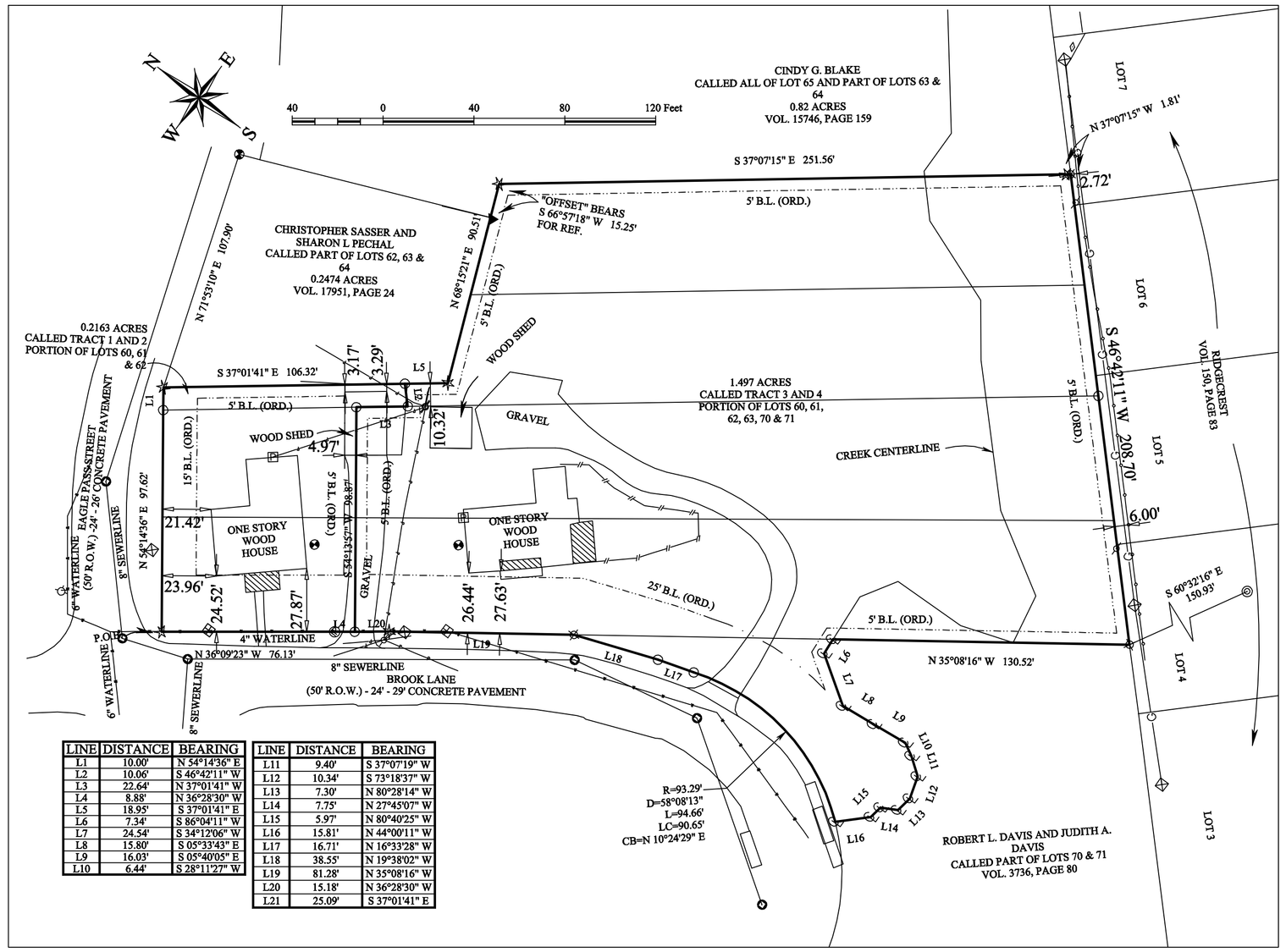
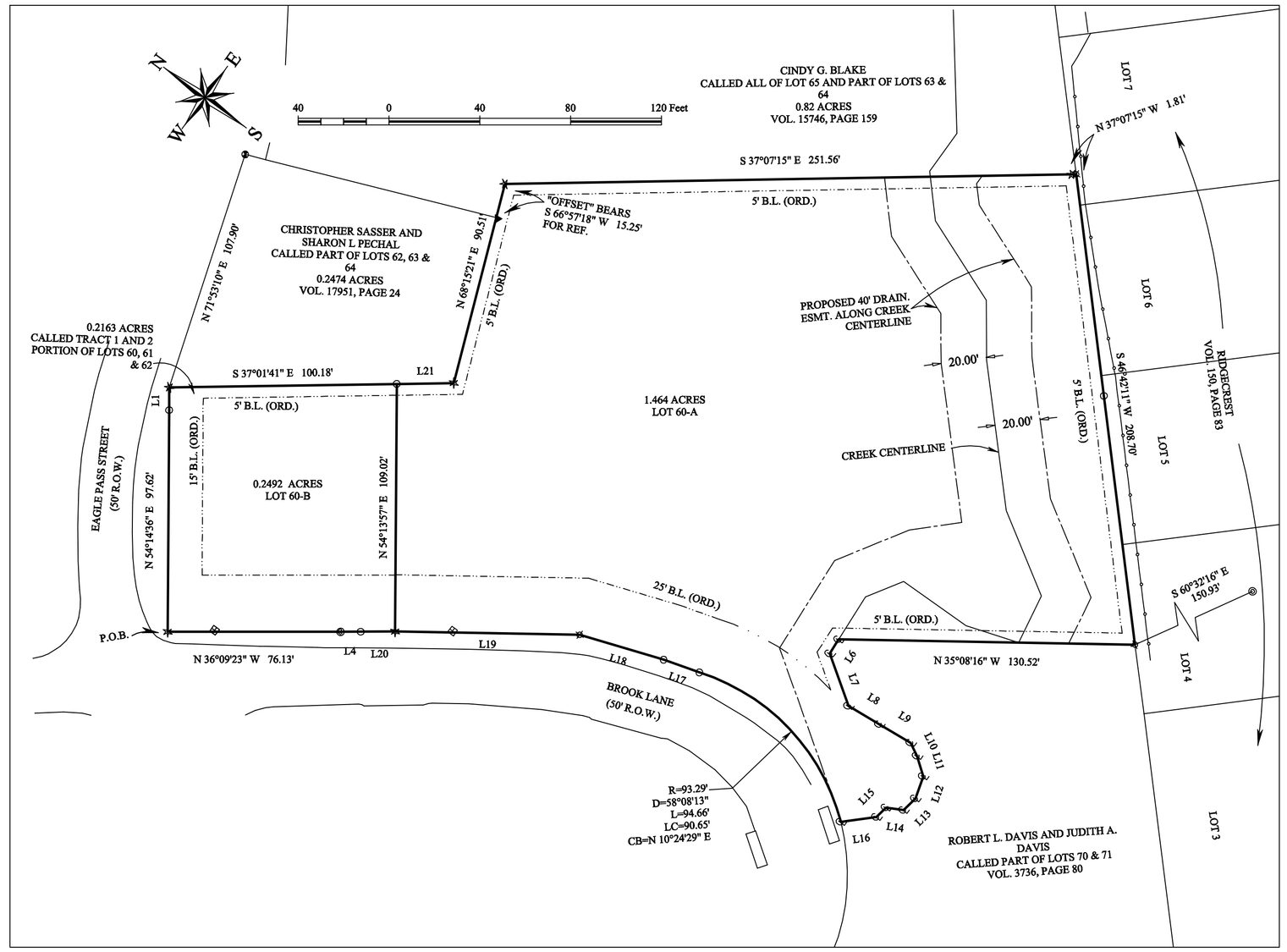


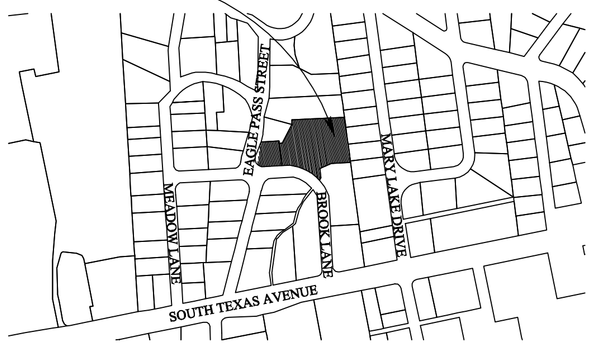
LINE	DISTANCE	BEARING
L1	10.00'	N 54°14'56" E
L2	10.06'	S 46°42'11" W
L3	22.64'	N 37°01'41" W
L4	8.88'	N 36°28'30" W
L5	18.95'	S 37°01'41" E
L6	7.34'	S 86°04'11" W
L7	24.54'	S 34°12'06" W
L8	15.80'	S 05°33'43" E
L9	16.03'	S 05°40'05" E
L10	6.44'	S 28°11'27" W

LINE	DISTANCE	BEARING
L11	9.40'	S 37°07'19" W
L12	10.34'	S 73°18'37" W
L13	7.30'	N 80°28'14" W
L14	7.75'	N 27°45'07" W
L15	5.97'	N 80°40'25" W
L16	15.81'	N 44°00'11" W
L17	16.71'	N 16°33'28" W
L18	38.55'	N 19°38'02" W
L19	81.28'	N 35°08'16" W
L20	15.18'	N 36°28'30" W
L21	25.09'	S 37°01'41" E

ORIGINAL PLAT



REPLAT



VICINITY MAP

N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.714 acres, being all of Lots 60 and 61, and part of Lots 62, 63 and 71, Block 1 of the Meadowbrook Addition, Brazos County, Texas, being the same tracts as recorded in Vol. 946, Page 40, Vol. 111, Page 96 and Vol. 99, Page 196 of the Brazos County Official Records (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" and 3/8" iron rods and 3/4" axles found and referred to the previously recorded deed and subdivision plat, and as surveyed on the ground on July 19th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04431, and being more particularly described as follows:

BEGINNING at an axle found for the most westerly corner of this tract, also being a point at the intersection of Brook Lane (50' R.O.W.) and Eagle Pass Street (60' R.O.W.);

THENCE along the common line between this tract and said Eagle Pass Street, for the following calls:

North 54°14'36" East, a distance of 97.62 feet to a calculated point in the northwest line of this tract;

North 54°14'36" East, a distance of 10.00 feet to a 3/4" axle found for the most westerly corner of this tract, also being the west corner of the Christopher Sasser and Sharon L. Pechal called part of Lots 62, 63 & 64, Block 1, called 0.2474 acres, as recorded in Vol. 17951, Page 24 of the B.C.O.R., from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found bears N 71°53'10" E, a distance of 107.90 feet for reference;

THENCE along the common line between this tract and said Sasser and Pechal tract, for the following calls:

South 37°01'41" East, a distance of 100.18 feet to a calculated point in the northeast line of this tract;

South 37°01'41" East, a distance of 25.09 feet to a 3/4" axle found for a bend in this tract;

THENCE North 68°15'21" East, a distance of 90.51 feet along the common line between this tract and said Sasser and Pechal tract, and then along the Cindy G. Blake called 0.82 acres, being all of Lots 65 and part of Lots 63 & 64, Block 1, as recorded in Vol. 15746, Page 159 of the B.C.O.R. to an axle found for a north corner of this tract, from which a 1/2" iron rod with blue plastic cap marked "OFFSET - RPLS 6132" set for reference bears S 66°57'18" W, a distance of 15.25 feet;

THENCE South 37°07'15" East, a distance of 251.56 feet along the common line between this tract and said Blake tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the northwest line of Ridgecrest Subdivision, as plat recorded in Vol. 150, Page 83 of the B.C.O.R., from which a 3/4" axle found bears N 37°07'15" W, a distance of 1.81 feet for reference;

THENCE South 46°42'11" West, a distance of 208.70 feet along the common line between this tract and said Ridgecrest Subdivision to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the east corner of the Robert L. Davis and Judith A. Davis called part of Lots 70 and 71, Block 1, as recorded in Vol. 3736, Page 80 of the B.C.O.R., from which a 3/8" iron rod found bears S 60°32'16" E, a distance of 150.93 feet for reference;

THENCE North 35°08'16" West, a distance of 130.52 feet along the common line between this tract and said Davis to a point for corner in centerline of a creek;

THENCE along the common line between this tract and said Davis tract in the centerline of a creek, for the following calls:

South 86°04'11" West, a distance of 7.34 feet to a point for corner;

South 34°12'06" West, a distance of 24.54 feet to a point for corner;

South 5°33'43" East, a distance of 15.80 feet to a point for corner;

South 5°40'05" East, a distance of 16.03 feet to a point for corner;

South 28°11'27" West, a distance of 6.44 feet to a point for corner;

South 37°07'19" West, a distance of 9.40 feet to a point for corner;

South 73°18'37" West, a distance of 10.34 feet to a point for corner;

North 80°28'14" West, a distance of 7.30 feet to a point for corner;

North 27°45'07" West, a distance of 7.75 feet to a point for corner;

North 80°40'25" West, a distance of 5.97 feet to a point for corner;

North 44°00'11" West, a distance of 15.81 feet to a point for corner, also being a west corner of this tract, also being a point in the southeast right-of-way line of said Brook Lane;

THENCE along the common line between this tract and said Brook Lane, for the following calls:

Around a curve to the left having a delta angle of 58°08'13", an arc distance of 94.66 feet, a radius of 93.29 feet, and a chord of North 10°24'29" East, a distance of 90.65 feet to a point for corner in the southwest line of this tract;

North 16°33'28" West, a distance of 16.71 feet to a point for corner in the southwest line of this tract;

North 19°38'02" West, a distance of 38.55 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

North 35°08'16" West, a distance of 81.28 feet to a 3/4" axle found for a point in the southwest line of this tract;

North 36°28'30" West, a distance of 15.18 feet to a calculated point in the southwest line of this tract;

North 36°28'30" West, a distance of 8.88 feet to a 1/2" iron rod found for a point in the southwest line of this tract;

North 36°09'23" West, a distance of 76.13 feet to the **PLACE OF BEGINNING** containing 1.714 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CINDY G. BLAKE, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Deed Records of Brazos County in Volume 18129, Page 210 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner:_____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 in Volume _____, Page _____.

County Clerk Brazos County, Texas: _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

Chair, Planning & Zoning Commission Bryan, 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 OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20_____.

City Planner, Bryan, Texas:_____

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 placed under my supervision on the ground, and the the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- RESTRICTIVE BUILDING LINE(R.L.)
- PASTURE FENCE/BUILDING LINE(B.L.)
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WATER METER
- ELECTRIC METER
- POWER POLE
- GAS METER
- LIGHT POLE
- SEWER CLEANOUT

● 3/4" AXLE FOUND ℄ CREEK CENTERLINE
▲ 1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "OFFSET - RPLS 6132" SET
◆ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
○ CALCULATED CORNER ⊗ 1/2" IRON ROD FOUND
Survey Notes: ◎ 3/8" IRON ROD FOUND ▨ COVERED CONC.

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 1/2", 3/8" iron rods and 3/4" axle found and referred to in the previous recorded deed.
2). Drawing Scale is 1"=40'
3). Drawn by: Adam Wallace
4). 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. 48041C0215F effective date, 04-02-2014
5). Zoning of the property is Residential District - 5000 (RD-5).
6). 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.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

FINAL PLAT
MEADOW BROOK ADDITION
LOTS 60-A (1.464 ACRES) AND 60-B(0.2492 ACRES)
BEING A REPLAT OF MEADOW BROOK ADDITION LOTS 60 AND 61 AND PORTION OF LOTS 62, 63 AND 71
Bryan, Brazos County, Texas

SCALE: 1"= 40'

SEPTEMBER, 2022

OWNER/DEVELOPER:
CINDY G. BLAKE
733 EAGLE PASS STREET
BRYAN, TX 77802

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

File name: 22-04431-BROOK LN - 200- REPLAT.DWG
Plot date: 07/19/22
Revised: 09/24/22