

INSET A

METES AND BOUNDS DESCRIPTION OF A 5.121 ACRE TRACT LOT 4 WILLIAMS SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 4, WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 49 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF LOT 5, WILLIAMS SUBDIVISION, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (Y:10247804.931; X:3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011694732472 (CALCULATED USING GEOID12B);

THENCE: S 42' 48' 15" W ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 181.01 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 2.542 ACRE TRACT AS DESCRIBED BY A DEED TO ANSELMO LOPEZ AND QUISELA LOPEZ RECORDED IN VOLUME 14381, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF A CALLED 0.114 ACRE TRACT AS DESCRIBED BY A DEED TO EDGAR RICARDO GONZALES-MORALES RECORDED IN VOLUME 14563, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS:

THENCE: S 42' 39' 59" W CONTINUING ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 55.16 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.114 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.4509 ACRE TRACT AS DESCRIBED BY A DEED TO JUAN SANTIBANEZ-GUTIEREZ AND MARIA H. CARPIO DE SANTIBANEZ RECORDED IN VOLUME 10353, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 50' 09" W CONTINUING ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 126.74 FEET TO THE SOUTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF LOT 3, WILLIAMS SUBDIVISION, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE BEARS: S 42' 50' 09" W FOR A DISTANCE OF 214.30 FEET;

FOR A TOTAL DISTANCE OF 612.85 FEET TO THE SOUTHEAST LINE OF BLOCK 14, MARGARET WALLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE MARKING THE WEST CORNER OF SAID LOT 1 BEARS: S 42' 39' 17" W FOR A DISTANCE OF 724.80 FEET;

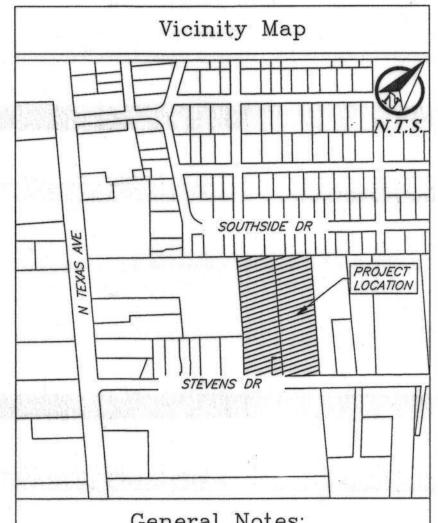
SAID 2.542 ACRE TRACT;

THENCE: N 42° 42' 11" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 4 AND SAID BLOCK 14 FOR A DISTANCE OF 180.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 4 AND THE WEST CORNER OF SAID LOT 5:

THENCE: S 50' 56' 19" E ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 5 FOR A DISTANCE OF 613.36 FEET TO THE POINT OF BEGINNING CONTAINING 5.121 ACRES OF LAND AS SURVEYED ON THE GROUND.

NE # LENGTH DIRECTION 55.16' S 42' 39' 59" W L2 | 97.63' N 46' 45' 58" W 48.18' N 44' 31' 21" E 6.22' N 44' 31' 21" E L5 | 95.87' | S 47' 13' 53" E 23.23' N 86' 28' 47" W L7 | 13.02' N 86' 28' 47" W

LINE TABLE



General Notes:

- Coordinates and Bearing System shown herein are NAD83 (Texas State Plain Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-5 (Y:10247804.931 X:3535993.094) and as established from GPS
- Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.00011694732472 (calculated using
- 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, as revised to reflect LOMR 12-06-1920P, effective date: May 9, 2014. All utilities shown hereon are approximate locations.

A portion of this tract does lie within a designated

- . The topography shown is from GIS Data.
- Building setback lines per City of Bryan Ordinance
- The following blanket easements do apply to these - City of Bryan 98/206 - City of Bryan 100/243
- Minimum Floor Elevations: Lot 4R-1: 335.70 Lot 4R-3: 336.75

APPROVAL OF THE CITY ENGINEER

in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of \_\_\_\_\_\_\_, 2020.

Hartin Zimmerwaw the undersigned, City Planner and/or designated Secretary of the Planning and 

APPROVAL OF PLANNING AND ZONING COMMISSION

Robby Entiernez \_\_\_\_, 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 day of d

Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 10/6/2020 9:20:32 AM In the PLAT Records Doc Number: 2020 - 1407910 Volume - Page: 16416 - 114 Number of Pages: 1 Amount: 73.00



said county, do hereby certify that this plat together with my office the \_\_\_\_ day of

Owner:
Maria H. Caprio De Santibanez 2201 Southside Dr Bryan, TX 77803

**J4** Engineerin PO Box 5192 Bryan, TX 77805

2014 Stevens Dr Bryan, TX 77803

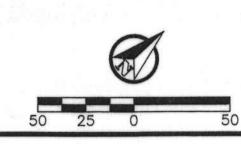
Owner:
Anselmo and Quisela Lopez

2016 Stevens Dr

Bryan, TX 77803

Surveyor: Kerr Surveying LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195

Karen Mr Queen By Machile Daves DeputyClick



## FINAL PLAT

## Williams Subdivision Lot 4R-1, 4R-2, 4R-3

Being a Replat of Williams Subdivision, Lot 4 ~ 5.121 Acres Bryan, Brazos County, Texas

May 2020

Engineer:

Owner: Edgar Ricardo Gonzalez Morales 979-739-0567 TBPE F-9951

TBPLS 10018500