

## STATE OF TEXAS COUNTY OF BRAZOS I, JC WALL III, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO WALL DEVELOPMENT, LLC IN VOLUME 16684, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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. JC WALL III, OWNER WALL DEVELOPMENT, LLC STATE OF TEXAS COUNTY OF BRAZOS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JC WALL III, 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 OF OFFICE THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 20\_\_. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS CERTIFICATE OF SURVEYOR THIS IS TO CERTIFY THAT I, CHAD A. GULICK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH SUITABLE MONUMENTS SET WITH THE HEAD FLUSH WITH THE GROUND OR SIDEWALKS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME for any purpose and shall not be used or viewed or relied upon as a final survey document. CHAD A. GULICK REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6021 TEXAS SURVEY FIRM NO. 10194550 CERTIFICATION BY THE COUNTY CLERK , COUNTY CLERK OF BRAZOS COUNTY, TEXAS. DO HEREBY CERTIFY THAT THE ATTACHED PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BRAZOS COUNTY CLERK BRAZOS COUNTY, TEXAS. APPROVAL OF THE PLANNING AND ZONING COMMISSION \_, 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 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY SAID COMMISSION. CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS APPROVAL OF THE CITY ENGINEER \_, 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 , 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 OWNERSHIP AND DEDICATION

## LEGAL DESCRIPTION OF SUBDIVISION:

BEING A 13.731-ACRE TRACT CONTAINED WITHIN THE T.J. WOOTON SURVEY, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 45.5618 ACRE TRACT AS CONVEYED TO DANIEL L. DESTEFANO IN A SPECIAL ASSUMPTION DEED RECORDED IN VOLUME 6360, PAGE 206, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.). SAID 13.731-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BELOW:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID 45.5618 ACRE TRACT, BEING AT THE NORTHERNMOST CORNER OF THAT CERTAIN CALLED 19.997 ACRE TRACT AS CONVEYED TO WALL DEVELOPMENT, LLC AS "TRACT 1" IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 16684, PAGE 155, O.P.R.B.C.T., THE EASTERNMOST SOUTHEAST CORNER OF THAT CERTAIN CALLED 20.803 ACRE TRACT AS CONVEYED TO REALSPIN INVESTMENT TRUST IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12330, PAGE 14, O.P.R.B.C.T., AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF JONES ROAD BUSINESS PARK AS RECORDED IN VOLUME 14082, PAGE 208, O.P.R.B.C.T.;

THENCE N 41° 49' 24" E, A DISTANCE OF 263.47 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 20.803 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "K. MCCLURE RPLS 5650" AT THE EASTERNMOST CORNER OF SAID 20.803 ACRE TRACT AND THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 4.97 ACRE TRACT AS CONVEYED TO ROBERT JACKSON AND LAURELLE E. JACKSON IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 12247, PAGE 85, O.P.R.B.C.T.;

THENCE N 42° 47' 44" E, A DISTANCE OF 188.94 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 4.97 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 4.97 ACRE TRACT AND THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 5.28 ACRE TRACT AS CONVEYED TO ROBERT C. JACKSON AND ELAIN L. JACKSON IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 879, PAGE 435, O.P.R.B.C.T.;

THENCE N 42° 32' 54" E, A DISTANCE OF 456.52 FEET, ALONG THE NORTHWEST LINE OF SAID 45.5618 ACRE TRACT, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" SET ON THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND THAT CERTAIN CALLED 19.76 ACRE TRACT AS CONVEYED TO GRABER WYATT FAMILY TRUST IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 14415, PAGE 126, O.P.R.B.C.T.;

THENCE OVER AND ACROSS SAID 45.5618 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES: -S44° 32' 44"E, A DISTANCE OF 295.88 FEET, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "COLLIERS PROP COR"; -S42° 09' 26"W, A DISTANCE OF 397.30 FEET, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "COLLIERS PROP COR"; -S33° 44' 39"E, A DISTANCE OF 331.17 FEET, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "COLLIERS PROP COR"; -S47° 42' 52"E, A DISTANCE OF 384.55 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" SET ON THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED 11.49 ACRE TRACT CONVEYED TO BRYAN INDEPENDENT SCHOOL DISTRICT IN A WARRANTY DEED RECORDED IN VOLUME 7192, PAGE 79, O.P.R.B.C.T., AND THE NORTHERNMOST CORNER OF THAT CERTAIN

CALLED 45 ACRE TRACT CONVEYED TO FRED LUTHER, JR. IN A GIFT DEED RECORDED IN VOLUME 1246, PAGE 177, O.P.R.B.C.T.;

**THENCE** ALONG THE NORTHWESTERLY LINE OF SAID 11.49 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES: -S 31° 01' 11" W, A DISTANCE OF 162.54 FEET, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "COLLIERS PROP COR"; -S41° 38' 48"W. A DISTANCE OF 274.95 FEET. TO A 1/2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 6.336 ACRE TRACT AS CONVEYED TO WALL DEVELOPMENT, LLC AS "TRACT 1" IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 16684, PAGE 155, O.P.R.B.C.T.;

**THENCE** N 47° 51' 58" W, A DISTANCE OF 249.23 FEET, DEPARTING THE NORTHWESTERLY LINE OF SAID 11.49 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 45.5619 ACRE TRACT AND SAID 6.4 ACRE TRACT, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "COLLIERS PROP COR";

THENCE N 46° 17' 08" W, A DISTANCE OF 789.73 FEET, ALONG THE COMMON LINE OF SAID 45.5619 ACRE TRACT AND SAID 19.997 ACRE TRACT, TO THE **POINT OF BEGINNING**, AND CONTAINING 13.731 ACRES OF LAND, MORE OR LESS.

## **GENERAL NOTES**

- 1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, EPOCH 2010.00.
- 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 48041C0285E, PANEL 0285E, DATED MAY 16, 2012, ALL OF THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.
- 3. PER CITY OF BRYAN ORDINANCE No. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
- 4. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- 5. SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
- 6. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5030
- 7. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
- 8. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- 9. 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.
- 10. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- 11. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 12. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 13. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS. HOA TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS WITHIN PRIVATE DRAINAGE

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Engineering

& Design

(Foxwood Crossing Subdivision -Phase 4)

57 Lots

FINAL PLAT

Timber Oaks

Block 5, Lots 22-53

Block 6, Lots 12-36

Being a total of 13.731 acres out of the

T.J. Wooten Survey, A-59

City Of Bryan, Brazos County, Texas

214-613-1204

OWNER/DEVELOPER

BK HOME DEVELOPMENT, INC. COLLIERS ENGINEERING & DESIGN 515 COTTINGHAM DRIVE T.B.P.E.L.S. FIRM NO. 10194550 TEMPLE, TEXAS 76504 4500 RATLIFF LANE #113 254-721-6179 ADDISON, TEXAS 75001

JBS ENGINEERING & 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TX 77802

979-485-2879

T.J. WOOTEN SURVEY, A-59 CITY OF BRYAN, **BRAZOS COUNTY, TEXAS** 

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sign	COLLIERS ENGINEERING & DESIGN DOING BUSINESS AS MASER CONSU

FINAL SUBDIVISION PLAT

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.