

CERIFICATE OF OWNERSHIP AND DEDICATION.

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), _____, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, AND 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 BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/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

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHAD A. GULICK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH SUITABLE MONUMENTS SET WITH THE HEAD FLUSH WITH THE GROUND OR SIDEWALKS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CHAD A. GULICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6021
TEXAS SURVEY FIRM NO. 10194550

CERTIFICATION BY THE COUNTY CLERK

I, _____, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED ON THE ____ DAY OF _____, 20__, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS,

BRAZOS COUNTY CLERK BRAZOS COUNTY, TEXAS.

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 ____ AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, 20__ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION 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

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

LEGAL DESCRIPTION OF SUBDIVISION:

BEING A 6.862-ACRE TRACT CONTAINED WITHIN THE T.J. WOOTEN SURVEY, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 19.997 ACRE TRACT AS CONVEYED TO WALL DEVELOPMENT, LLC AS "TRACT 1" IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 16684, PAGE 155, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING PART OF A CALLED 6.336 ACRE TRACT CONVEYED TO BK HOME DEVELOPMENT, INC. RECORDED IN VOLUME 12856, PAGE 109 OF THE O.P.R.B.C.T., AND BEING ALL OF A CALLED 1.625 ACRE PRIVATE DRAINAGE EASEMENT TRACT AS SHOWN ON THE PLAT OF FOXWOOD CROSSING SUBDIVISION - PHASE 1, AS RECORDED IN VOLUME 17420, PAGE 53, O.P.R.B.C.T. SAID 6.862-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF JONES ROAD (90 FOOT WIDE), FOR THE SOUTHWEST CORNER OF SAID 19.997 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF JONES ROAD BUSINESS PARK AS RECORDED IN VOLUME 14082, PAGE 208, O.P.R.B.C.T.;

THENCE N 41° 10' 32" E, A DISTANCE OF 830.23 FEET, WITH THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID LOT 1, BLOCK 1, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER HEREOF;

THENCE N 41° 10' 32" E, A DISTANCE OF 280.46 FEET, CONTINUING WITH THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID LOT 1, BLOCK 1, PASSING A 1/2-INCH IRON ROD FOUND AT 136.58 FEET, AND CONTINUING TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 19.997 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 20.803 ACRE TRACT AS CONVEYED TO REALSPIN INVESTMENT TRUST IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12330, PAGE 14, O.P.R.B.C.T., THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 45.5618 ACRE TRACT AS CONVEYED TO DANIEL L. DESTEFANO IN A SPECIAL ASSUMPTION DEED RECORDED IN VOLUME 6360, PAGE 206, O.P.R.B.C.T., AND THE NORTHWEST CORNER HEREOF;

THENCE S 46° 17' 09" E, A DISTANCE OF 789.73 FEET, ALONG THE COMMON LINE OF SAID 19.997 ACRE TRACT AND SAID 45.5618 ACRE TRACT, TO THE NORTHEAST CORNER OF SAID 19.997 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 6.336 ACRE TRACT, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS S 01° 15' 33" W, 0.91 FEET;

THENCE S 47° 51' 57" E, A DISTANCE OF 249.23 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 6.336 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THAT CERTAIN CALLED 11.49 ACRE TRACT CONVEYED TO BRYAN INDEPENDENT SCHOOL DISTRICT IN A WARRANTY DEED RECORDED IN VOLUME 7192, PAGE 79, O.P.R.B.C.T., FOR THE NORTHEAST CORNER OF SAID 6.336 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE S 41° 40' 26" W, A DISTANCE OF 285.01 FEET, ALONG THE COMMON LINE OF SAID 6.336 ACRE TRACT AND SAID 11.49 ACRE TRACT TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 47° 51' 58" W, A DISTANCE OF 251.52 FEET, OVER AND ACROSS SAID 6.336 ACRE TRACT AND SAID 19.997 ACRE TRACT, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" FOR AN INTERIOR CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 19.997 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
S 42° 08' 02" W, A DISTANCE OF 90.54 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 45° 11' 20" W, A DISTANCE OF 50.05 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 42° 08' 02" E, A DISTANCE OF 89.48 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 46° 17' 08" W, A DISTANCE OF 574.78 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 41° 10' 32" E, A DISTANCE OF 11.92 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
N 48° 49' 28" W, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.862 ACRES OF LAND, MORE OR LESS.

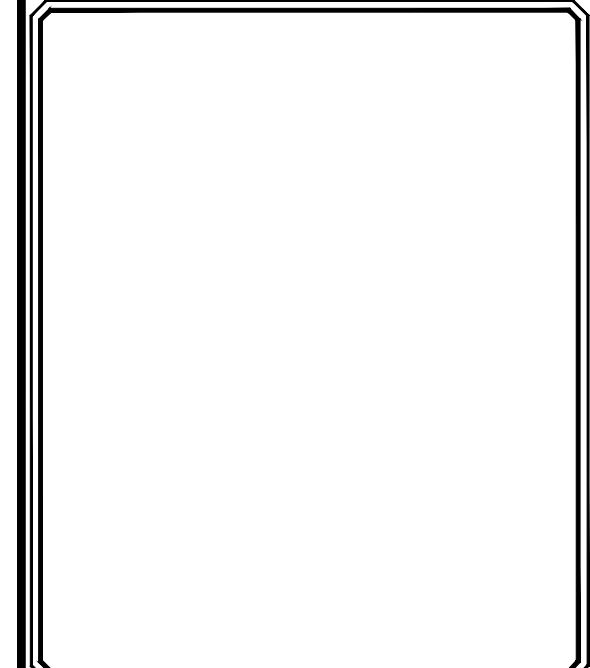
GENERAL NOTES

- 1. PER CITY OF BRYAN ORDINANCE No. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0285E (DATED MAY 16, 2012).
3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
4. SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
5. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5030
6. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
7. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
8. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
9. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
10. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.
11. 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. HOA TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS WITHIN PRIVATE DRAINAGE EASEMENTS.
12. ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND MUST USE FOX BLUFF DRIVE FOR ACCESS.

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Table with columns: REVISION, DATE, DRAWN BY, DESCRIPTION



FINAL PLAT
FOR
FOXWOOD CROSSING SUBDIVISION PHASE 3
T.J. WOOTEN SURVEY, A-59
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Colliers Engineering & Design
DALLAS 4500 Ratliff Lane, Suite 113 Addison, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING
SCALE: 1"=60' DATE: 02/28/2022 DRAWN BY: HCF CHECKED BY: CAG
PROJECT NUMBER: 22002189A DRAWING NAME: FOXWOOD PH III
SHEET TITLE: FINAL SUBDIVISION PLAT
SHEET NUMBER: 02 of 02

FINAL PLAT
Foxwood Crossing Subdivision -Phase 3
27 Lots
Block 4, Lots 12-22
Block 5, Lots 17-21
Block 6, Lots 1-11
Being a total of 6.862 acres out of the
T.J. Wooten Survey, A-59
City Of Bryan, Brazos County, Texas

OWNER/DEVELOPER BK HOME DEVELOPMENT, INC. 515 COTTINGHAM DRIVE TEMPLE, TEXAS 76504 254-721-6179
SURVEYOR COLLIERS ENGINEERING & DESIGN T.B.P.E.L.S. FIRM NO. 10194550 4500 RATLIFF LANE #113 ADDISON, TEXAS 75001 214-613-1204
ENGINEER JBS ENGINEERING & ENVIRONMENTAL, LLC. 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TX 77802 979-485-2879

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