

## PROJECT LOCATION



VICINITY MAP

N.T.S

### METES AND BOUND DESCRIPTION

Being a tract of land containing 0.7857 acres, being all of Lot 15 and part of Lot 14, Block 4, Unit No. 1 of Woodville Acres, No. 3, City of Bryan, Brazos County, Texas, as plat recorded in Vol. 176, Page 123 of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 6338, Page 121 of the 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", 3/8" and 5/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on June 3rd of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-07215, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the south corner of this tract, also being the west corner of the Victor A. Satsky called all of Lot 13 and 0.2456 acres part of Lot 14, Block 4, as recorded in Vol. 330, Page 97 and Vol. 885, Page 688 of the B.C.O.R., also being a point in the northeast right-of-way line of Shirley Drive (60' R.O.W.);

**THENCE** along the common line between this tract and said Shirley Drive, for the following calls

North 50°03'11" West, a distance of 117.13 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

Around a curve to the right having a delta angle of 92°34'20", an arc distance of 40.39 feet, a radius of 25.00 feet, and a chord of North 3°50'29" West, a distance of 36.14 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract, also being a point in the southeast right-of-way line of Stevens Drive (60' R.O.W.), from which a 1/2" iron rod found laying down bears S 59°37'36" W, a distance of 0.42 feet for reference;

**THENCE** North 42°21'04" East, a distance of 226.77 feet along the common line between this tract and said Stevens Drive to a 3/8" iron rod found for the north corner of this tract, also being the west corner of the Fox Meadow Homeowners Association called Common Area "A", Replat of Fox Meadow Lot 10 and 11, as recorded in Vol. 11756 Page 30 of the B.C.O.R.;

**THENCE** South 46°38'52" East, a distance of 133.26 feet along the common line between this tract and said Common Area "A", and then along the Linde Stallings called Lot 11R12, as recorded in Vol. 18293, Page 55 of the B.C.O.R., and then along the Britney Gibbs called Lot 11R11, as recorded in Vol. 12591, Page 263 of the B.C.O.R. to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the east corner of this tract, also being the north corner of the said Satsky tract, from which a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found bears N 46°38'52" W, a distance of 5.15 feet for reference;

**THENCE** South 40°02'23" West, a distance of 244.74 feet along the common line between this tract and said Satsky tract to the **PLACE OF BEGINNING** containing 0.7857 acres.

## PRELIMINARY PLAN

# FINAL PLAT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, RAMIREZ SAMUEL, 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 6338, Page 121 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.

Owner: \_\_\_\_\_

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

County Clerk Brazos County, 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:\_\_\_\_\_

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 SURVEYOR



















STATE OF TEXAS  
COUNTY OF BRAZOS

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

CERTIFICATE OF SURVEYOR

## SURVEY LEGEND

Notes:

- 12" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SEER 400" FOUND
- 10" IRON ROD BY POINT PLASTIC CAP MARKED "SEER 6132" AT "SEWER" SET
- 12" IRON ROD FOUND
- 58" IRON ROD FOUND
- 58" IRON ROD FOUND

Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 12", 3/8" & 5/8" iron rods found for and found as noted on the previous recorded plat.
- Drawing Scale is 1"=30'
- Drawn by: Adam Wallace
- 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. 480401C0185E effective date, 05-16-2012.
- Zoning is Residential District 0000 (RD-5).
- Setbacks requirements:
  - Front Setback: 25 feet
  - Side Setback: 5 feet
  - Rear Setback: 5 feet
  - Side Street Setback: 15 feet
- 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, above, under, and across the property included in the PUE, and to install and enlarge and ingress on property adjacent to the PUE to access electric facilities.

## ATM Surveying

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[www.ATMSurveying.com](http://www.ATMSurveying.com) - FIRM #H1417840