

# PRELIMINARY

Certificate of Ownership and Dedication as follows:

I (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 12221, Page 216, 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

A Certificate of Approval as follows:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/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

A Certificate of Surveyor as follows:

I, \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_ 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.

Registered Public Land Surveyor

A Certificate of the County Clerk as follows:

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

A Certificate of the City Engineer as follows:

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

A Certificate of the County Commissioners Court as follows:

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County, Texas

## FIELD NOTES TRACT 3B

Being all that certain tract or parcel of land, lying and being situated in the Thomas Yates survey, A-249, Brazos County, Texas, and being all of that 10.198 acres of land called tract 3, conveyed and described to Garry Donald Schulz by John Wayne Schulz et al in Vol. 12221, Pg. 216 and being described as follows.

BEGINNING at a found 5/8 inch iron rod being the most easterly corner of this tract, also being the easterly corner of the said 10.198 acre parent tract, same being the south east corner of a called tract 5, 10.301 acres as conveyed and described to Billy Ray Schulz in Vol. 12221, Pg. 216 of the Official Records of Brazos County, Texas, and being a point in the westerly line of a called 47.45 acre tract conveyed and described to Brandon Waskow in Vol. 4267, Pg. 286 of the Official Records of Brazos County, Texas, and being the north east corner of a called 3.00 acre tract as conveyed and described to Jorge Moreno in Vol. 7570, Pg. 150 of the Official Records of Brazos County, Texas.

THENCE S 42° 45' 38" W along the common line of this tract and the said Moreno tract, a distance of 91.04 feet to a found 1/2 inch iron rod marking the north west corner of said Moreno tract, same being the north east corner of a called 3.67 acre tract as conveyed and described to Shane & Holly Fannin in Vol. 16841, Pg. 204 of the Official Records of Brazos County, Texas.

THENCE S 50° 33' 13" W along the common line between this tract and said Fannin tract a distance of 76.90 feet to a found 1 inch iron pipe.

THENCE S 11° 37' 15" W continuing along the common line between this tract and said Fannin tract a distance of 31.52 feet to a found 1 inch iron pipe.

THENCE S 53° 57' 39" W continuing along the common line between this tract and said Fannin tract a distance of 170.44 feet to a found 3/8 inch iron rod being the north west corner of said Fannin tract, same being the north east corner of a called 3.65 acre tract as conveyed and described to Donald Patton in Vol. 1067, Pg. 198 of the Official Records of Brazos County, Texas.

THENCE S 57° 32' 33" W along the common line between this tract and the said Patton tract a distance of 152.96 feet to a set 1/2 inch iron rod with a cap marked "Tice Eng." marking the south west corner of this tract.

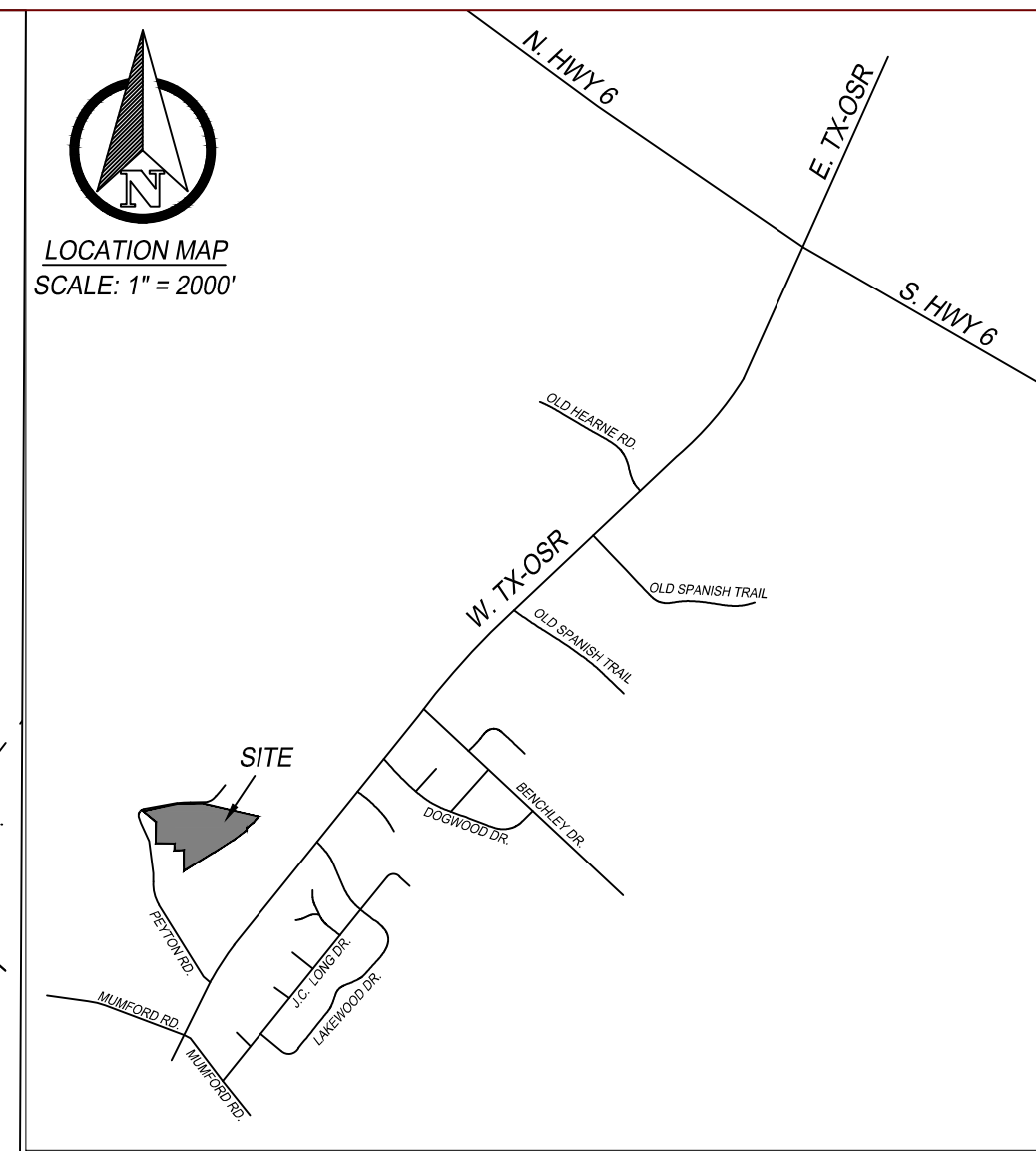
THENCE N 21° 17' 48" W through the said 10.198 acre Schulz tract a distance of 463.80 feet to a set 1/2 inch iron rod with a cap "Tice Eng." being a westerly corner of this tract.

THENCE N 76° 36' 22" W continuing through the said 10.198 acre Schulz tract a distance of 20.29 feet to a set 1/2 inch iron rod with a cap "Tice Eng." being a westerly corner of this tract.

THENCE N 61° 38' 28" W continuing through the said 10.198 acre Schulz tract a distance of 59.50 feet to a set 1/2 inch iron rod with a cap "Tice Eng." to the north west corner of this tract same being in the northerly line of the said 10.198 acre Schulz tract, also being in the southerly line of the called tract 4, 11.617 acres conveyed and described to Marietta Henley in Vol. 17410, Pg. 9 of the Official Records of Brazos County, Texas, same being in the south line of a 30' Access Easement in Document No. 1205424 of the Official Records of Brazos County, Texas.

THENCE N 89° 06' 32" E along the northerly line of this tract a distance of 59.32 feet to a found 1/2 inch iron rod, being the south east corner of the said Henley tract, also being the south east corner of the said Schulz tract 5, same being in the southerly line of said 30' Access Easement.

THENCE S 76° 36' 22" E along the common line between this tract and the said Schulz tract 5 a distance of 591.77 feet back to the POINT OF BEGINNING containing 3.000 acres, more or less, according to a survey made on the ground under the supervision of Keith Zimmerman Registered Professional Land Surveyor, No. 6723 on May 8, 2024



## FIELD NOTES PARENT TRACT

Being all that certain tract or parcel of land, lying and being situated in the Thomas Yates survey, A-249, Brazos County, Texas, and being all of that 10.198 acres of land called tract 3, conveyed and described to Garry Donald Schulz by John Wayne Schulz et al in Vol. 12221, Pg. 216 and being described as follows.

BEGINNING at a found 5/8 inch iron rod being the most easterly corner of this tract, and being the south east corner of a called tract 5, 10.301 acres as conveyed and described to Billy Ray Schulz in Vol. 12221, Pg. 216 of the Official Records of Brazos County, Texas, and being a point in the westerly line of a called 47.45 acre tract conveyed and described to Brandon Waskow in Vol. 4267, Pg. 286 of the Official Records of Brazos County, Texas, and being the north east corner of a called 3.00 acre tract as conveyed and described to Jorge Moreno in Vol. 7570, Pg. 150 of the Official Records of Brazos County, Texas.

THENCE S 42° 45' 38" W along the common line of this tract and the said Moreno tract, a distance of 91.04 feet to a found 1/2 inch iron rod marking the north west corner of said Moreno tract, same being the north east corner of a called 3.67 acre tract as conveyed and described to Shane & Holly Fannin in Vol. 16841, Pg. 204 of the Official Records of Brazos County, Texas.

THENCE S 50° 33' 13" W along the common line between this tract and said Fannin tract a distance of 76.90 feet to a found 1 inch iron pipe.

THENCE S 11° 37' 15" W continuing along the common line between this tract and said Fannin tract a distance of 31.52 feet to a found 1 inch iron pipe.

THENCE S 53° 57' 39" W continuing along the common line between this tract and said Fannin tract a distance of 170.44 feet to a found 3/8 inch iron rod being the north west corner of said Fannin tract, same being the north east corner of a called 3.65 acre tract as conveyed and described to Donald Patton in Vol. 1067, Pg. 198 of the Official Records of Brazos County, Texas.

THENCE S 57° 32' 33" W along the common line between this tract and the said Patton tract a distance of 242.83 feet to a set 1/2 inch iron rod with a cap marked "Tice Eng." marking the north west corner of said Patton tract, same being the north east corner of a called 14.99 acre tract as conveyed and described to Scott Holliday & Carmen Lindsay in Vol. 7176, Pg. 119 of the Official Records of Brazos County, Texas.

THENCE S 58° 36' 22" W along the common line of this tract and the said Holiday tract a distance of 364.93 feet to a found 1/2 inch iron rod marking the south west corner of this tract and being the south east corner of a called tract 1, 1.312 acres as conveyed and described to Margie Ann Hodges in Vol. 12221, Pg. 216 of the Official Records of Brazos County, Texas.

THENCE N 00° 39' 50" E along the westerly line of this tract a distance of 213.63 feet to a found 1/2 inch iron rod marking the easterly line of a called tract 2, 1.126 acres as conveyed and described to Bailey & Garry Schulz in Vol. 17887, Pg. 256 of the Official Records of Brazos County, Texas.

THENCE N 88° 45' 21" W along the common line of this tract and the said Schulz tract 2, a distance of 99.94 feet to a found 1/2 inch iron rod.

THENCE N 01° 08' 32" E continuing along the common line between this tract and the said Schulz tract 2 a distance of 69.87 feet to a found 1/2 inch iron rod.

THENCE N 88° 48' 12" W continuing along the common line between this tract and the said Schulz tract 2 a distance of 195.22 feet to a found 1/2 inch iron rod marking the north west corner of said Schulz tract 2, same being in the easterly line of a called tract 1, 8.5 acres conveyed and described to Carolyn Peyton, which is the remainder of the L.L. Peyton et al tract of land, in Vol. 44, Pg. 336 of the Official Records of Brazos County, Texas, from which a found 1 inch iron pipe bears S 01° 13' 39" W a distance of 496.65 feet marking the south west corner of the said Hodges tract.

THENCE N 01° 11' 33" E along common line of this tract and the said Peyton tract a distance of 219.30 feet to a set 1/2 inch iron rod with a cap "Tice Eng."

THENCE N 49° 38' 01" W to the north west corner of this tract a distance of 180.00 feet to a found 1/2 inch iron rod, being in the east line of the said Peyton tract, also being the south west corner of a called tract 4, 11.617 acres conveyed and described to Marietta Henley in Vol. 17410, Pg. 9 of the Official Records of Brazos County, Texas, and in the southerly line of a called 30' Access Easement in Document No. 1205424 of the Official Records of Brazos County, Texas.

THENCE N 78° 15' 03" E along the common line between this tract and the said Henley tract a distance of 366.20 feet to a set 1/2 inch iron rod with cap "Tice Eng.", same being in the southerly line of said 30' Access Easement.

THENCE N 89° 06' 32" E along the northerly line of this tract a distance of 271.41 feet to a found 1/2 inch iron rod, being the south east corner of the said Henley tract, also being the south east corner of the said Schulz tract 5, same being in the southerly line of the said 30' Access Easement.

THENCE S 76° 36' 22" E along the common line between this tract and the said Schulz tract 5 a distance of 591.77 feet to the PLACE OF BEGINNING, and containing 10.198 acres of land, more or less, according to a survey made on the ground under the supervision of Keith Zimmerman Registered Professional Land Surveyor, No. 6723 on May 8, 2024

Parcel Line Table			Record Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	91.04	S42° 45' 38"W	L1	91.11	S43° 51' 50"W
L2	76.90	S50° 33' 13"W	L2	76.85	S51° 58' 47"W
L3	31.52	S11° 37' 15"W	L3	31.53	S13° 00' 53"W
L4	99.94	N88° 45' 21"W	L4	100.00	S87° 34' 22"E
L5	69.87	N01° 08' 32"E	L5	70.00	N02° 25' 38"W

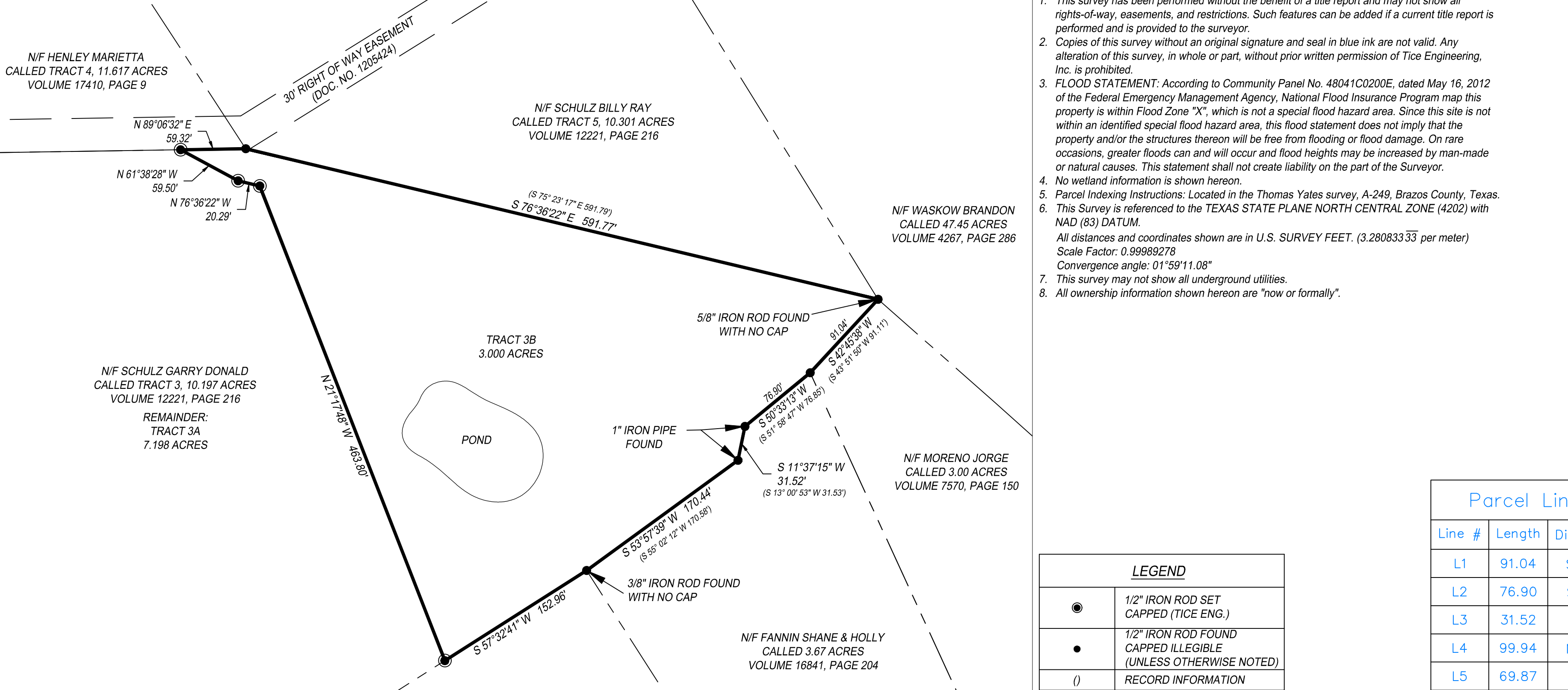
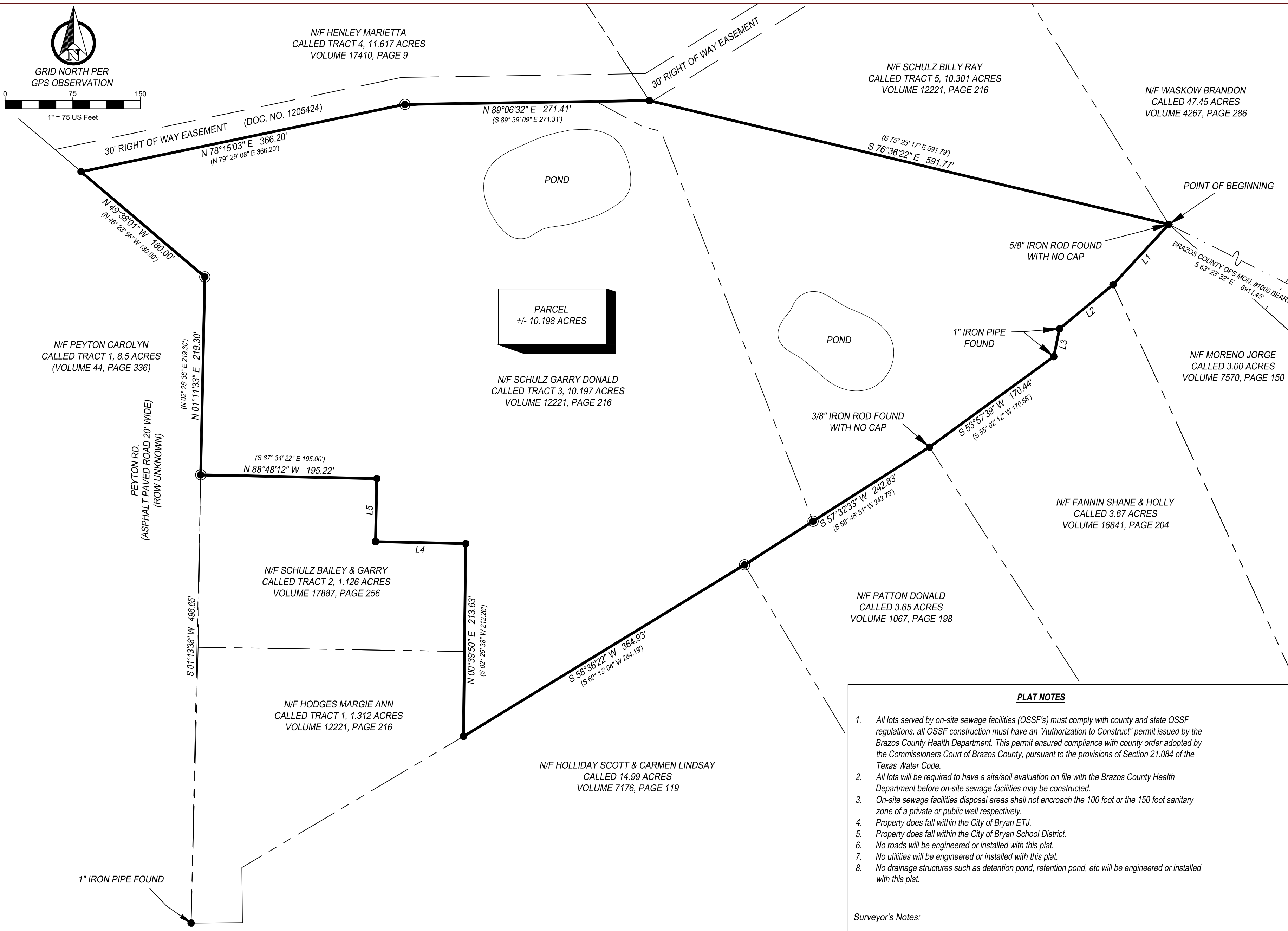
## PLAT NOTES

- All lots served by on-site sewage facilities (OSSFs) must comply with county and state OSSF regulations. All OSSF construction must have an "Authorization to Construct" permit issued by the Brazos County Health Department. This permit ensured compliance with county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facilities may be constructed.
- On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
- Property does fall within the City of Bryan ETJ.
- Property does fall within the City of Bryan School District.
- No roads will be engineered or installed with this plat.
- No utilities will be engineered or installed with this plat.
- No drainage structures such as detention pond, retention pond, etc will be engineered or installed with this plat.

## Surveyor's Notes:

- This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and is provided to the surveyor.
- Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
- FLOOD STATEMENT: According to Community Panel No. 48041C0200E, dated May 16, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- No wetland information is shown hereon.
- Parcel Indexing Instructions: Located in the Thomas Yates survey, A-249, Brazos County, Texas.
- This Survey is referenced to the TEXAS STATE PLANE NORTH CENTRAL ZONE (4202) with NAD (83) DATUM. All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter) Scale Factor: 0.99989278 Convergence angle: 01°59'11.08"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

LEGEND	
	1/2" IRON ROD SET CAPPED (TICE ENG.)
	1/2" IRON ROD FOUND CAPPED ILLEGIBLE (UNLESS OTHERWISE NOTED)
	RECORD INFORMATION



## SCHULZ PLAT

**3.000 ACRES OUT OF 10.198 ACRES**  
**2 LOTS**  
**LOT 3A - 7.198 ACRES LOT 3B - 3.000 ACRES**  
**PARENT TRACT**  
**10.198 ACRES UNPLATTED TRACT,**  
**THOMAS YATES SURVEY A-249**  
**BRAZOS COUNTY, TEXAS**

MAY 2024

**SURVEYOR**  
TICE ENGINEERING, INC.  
11400 HIGHWAY 30, SUITE 305,  
COLLEGE STATION, TX 77945  
(979)205-8860  
T.B.P.E.L.S. FIRM NO. 10194827

**LAND OWNER**  
GARRY SCHULTZ  
6802 PEYTON RD.  
BRYAN, TX 77807

**TEI TICE ENGINEERING, INC.**  
ENGINEERS / SURVEYORS

Professional Engineers, Registered Surveyors, Innovative Solutions  
11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77945  
PHONE: 979.205.8860 www.ticeeng.com

PROJECT NUMBER : 5153-24  
DRAWING DATE: 05/20/2024  
TEXAS SURVEY FIRM No.: 10194827  
CERTIFICATE EXPIRATION DATE: 12/31/2024