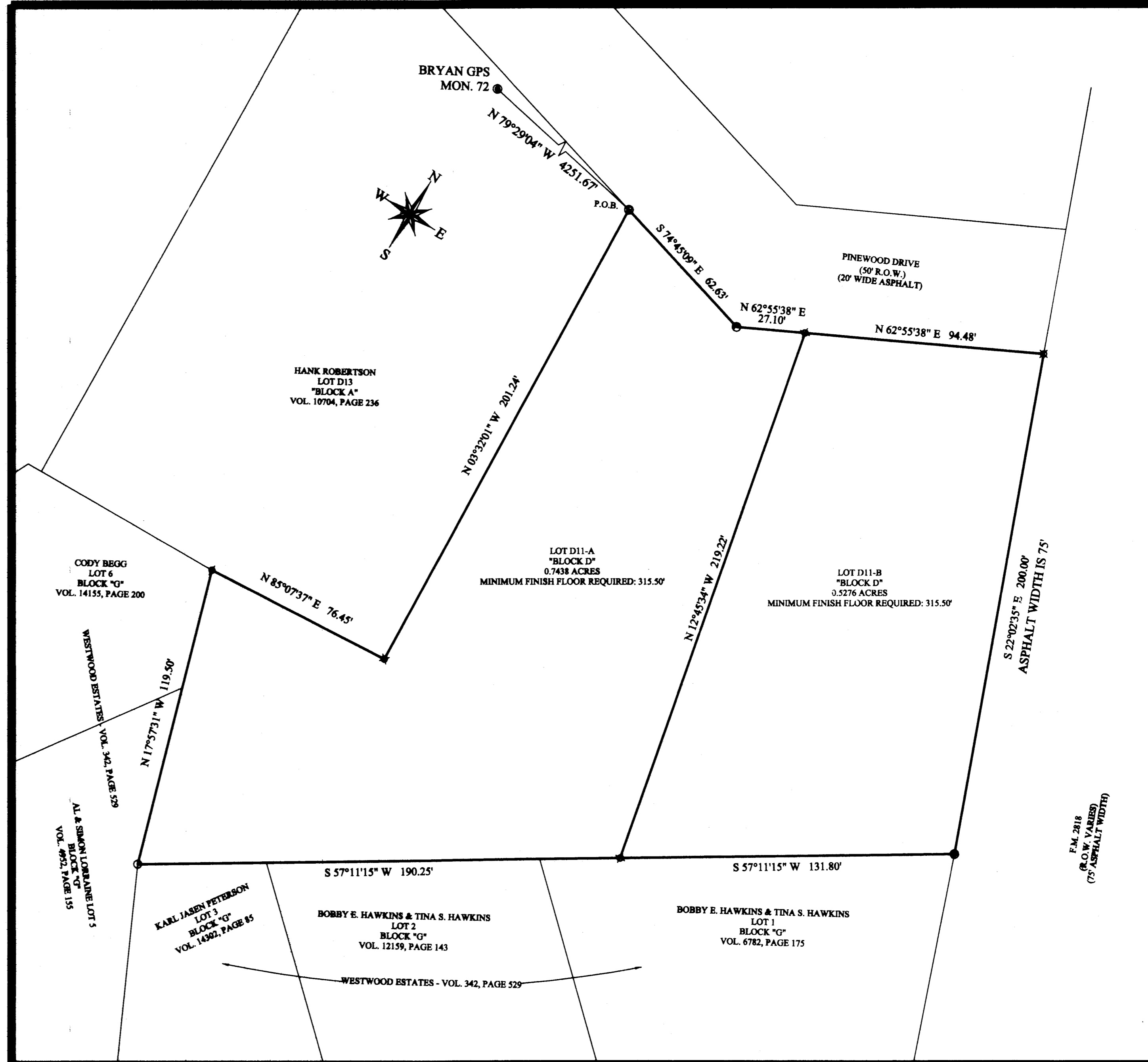
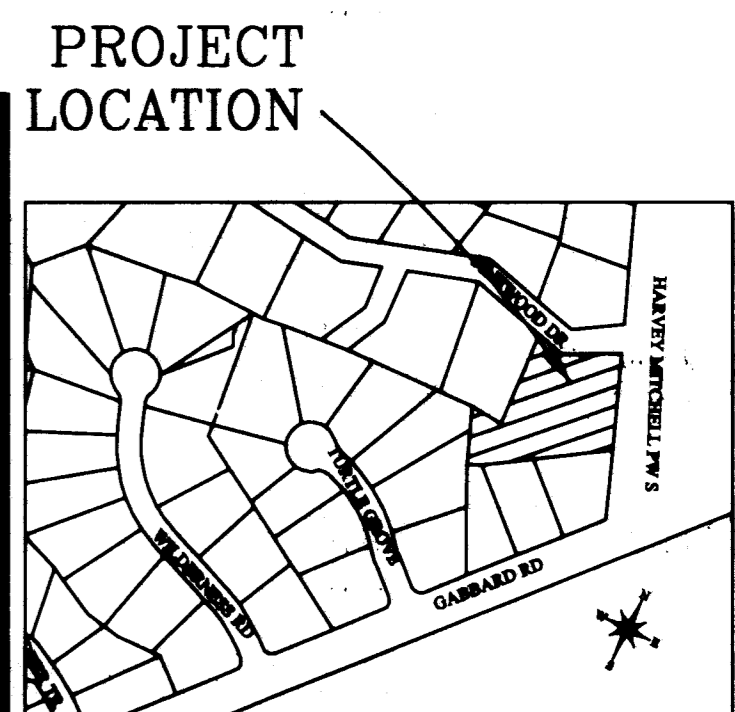


ORIGINAL PLAT



FINAL PLAT



VICINITY MAP
1:400 SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.271 acres, and being all of Lot D11, Block A in the Rockwood Park Estates, City of Bryan, as recorded in Vol. 295, Page 397 of the Brazos County Deed Records (B.C.D.R.), and being the same tract of land recorded in Vol. 1297, Page 33 of the Brazos County Official Record (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to the previously recorded plat, and adjoining deeds, and as surveyed on the ground on November 17th of 2017. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0336, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for a northeast corner of this tract, also being the northeast corner of Lot D13, Block A, and also being a point along the northeast right-of-way line of Pinewood Drive (50' R.O.W.);

THENCE along the common line between this tract, and said Pinewood Drive for the following call:

South 74 degrees 45 minutes 09 seconds East, a distance of 62.63 feet to a 1" iron pipe found;

North 62 degrees 55 minutes 38 seconds East, a distance of 121.58 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" per the north corner of this tract, also being a point along the west right-of-way line of F.M. 2818 (R.O.W. Varies);

THENCE South 22 degrees 02 minutes 35 seconds East, a distance of 200.00 feet along the common line between this tract and said F.M. 2818 to a 1/2" iron rod found for the east corner of this tract, also being the north corner of Lot 1, Block G;

THENCE South 57 degrees 11 minutes 15 seconds West, a distance of 322.05 feet along the common line between this tract and said Lot 1, and then along Lot 2, Block G, and then along Lot 3, Block G, to a station corner for the south corner of this tract, also being the west corner of said Lot 3, and also being a point along the east line of Lot 5, Block G;

THENCE North 17 degrees 27 minutes 31 seconds West, a distance of 119.50 feet along the common line between this tract and said Lot 5, and then along Lot 6, Block G to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a northeast corner of this tract, also being the northeast corner of said Lot 6, and also being a point along the south line of said Lot D13;

THENCE along the common line between this tract, and said Lot D13 for the following call:

North 23 degrees 07 minutes 37 seconds East, a distance of 76.45 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV", etc.

North 3 degrees 22 minutes 01 seconds West, a distance of 201.24 feet to the PLACE OF BEGINNING containing 1.271 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Scott Hancock, J.S. Hancock Custom Homes, LLC, the owner and developer 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 1297, Page 33 and whose name is substituted herein, hereby dedicate to the use of the public for streets, alleys, parks, easements, drains, easements and public places herein shown for the purposes identified.

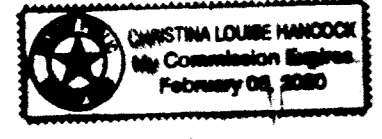
[Signature]

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Scott Hancock, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 19th day of July, 2018.

[Signature]
Notary Public, Brazos County, Texas



File name: 17-0336-PINEWOOD DR 1901-REPLAT.DWG
Plot date: 04/03/18

APPROVAL 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 applicable codes and ordinances of the City of Bryan and was approved on the 19th day of July, 2018.

[Signature]
City Planner, City of Bryan

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 19th day of July, 2018.

[Signature]
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby E. Hawkins, 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 & Zoning Commission of the City of Bryan on the 19th day of July, 2018, and was duly approved on the 19th day of July, 2018.

[Signature]
Chairman

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/05/2018 11:20:41 AM
In the PLAT Records

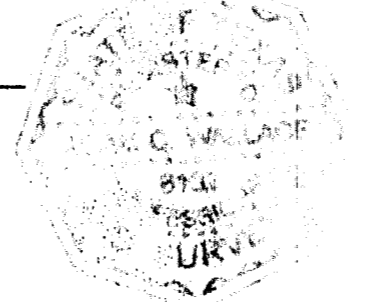


Doc Number: 2018-1345146
Volume - Page: 19000 - 138
Number of Pages: 1
Amount: 73.00
Order#: 20181105000041
By: MO

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 true and correct and was prepared from an actual survey of the property and that property markers and monuments were found under my supervision on the ground, and the metes and bounds describing said subdivision are according to a correct general survey.

[Signature]
Adam Wallace
Registered Professional Land Surveyor, Number 6132



SURVEY LEGEND

STREET PROPERTY LINE	SEWER MAINLINE
ADJOINING PROPERTY LINE	WATER METER
PUBLIC UTILITY EASEMENT	WATER VALVE
ELECTRICAL LINE	ELECTRIC METER
POWDER LINE	POWDER PILE
WATER LINE	TELEPHONE BOX
GAS LINE	LIGHT POLE
	SEWER CLEANOUT

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to a 1/2" iron rods referred to the previous recorded plat.
- 2) Drawing Scale is 1"=30'
- 3) Drawn by: Adam Wallace
- 4) This property does not lie within 100-year floodplain per FEMA D-FIRM Panel No. 48041C0285E, effective May 16, 2012
- 5) Current Zoning of all lots is Residential (R-NC)
- 6) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 7) Underground utilities were not located with this survey and are provided per the City of Bryan GIS data, and would need to be located physically before any use of the construction. Contractors are also per City of Bryan digital data.
- 8) Lot D-11B shall only take access from Pinewood Drive
- 9) Minimum finish floor required as noted on the sewer flow.

ATM Surveying
P.O. Box 10113, College Station, TX 77840
PHONE: (979) 209-9281 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOT D11-A, AND D11-B
Being a Replat of
Lot D11
Block A
1.271 Acres
of
Rockwood Park Estates
Recorded in Vol. 295,
Page 397, of the B.C.D.R.
Bryan, Brazos County, Texas

SCALE: 1"=30'
OWNER/DEVELOPER:

JANUARY, 2018
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

SCOTT HANCOCK
J.S. HANCOCK CUSTOM HOMES, LLC
P.O. BOX 11214
COLLEGE STATION TX 77842
(979) 412-6301