

LAS FUENTES SUBDIVISION 21.56 ACRES JAMES WEBB SURVEY, A-242

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 21.59 acres in the James Webb Survey, A-242, Brazos County, Texas, being the same tract as recorded in Vol. 9688, Page 296, 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 5/8" iron rods, 1" iron pipe and concrete monument found and referred to in the previously recorded deed, and as surveyed on the ground on August 30th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06359, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "MLR" found for the south corner of this tract, also being a point in the northeast right-of-way line of Sandy Point Road (Variable Width R.O.W.), also being the east corner of the Andrew Ruiz Jr. called 5.00 acre tract, as recorded in Vol. 1498, Page 44 of the B.C.O.R.;

THIENCE North 30°24°03" West, a distance of 621.61 feet along the common line between this tract and said 5.00 acre tract to a 5/8" iron rod found for the west corner of this tract, also being a point in the southeast line of the Texas Department of Criminal Justice called 349.63 acre tract, as recorded in Vol. 2049, Page 316 of

THIENCE North 42°40°08" East, a distance of 1097.37 feet along the common line between this tract and said 349.63 acre tract to a 1/2" iron rod found bent for the north corner of this tract, also being the west corner of the Stephen F. Rotsch called 5.04 acre tract, as recorded in Vol. 4897, Page 7 of the B.C.O.R.;

THIENCE South 30°52°09" East, a distance of 399.95 feet along the common line between this tract and said 5.04 acre tract to a 1" iron pipe found loose for the east corner of this tract, also being the west corner of the Stephen F. Rotsch called 8.27 acre tract, as recorded in Vol. 3337, Page 268 of the B.C.O.R.;

THIENCE South 4°03'03" East, a distance of 1201.59 feet along the common line between this tract and said 8.27 acre tract to a TX DOT concrete monument found broken for the southeast corner of this tract, also being a point in the northeast right-of-way line of Sandy Point Road, from which a 1/2" iron rod with yellow plastic cap marked "MLR" found leaning bears S 61°55'58" B, a distance of 62.46 feet for reference;

THIENCE around a curve to the left having a delta angle of 24°29'45", an arc distance of 751.98 feet, a radius of 1758.87 feet, and a chord of North 74°32'43" West, a distance of 746.26 feet along the common line between this tract and said Sandy Point Road to the PLACE OF BEGINNING containing 21.59 acres.

I, FRANCISCO SANCHEZ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 9688, Page 296 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks,

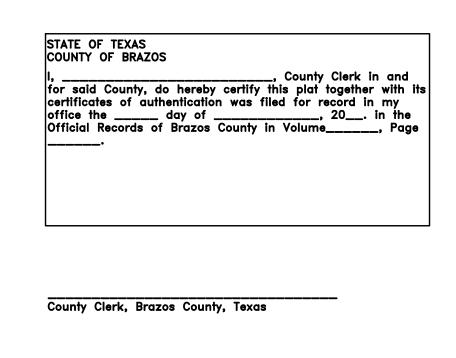
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____,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

watercourses, drains, easements and public places hereon shown for the purposes identified

SURVEY NOTES:

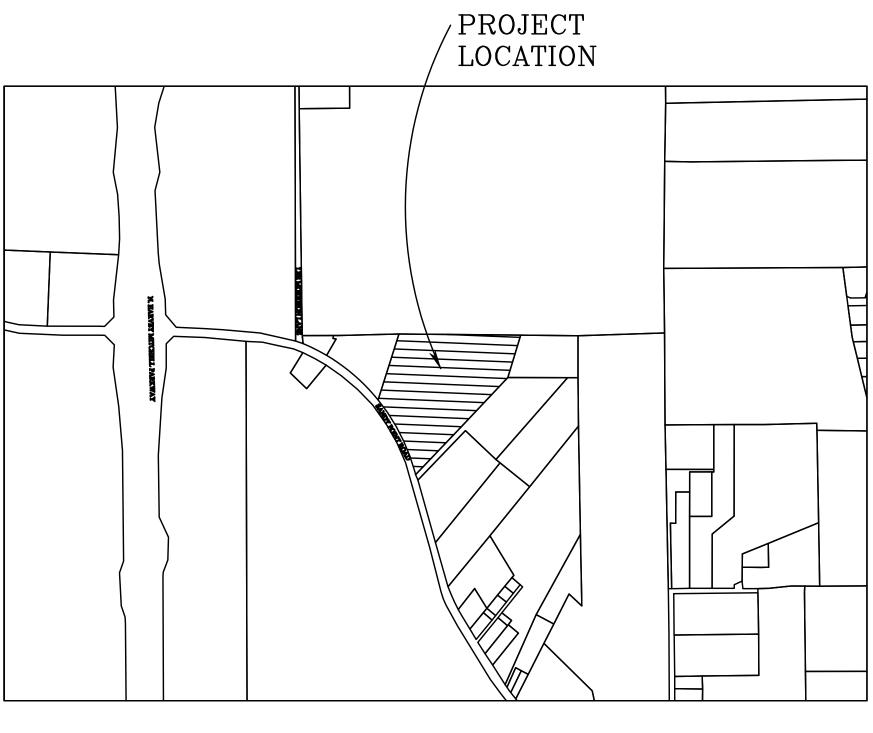
- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" & 5/8" iron rods, a 1" iron pipe and concrete monument found and referred to the
- 2). Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E and 48041C0185E effective date, 04-02-2014, but Still Creek Tributary #8 crossed the property as shown.
- 3). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 4). Current title appears to be vested as follows: -FRANCISCO SANCHEZ by virtue of deed recorded in Vol. 9688, Page 296 of the Brazos County Official Records.
- 5). 1/2" iron rods and cap set at all corners unless otherwise specified.
- 6). Front, rear and side setbacks and utility easements shall conform to the specifications of subdivision plats as established by the Commissioners Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas. Except where the plat or deed restriction imposed a greater setback requirement.
- 7). Notes from the Brazos County Health Department:
- a). No On Site Sewage Facility (OSSF) Authorization to construct for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a State Licensed Site Evaluator.
- b). All lots served by an OSSF must comply with County and State regulations. No OSSF maybe installed on any lot without the issuance an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the private sewage facility regulations of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A Sanitary Zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.

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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



VICINITY MAP N.T.S.

SURVEY LEGEND FINAL PLAT

LAS FUENTES SUBDIVISION 21.59 ACRES JAMES WEBB SURVEY, A-242 VOL. 9688, PAGE 296

Bryan, Brazos County, Texas

SCALE: 1"= 60' OWNER/DEVELOPER: 1403 Lemon Tree DARIUS D. MCCOY SR. College Station TX 77840

7593 CASTENSON ROAD

BRYAN, TX 77808 ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

SEPTEMBER, 2025 SURVEYOR: Adam Wallace, RPLS 6132 ATM Surveying

(979) 209-9291

PAGE: 2 OF 2

File name: 24-06359-SANDY POINT RD-4150-.DWG

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

Owner:_____FRANCISCO_SANCHEZ

STATE OF TEXAS

COUNTY OF BRAZOS

Plot date: 10/29/24