



LINE	DISTANCE	BEARING
L1	44.60'	N 40°48'33" E
L2	12.52'	S 26°24'02" E
L3	15.78'	S 45°59'24" E
L4	20.03'	S 40°41'02" W
L5	20.39'	N 45°59'24" W
L6	12.11'	N 26°24'02" W
L7	177.49'	N 48°10'40" W
L8	25.25'	S 42°59'07" W
L9	17.04'	N 47°14'21" W

# PRELIMINARY PLAN

**SURVEY LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - PLATTED BUILDING LINE
- - - WATER LINE
- - - GAS LINE
- - - HOLES IN WIRE FENCE
- - - HOLES IN WIRE FENCE
- - - PLASTIC FENCE
- SANITARY MANHOLE
- WATER METER
- ⊗ WATER PILE/ST
- ⊕ FUSE/TRANSFORMER
- ⊗ ELECTRIC METER
- ⊕ POWER POLE
- ⊗ LIGHT POLE
- ⊕ POWER OUTLET
- ⊗ CIRCULAR BREAKER BOX
- ⊕ SEWER CLEAN-OUT

**MONUMENT FOUND**

- ⊕ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132- ATM SURV" FOUND
- ⊕ 1/2" IRON ROD FOUND
- ⊕ 3/4" IRON ROD FOUND

**Survey Notes:**

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded deed.
- Drawing Scale is 1"=40'
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0285E effective date: 05-16-2012.
- Vesting deed is Vol. 8312, Page 80 of the B.C.O.R.
- At the time this plat was created, these subject properties are located within the City of Bryan Extraterritorial Jurisdiction (ETJ).
- Per Section 110-79(5), From Building Setbacks: A minimum 25-foot setback shall be required along the front of all ETJ lots that are along county roads.

**ATM Surveying**  
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**PRELIMINARY PLAN**  
**LOT 1 AND LOT 2**  
**BLOCK 1**  
**CRABB ESTATES**  
**BEING 7.50 ACRES**  
**OUT OF THE T.J. WOOTEN LEAGUE, A-59**  
**VOL. 8312, PAGE 80**  
**Brazos County, Texas**

SCALE: 1"= 40'

MARCH, 2021

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

**OWNER/DEVELOPER:**  
 GARLAND M. CRABB  
 5957 JONES ROAD  
 BRYAN, TX 77807

File name: 20-0591-JONES RD-5957-REPLAT.DWG  
 Plot date: 12/03/20  
 Revised: 03/09/21