



ORIGINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, JOSE MAXIMO MARTINEZ and ZOILA YADIRA VALDEZ, 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 13899, Page 36, Vol. 13871, Page 156 and Vol. 12442, Page 72 of the B.C.O.R., 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.

JOSE MAXIMO MARTINEZ

Owner:_____ZOILA YADIRA VALDEZ

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:_

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

City Planner, Bryan, Texas:______

REPLAT

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

STATE OF TEXAS

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

APPROVAL OF THE CITY PLANNER

STATE OF TEXAS COUNTY OF BRAZOS

I, ______, County Clerk in and for said County, do hereby certify 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

CERTIFICATE OF SURVEYOR

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

LOCATION

FINAL PLAT LOTS 10R, 11R AND 12R **BLOCK A** BRIDGEWATER MEADOWS BEING A REPLAT OF LOTS 10, 11 & 12 **BLOCK A** DOC. NO. 01114766 Bryan, Brazos County, Texas

OCTOBER, 2025

SCALE: 1"= 30' OWNER/DEVELOPER: JOSE MAXIMO MARTINEZ AND ZOILA YADIRA VALDEZ 1734 BRIDGE MEADOW LANE

BRYAN, TX 77803

SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
UTILITY EASEMENT
OF ORDINANCE BUILDING LINE(B.L.)
OF OWER POLE
OF ORDING LINE (B.L.)
OF OWER POLE
OF OWER CLEANOUT
OF OWER CLEANOUT
OF OWER CLEANOUT

● 1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "GALINDO" FOUND ● 3/4" IRON ROD FOUND STICKING UP ◆ 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET • CALCULATED CORNER

1). The bearings of this survey are based on the Texas State Plane

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. 48041C0185E effective date, 05-16-2012

5). Designated zoning district is Residential District 5000 (RD-5).

6). All minimum building setbacks shall be in accordance with the

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

Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous

Survey Notes:

recorded plat.
2). Drawing Scale is 1"=30'

3). Drawn by: Adam Wallace

City of Bryan Code of Ordinances. 7). Intended use of the property - Residential.

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

File name: 25-07609-BRIDGE MEADOW LANE-1732-REPLAT.DWG Plot date: 09/16/25