



FIELD NOTES DESCRIPTION

OF A
1.220 ACRE TRACT
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.220 ACRES IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.973 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 785, PAGE 619 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND BEING A CALLED PORTION OF LOT 4 OF THE RESTMEYER ADDITION FILED IN VOLUME 144, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON, RECORDED IN VOLUME 7761, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND BEING A CALLED PORTION OF LOTS 5 & 8 OF SAID RESTMEYER ADDITION, DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 9641, PAGE 103 (OPRBCT); SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 'X' IN CONCRETE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21 (100' WIDE RIGHT-OF-WAY PER TXDOT PLANS), SAME BEING THE NORTH CORNER OF A CALLED 2 TRACTS OF LAND LYING IN THE BEFOREMENTIONED RESTMEYER ADDITION, DESCRIBED IN A DEED TO JESSE MARVIN WALKER & BEVERLY BROWN WALKER RECORDED IN VOLUME 15818, PAGE 39 (OPRBCT), AND BEING IN THE NORTHWEST LINE OF HEREIN DESCRIBED TRACT, FROM WHICH AN 'X' IN CONCRETE FOUND BEARS S 60° 40' 13" W A DISTANCE OF 18.10';

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST LINE HEREOF, N 60° 40' 13" E, A DISTANCE OF 104.70 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21 AND THE WEST RIGHT-OF-WAY LINE OF WEST 14TH STREET (50' WIDE RIGHT-OF-WAY), SAME BEING THE NORTH CORNER OF THE BEFOREMENTIONED 0.973 ACRE DURON TRACT, AND BEING THE NORTH CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF WEST 14TH STREET, SAME BEING THE NORTHEAST LINE OF SAID 0.973 ACRE DURON TRACT, AND THE NORTHEAST LINE HEREOF, S 45° 50' 41" E, A DISTANCE OF 208.44 FEET TO A 2 INCH METAL FENCE POST IN MARKING THE EAST CORNER OF SAID 0.973 ACRE DURON TRACT, SAME BEING THE NORTH CORNER OF CALLED LOT 13 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO JESSE PALOMARES RECORDED IN VOLUME 9528, PAGE 141 (OPRBCT), AND BEING THE EAST CORNER HEREOF;

THENCE, WITH THE SOUTHEAST LINE OF SAID 0.973 ACRE DURON TRACT, SAME BEING THE SOUTHEAST LINE HEREOF, S 41° 12' 03" W, AT A DISTANCE OF 116.94 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF CALLED LOT 12 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO GUILLERMO RAMIREZ RECORDED IN VOLUME 2336, PAGE 184 (ORBCT), SAME BEING THE NORTH CORNER OF CALLED LOT 9 AND 22 FEET OF LOT 8 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO JOHN A. REYES & GUADALUPE REYES RECORDED IN VOLUME 14436, PAGE 017 (OPRBCT), AND CONTINUING WITH THE SOUTHEAST LINE OF SAID 0.973 ACRE DURON TRACT AND SAID SOUTHEAST LINE HEREOF, FOR A TOTAL DISTANCE OF 223.22 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET (50' WIDE RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID REYES TRACT, AND BEING THE SOUTH CORNER OF SAID 0.973 ACRE DURON TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET, SAME BEING THE SOUTHWEST LINE HEREOF, N 49° 28' 32" W, A DISTANCE OF 294.80 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST LINE HEREOF, N 61° 46' 43" E, A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE WEST CORNER OF SAID WALKER TRACT, AND BEING IN THE NORTHWEST LINE HEREOF;

THENCE, WITH THE COMMON LINE OF SAID WALKER TRACT AND THE INTERIOR LINES HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 49° 28' 47" E, A DISTANCE OF 90.03 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND;
2. N 47° 56' 40" E, A DISTANCE OF 58.45 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND
3. N 49° 28' 47" W, A DISTANCE OF 75.41 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.220 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.

FINAL PLAT OF
RESTMEYER ADDITION

1.220 ACRES
BLOCK 1, LOTS 1R-3R
BEING A REPLAT OF
BLOCK 1, PORTIONS OF LOTS 2-3 AND 8, AND
ALL OF LOT 1 AND LOTS 4-7 AND 14-15
RESTMEYER ADDITION
VOLUME 144, PAGE 563, DRBCT
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER 2024

OWNER/DEVELOPER

BOBBY DURON
507 W 30TH ST
BRYAN, TX 77803
(979) 218-0150

ENGINEER

CENTER POLE ENGINEERING, LLC
BRYAN, TX 77802
(979) 213-6971
TBPELS F-23601
INFO@CENTERPOLEENGINEERING.COM

SURVEYOR

KERR SURVEYING, LLC
1718 BRIARCREST DR STE 100
BRYAN, TX 77802
(979) 268-3195
TBPELS F-10018500
SURVEYS@KERRSURVEYING.NET
PROJECT 24-1018



PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BOBBY DURON, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 785, PAGE 619, VOLUME 7761, PAGE 207, AND VOLUME 9641, PAGE 109, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

BOBBY DURON, OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOBBY DURON 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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PUBLIC SURVEYOR NO. 6537 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.

DAVID POWELL BRISTER, RPLS NO. 6537

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

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

CERTIFICATE OF 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

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011611871847 (CALCULATED USING GEOD12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. (P) INDICATES THE PLAT OF RESTMEYER ADDITION RECORDED IN VOLUME 144, PAGE 563 (DRBCT).
5. (DR) INDICATES THE DEED RECORD OF A TRACT RECORDED IN VOLUME 301, PAGE 780 (DRBCT).
6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND OTHER MATTERS MAY APPLY.
7. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS.
8. CONTOURS WITHIN THE PROPERTY BOUNDARY ARE FROM SURVEY DATA.
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. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
11. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
12. ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 08-01-2024 AND ORDINANCE NO. 2586, THIS TRACT IS ZONED MIXED USE GENERAL DISTRICT (MU-2) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
SIDE SETBACK (STREET) - 15'
REAR SETBACK - 7.5'

LEGEND

	EXISTING GRAVEL
	EXISTING CONCRETE
	PROPERTY BOUNDARY
	LOT LINE
	NEIGHBORING LOT LINE
	BUILDING SETBACK
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING GRATE INLET
	EXISTING POWER POLE
	EXISTING ELECTRIC SERVICE
	EXISTING TRANSFORMER
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE (SIZE NOTED)
	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
OPRBT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456	VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F	NOW OR FORMERLY
()	RECORD INFORMATION

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OCTOBER 2024

<u>OWNER/DEVELOPER</u>	<u>ENGINEER</u>	<u>SURVEYOR</u>
BOBBY DURON 507 W 30TH ST BRYAN, TX 77803 (979) 218-0150	CENTER POLE ENGINEERING, LLC BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601 INFO@CENTERPOLEENGINEERING.COM	KERR SURVEYING, LLC 1718 BRIARCREST DR STE 100 BRYAN, TX 77802 (979) 268-3195 TBPELS F-10018500 SURVEYS@KERRSURVEYING.NET PROJECT 24-1018

PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY



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