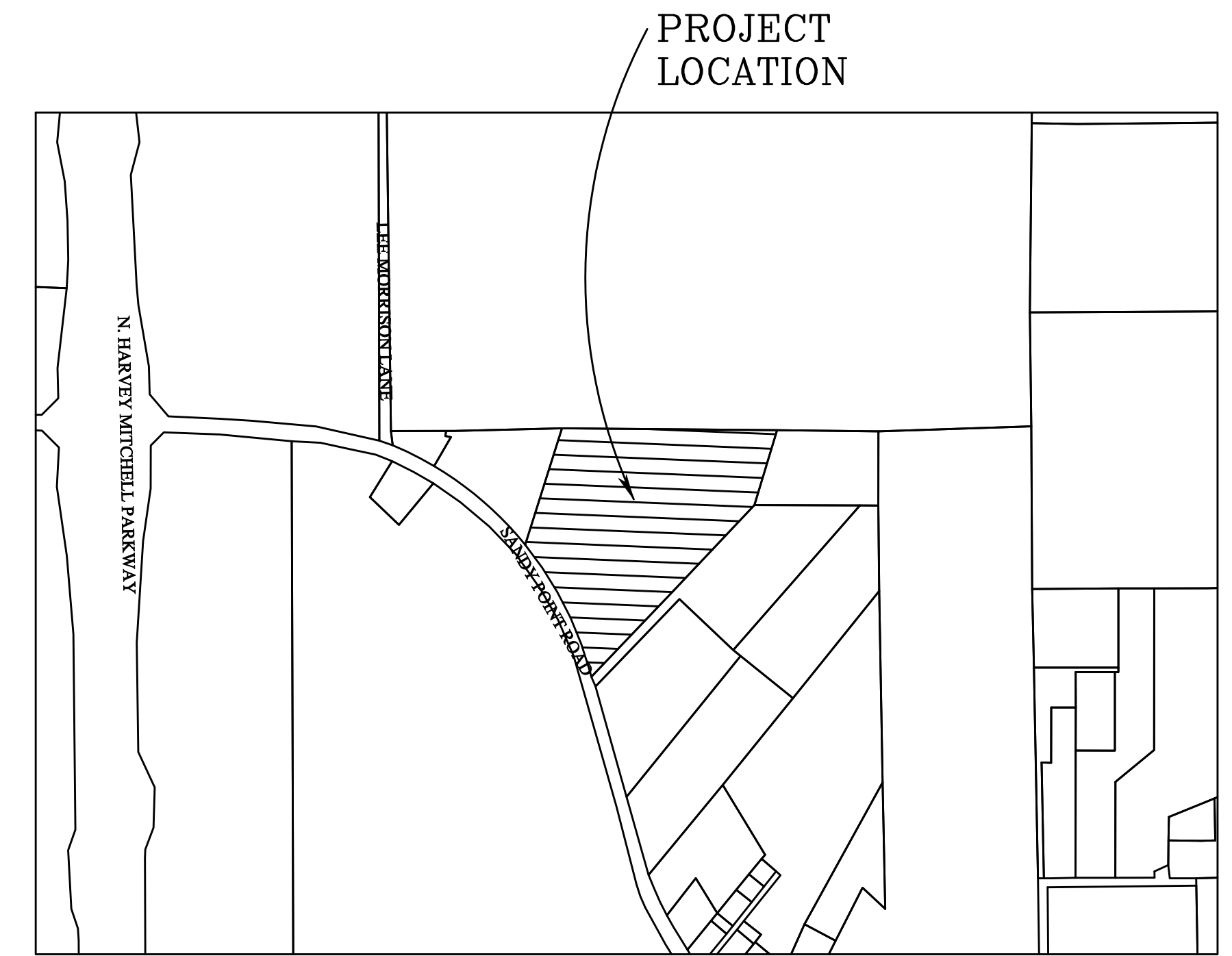


TEXAS DEPARTMENT OF CRIMINAL JUSTICE
CALLED 349.63 ACRES
VOL. 2049, PAGE 316

STEPHEN F. ROTSCHE
CALLED 5.04 ACRES
VOL. 4897, PAGE 7



VICINITY MAP
N.T.S.



STEPHEN F. ROTSCH
CALLED 8.27 ACRES
VOL. 3337, PAGE 268

LINE	DISTANCE	BEARING
L1	17.37'	N 28°42'12" E
L2	45.72'	N 15°00'58" E
L3	35.09'	S 14°15'22" E
L4	21.63'	S 12°22'29" E
L5	9.62'	S 12°22'29" E
L6	1.69'	S 12°22'29" E
L7	1.57'	S 12°22'29" E
L8	5.53'	S 12°22'29" E
L9	4.67'	S 12°22'29" E
L10	32.75'	S 10°43'11" E
L11	17.25'	N 30°24'03" W

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1758.87	02°36'24"	7.00	N 63°08'14" W	7.17
C2	1758.87	00°34'32"	7.17	N 64°55'24" W	7.17
C3	1758.87	00°34'28"	141.97	N 67°30'55" W	141.93
C4	1758.87	05°39'28"	176.68	N 72°50'00" W	176.68
C5	1758.87	02°58'57"	80.35	N 79°58'06" W	91.04
C6	1758.87	02°36'29"	200.35	N 79°45'30" W	80.05
C7	1758.87	02°17'35"	200.35	N 82°20'00" W	80.05
C8	1758.87	02°17'35"	105.63	N 83°04'23" W	105.61
C9	25.00	00°00'00"	3.34	N 34°09'27" W	3.34
C10	54.00	81°03'21"	76.35	N 01°13'46" E	70.18
C11	54.00	71°00'03"	80.62	N 02°13'46" E	67.18
C12	54.00	49°16'51"	46.45	N 36°30'05" E	40.53
C13	54.00	47°39'39"	44.92	N 31°58'10" E	43.56
C14	52.00	46°07'25"	43.86	N 27°02'27" E	42.54
C15	25.00	66°33'45"	49.19	N 63°36'49" E	27.64
C16	54.00	41°26'56"	39.96	N 76°30'14" E	38.22
C17	54.00	41°22'19"	35.97	N 76°30'14" E	38.22
C18	25.00	65°32'30"	28.55	S 47°04'42" E	27.03
C19	2270.48	00°32'07"	34.42	S 79°24'54" E	34.42
C20	2270.48	01°44'06"	34.42	S 79°24'54" E	34.42
C21	2270.48	05°51'49"	207.71	S 74°35'30" E	207.64
C22	25.00	12°44'43"	55.56	N 46°39'22" E	45.81
C23	25.00	13°38'22"	55.56	N 46°39'22" E	45.81
C24	54.00	74°40'05"	70.51	N 15°27'03" E	63.69
C25	54.00	83°03'29"	78.28	N 63°29'13" E	71.60
C26	54.00	82°13'35"	78.28	N 63°29'13" E	71.60
C27	54.00	30°48'48"	29.04	S 22°38'58" W	28.69
C28	25.00	52°27'35"	22.89	S 11°49'55" W	22.10
C29	25.00	52°27'35"	22.89	S 11°49'55" W	22.10
C30	83.50	11°44'25"	17.15	S 31°00'07" E	17.08
C31	54.00	61°52'39"	58.32	S 05°46'00" E	55.53
C32	54.00	61°52'39"	58.32	S 05°46'00" E	55.53
C33	54.00	73°30'52"	69.38	S 33°17'08" E	64.71
C34	83.50	10°55'22"	15.92	N 65°23'07" W	15.89
C35	210.48	00°00'00"	15.92	N 65°23'07" W	15.89
C36	2210.48	03°04'06"	118.37	N 72°42'24" W	118.36
C37	2210.48	01°33'57"	73.47	N 78°11'55" W	73.27
C38	54.00	91°15'16"	25.37	S 68°08'00" E	25.37
C39	54.00	1°15'25"	20.70	N 41°18'54" S	20.70
C40	54.00	30°14'36"	28.50	S 67°25'10" E	28.37
C41	1728.87	00°00'00"	29.37	S 67°25'10" E	29.37
C42	128.87	7°15'24"	11.41	S 80°42'25" E	11.41
C43	25.00	92°11'11"	40.22	S 36°36'15" E	36.02
C44	126.76	00°00'00"	13.25	S 22°04'28" E	13.25
C45	7.48	8°30'21"	1.11	S 22°04'28" E	1.11
C46	60.00	31°53'40"	33.73	S 23°59'49" E	33.30
C47	3832.44	00°03'33"	39.70	S 07°24'44" E	39.70
C48	3832.44	00°00'43"	39.70	S 07°24'44" E	39.70
C49	290.47	05°46'27"	29.27	S 12°18'52" E	29.26
C50	44.75	49°18'46"	35.51	S 11°31'19" E	37.54
C51	62.00	49°00'24"	35.51	S 11°31'19" E	37.54
C52	162.00	16°20'33"	45.27	S 63°35'45" E	45.13
C53	162.00	17°43'40"	49.22	S 46°33'12" E	49.02
C54	25.00	72°55'24"	4.12	S 46°33'12" E	4.12
C55	2578.48	01°38'43"	68.30	S 78°01'12" E	68.30
C56	2738.48	04°39'31"	193.39	S 74°52'05" E	193.33
C57	25.00	00°00'00"	3.34	N 34°09'27" W	3.34

**FINAL PLAT
OF
LOTS 1-30
LAS FUENTES SUBDIVISION
21.59 ACRES
JAMES WEBB SURVEY, A-242
VOL. 9688, PAGE 296
Bryan, Brazos County, Texas**

OVEMBER, 2025

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

SCALE: 1" = 60'

OWNER/DEVELOPER:
FRANCISCO SANCHEZ
2506A LONG DR
BRYAN, TX 77802

AGE: 2 OF 3

File name: 24-06359-SANDY POINT RD-4150-.DWG
Plot date: 10/29/24
Revised: 11/22/25

SURVEY LEGEND

=====	SUBJECT PROPERTY LINE
-----	ADJOINING PROPERTY LINE
.....	TITLE EASIMENT
- - - - -	ORDINANCE BUILDING LINE(L)
- - - - -	UTTER BUILDING LINE(L)
.....	METAL FENCE
.....	WAS: TYPICAL FENCE
.....	WOOD FENCE
.....	CARBIDE WIRE FENCE
①	TX DOT CONCRETE MONUMENT FOUND BROKEN
②	1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NEAR FOUND"
③	1/4" IRON ROD
④	1/2" IRON PIPE FOUND LEADING
⑤	1/2" IRON PIPE FOUND
⑥	1/2" IRON ROD FOUND BENT
⑦	1/2" IRON ROD FOUND BENT
⑧	1/2" IRON ROD FOUND BENT CAP MARKED "ATM SURVEY" SET
⑨	CALCULATED CORNER

1. Drawing Scale is 1"=60'
2. Drawn by: Adam Wallace

ATM Surveying

P. O. Box 10331, College Station, TX 77840
PHONE: (979)209-9251 email: Adam@ATMSurveying.com
www: ATMSurveying.com FIRM #101784-00

FINAL PLAT

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" & 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.;

THENCE 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 the B.C.O.R.;

THENCE 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.;

THENCE 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.;

THENCE 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" E, a distance of 62.46 feet for reference;

THENCE 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.

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 previous recorded deed.

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 is shown by as being adjacent to the south of the tract.

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). 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.

7). Zoning of this property is currently Agricultural Open (AO), and under rezoning case No. RZ25-000009) for RD-7 zoning.

8). A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

9). All signage to be permitted separately in accordance with the sign ordinance.

10). 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.



VICINITY MAP
N.T.S.

Approval of the planning and zoning commission.

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and some was duly approved on the day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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

Owner: _____
FRANCISCO SANCHEZ

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

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

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: _____

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
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

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - - - UTILITY EASEMENT
- - - - - EASEMENT BUILDING LINE(B.L.)
- - - - - PLATTED BUILDING LINE(B.L.)
- EASEMENT LINE
- METAL FENCE
- CHAIN LINK FENCE
- ===== WOOD FENCE
- ===== BARBED WIRE FENCE
- TX DOT CONCRETE MONUMENT FOUND BROKEN
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MLR" FOUND
- AXLE GEAR FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND (LEADING)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND BENT
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- CALCULATED CORNER

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

FINAL PLAT
OF
LOTS 1-30
LAS FUENTES SUBDIVISION
21.59 ACRES
JAMES WEBB SURVEY, A-242
VOL. 9688, PAGE 296
Bryan, Brazos County, Texas

NOVEMBER, 2025
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291
OWNER/DEVELOPER:
FRANCISCO SANCHEZ
2506A LONG DR
BRYAN, TX 77802