



- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
  - Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - ⊙ - 3" Steel Pipe Found
    - - 1/2" Iron Rod Set
- Abbreviations:  
P.O.B. - Point of Beginning

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the G.H. COLEMAN LEAGUE, Abstract No. 10, in Brazos County, Texas and being all of the 10.00 acre tract described in the deed from Michael J. Triolo and Katherine J. Triolo, individually and as Trustees of The Michael J. Triolo and Katherine J. Triolo Revocable Living Trust Dated December 1, 2016 to Juan Mauricio and Elvira Maldonado recorded in Volume 14811, Page 287 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3-inch diameter steel fence post marking the north corner of this herein described tract, said post also marking the east corner of the 11.668 acre Mark and Stephanie Browning tract recorded in Volume 11662, Page 61 (O.R.B.C.) and being in the fenced southwest margin of a County Road commonly known as Reed Lane;

THENCE: S 27°14'14" E (DEED CALL: S 24°21'00" E - 519.97) along the southwest margin of said Reed Lane for a distance of 519.89 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of the called 10.00 acre J. Guadalupe Moreno tract recorded in Volume 14821, Page 219 (O.R.B.C.);

THENCE: S 42°26'48" W (DEED CALL: S 45°18'37" W) departing the southwest margin of said Reed Lane and proceeding along the common line of this tract and the called 10.00 acre Moreno tract for a distance of 798.86 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of the called 10.00 acre Moreno tract and being in the northeast line of the called 132.10 acre G.D. Bryant tract recorded in Volume 8629, Page 252 (O.R.B.C.);

THENCE: N 48°33'49" W (DEED CALL: N 45°42'00" W) along the common line of this tract and the called 132.10 acre G.D. Bryant tract for a distance of 487.63 feet to a found 3-inch diameter steel fence post marking the west corner of this tract, said post also marking the south corner of the said 11.668 acre Browning tract;

THENCE: N 42°26'48" E (DEED CALL: N 45°18'37" E - 988.19) along the common line of this tract and the said 11.668 acre Browning tract for a distance of 987.96 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Juan Mauricio and Elvira Maldonado owners and developers of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 14807, Page 198 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Juan Mauricio \_\_\_\_\_  
Elvira Maldonado \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, 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 appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, Bryan, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Judge  
Brazos County, Texas

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Judge  
Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

\_\_\_\_\_  
Gregory Hopcus, R.P.L.S. No. 6047

1763 Reed Lane

FINAL PLAT

REED MEADOWS

LOTS 1-3, BLOCK 1  
10.00 ACRES

G. H. COLEMAN LEAGUE, A-10  
BRAZOS COUNTY, TEXAS  
SEPTEMBER, 2021  
SCALE: 1"=50'

Surveyor: \_\_\_\_\_ Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Owner: \_\_\_\_\_  
Juan Mauricio & Elvira Maldonado  
1763 Reed Lane Bryan, TX 77808

