACTS LYING IN RESTMEYER ADDITION RECORDED IN VOLUME 19183, PAGE 226 OF THE OPRBC;

THENCE, WITH THE WEST LINE OF SAID DURON TRACT, S 48° 21' 45" E, A DISTANCE OF 98.89 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, SAID POINT BEING THE SOUTH CORNER OF SAID DURON TRACT AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF SAID DURON TRACT, N 49° 37' 23" E, A DISTANCE OF 58.64 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, SAID POINT BEING THE EAST CORNER OF SAID DURON TRACT AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID DURON TRACT, N 49° 29' 58" W, A DISTANCE OF 82.76 FEET TO AN 'X' SET IN THE NORTH LINE OF SAID RESTMEYER ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAID POINT BEING A NORTHWESTERLY CORNER HEREOF;

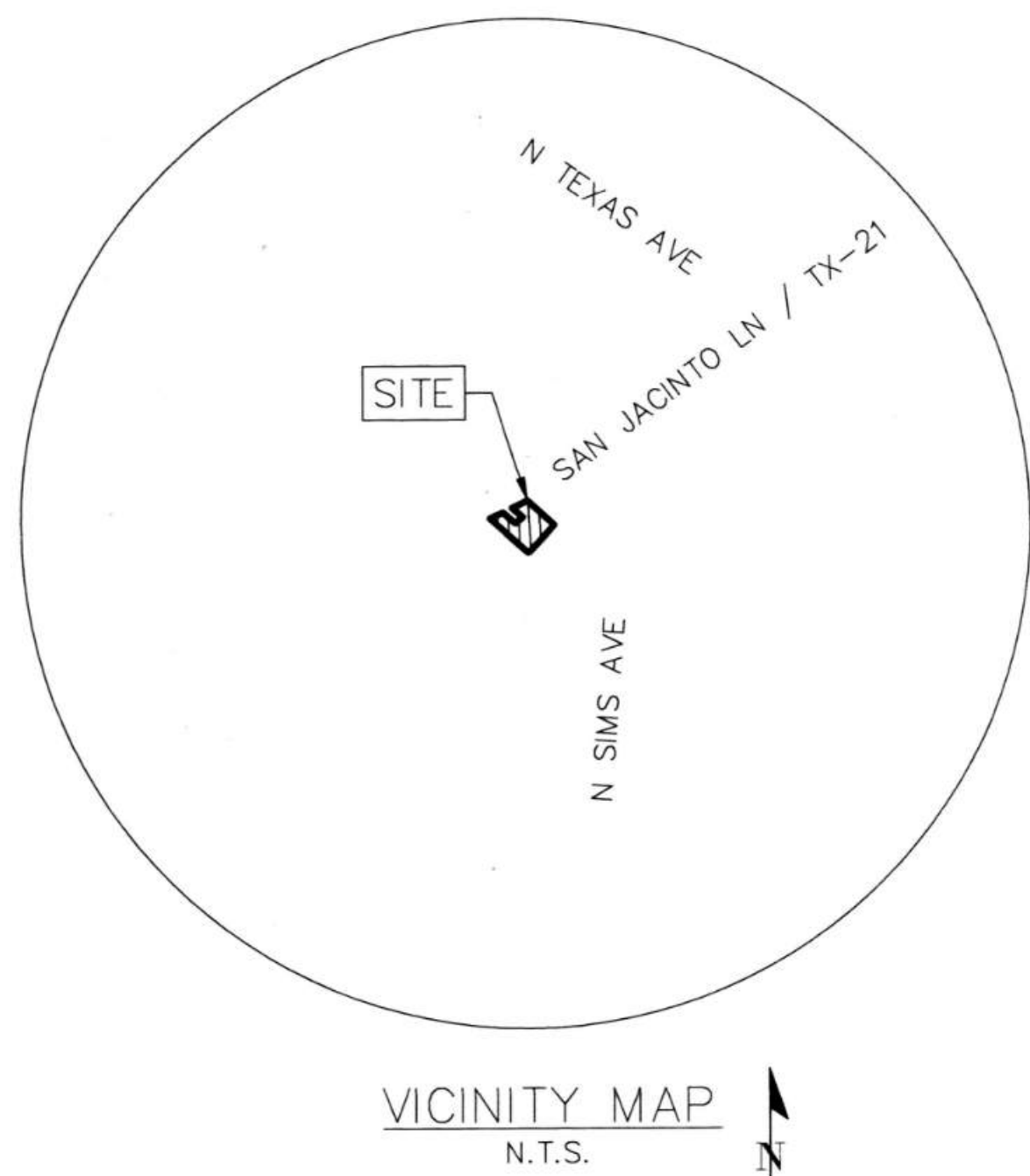
THENCE, ALONG THE SAID SOUTH RIGHT-OF-WAY, ALONG SAID NORTH LINE, N 64° 49' 09" E, A DISTANCE OF 16.47 FEET, TO AN 'X' SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,959.64 FEET, AND A CHORD BEARING AND DISTANCE OF N 63° 50' 43" E, 84.63 FEET, SAID POINT BEING A NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE ARC OF SAID CURVE, ALONG SAID SOUTH RIGHT-OF-WAY, ALONG SAID NORTH LINE, A DISTANCE OF 84.63 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, SAID POINT BEING THE NORTHERLY CORNER HERE OF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF WEST 14TH STREET;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, S 47° 39' 35" E, A DISTANCE OF 212.15 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, SAID POINT BEING THE EASTERLY CORNER HEREOF, SAID POINT BEING THE NORTH CORNER OF LOT 13, BLOCK 1 OF SAID RESTMEYER ADDITION;

THENCE, ALONG THE NORTHWEST LINES OF SAID LOT 13 AND LOT 12, BLOCK 1 OF SAID RESTMEYER ADDITION, S 41° 40' 46" W, A DISTANCE OF 115.15 FEET TO A 1/2-INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, SAID POINT BEING ON THE SOUTHEAST LINE HEREOF AND THE NORTH LINE OF SAID LOT 12;

THENCE, ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF SAID REYES TRACT, S 43° 51' 47" W, PASSING AT A DISTANCE OF 2.71 FEET A 1/2-INCH IRON ROD FOUND, SAID ROD BEING THE NORTH CORNER OF SAID REYES TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 111.23 FEET TO THE SAID POINT OF BEGINNING HEREOF AND CONTAINING 1.234 ACRES, MORE OR LESS.



FINAL PLAT OF
RESTMEYER ADDITION

1.234 ACRES
BLOCK 1, LOTS 1R-3R
BEING A REPLAT OF
BLOCK 1, PORTIONS OF LOTS 2-3 AND 8, AND
ALL OF LOT 1 AND LOTS 4-7 AND 14-15
RESTMEYER ADDITION
VOLUME 144, PAGE 563, DRBCT
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY 2025

OWNER/DEVELOPER

BOBBY DURON
507 W 30TH ST
BRYAN, TX 77803
(979) 218-0150

ENGINEER

CENTER POLE ENGINEERING, LLC
BRYAN, TX 77802
(979) 213-6971
TBPELS F-23601
INFO@CENTERPOLEENGINEERING.COM

SURVEYOR

KERR SURVEYING, LLC
1718 BRIARCREST DR
BRYAN, TX 77802
(979) 268-3195
TBPELS F-10018500
SURVEYS@KERRSURVEYING.NET
PROJECT 24-1018



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

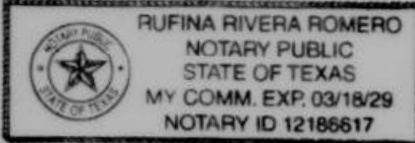
I, BOBBY DURON, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 785, PAGE 619, VOLUME 7761, PAGE 207, AND VOLUME 9641, PAGE 109, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

Bobby Duron
BOBBY DURON, OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOBBY DURON 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 15 DAY OF May, 2025.

Rufina Rivera Romero
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PUBLIC SURVEYOR NO. 6537 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.

David Powell Brister
DAVID POWELL BRISTER, RPLS NO. 6537



APPROVAL OF THE CITY PLANNER

I, North 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 6th DAY OF June, 2025.

North Zimmerman
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Jayson Barknall, 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 6th DAY OF June, 2025.

Jayson Barknall
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/11/2025 10:23:39 AM
In the PLAT Records



Doc Number: 2025-1559026
Volume - Page: 19906-284
Number of Pages: 2
Amount: 72.00
Order#: 20250611000036
By: SR

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

Bry: Sharon Ray

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011611871847 (CALCULATED USING GEOD12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. (P) INDICATES THE PLAT OF RESTMEYER ADDITION RECORDED IN VOLUME 144, PAGE 563 (DRBCT).
5. (DR) INDICATES THE DEED RECORD OF A TRACT RECORDED IN VOLUME 301, PAGE 780 (DRBCT).
6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
7. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS.
8. CONTOURS WITHIN THE PROPERTY BOUNDARY ARE FROM SURVEY DATA.
9. 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.
10. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
11. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
12. ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 01-14-2025 AND ORDINANCE NO. 2586, THIS TRACT IS ZONED MIXED USE GENERAL DISTRICT (MU-2) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
SIDE SETBACK (STREET) - 15'
REAR SETBACK - 7.5'

13. BOUNDARY SHOWN IS WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONAL RECORDINGS OR EASEMENTS MAY AFFECT THE SHOWN BOUNDARY.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Anne Calve, 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 12th DAY OF February, 2025 AND SAME WAS DULY APPROVED ON THE 21st DAY OF February, 2025 BY SAID COMMISSION.

Anne Calve
CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

LEGEND

	EXISTING GRAVEL
	EXISTING CONCRETE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	NEIGHBORING PROPERTY LINE
	BUILDING SETBACK
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING GRATE INLET
	EXISTING POWER POLE
	EXISTING ELECTRIC SERVICE
	EXISTING TRANSFORMER
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE (SIZE NOTED)
	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456	VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F	NOW OR FORMERLY
()	RECORD INFORMATION

FINAL PLAT OF
RESTMEYER ADDITION

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