

FIELD NOTES DESCRIPTION

OF A
1.999 ACRE TRACT
JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.999 ACRES IN THE JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 2.000 ACRE LOT 1 OF THE PLAT OF MESQUITE FLATS RECORDED IN VOLUME 1981, PAGE 77, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), SAID LOT 1 CONVEYED TO JOSE DE JESUS ZERMENO AND WIFE LAURA RAMIREZ, AND ALBERTO RAMIREZ AND WIFE, NANCY ESCOBAR IN A DEED RECORDED IN VOLUME 8544, PAGE 254, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.999 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the northeast right-of-way line of Fazzino Lane (variable width right-of-way, 1981/77 ORBCT), marking the south corner of Lot 2 conveyed to Rodrigo Medina and Tammy Medina in Volume 4737, Page 82 (OPRBCT), and marking the west corner hereof;

THENCE, with the common line of said Lot 2 and this herein described tract, N 42° 42' 122 E, for a distance of 346.15 feet to a 1/2 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set on the southwest line of a called Lot 3, conveyed to Angelico Rodriguez and Jose M. Bedolla in Volume 2953, Page 158 (OPRBCT), marking the east corner of said Lot 2, and the north corner hereof;

THENCE, with the common line of said Lot 3 and this herein described tract, S 47° 17' 488 E, for a distance of 257.64 feet to a 1/2 inch iron rod found on the northwest line of a called 23.54 acre tract, conveyed to Steele Brook Minerals & Royalties, and referred to as "tract two" in Volume 9900, Page 24 (OPRBCT), marking the south corner of said Lot 3, and the east corner hereof, for reference, a 1/2 inch iron rod found at the east corner of said Lot 3 bears N 42° 27' 52" E, at a distance of 200.02 feet;

THENCE, with the common line of said Steele Brook tract and this herein described tract for the following two (2) courses and distances:

- S 42° 27' 52" W, for a distance of 54.58 feet to a point falling in a 24 inch post oak tree;
- S 45° 03' 53" W, for a distance of 288.41 feet to a 3/4 inch iron rod found on the northeast line of said Fazzino Lane, the west line of said Steele Brook tract, and marking the south corner hereof, for reference, City of Bryan Monument GPS-100 bears S 70° 43' 11" E, at a distance of 15,684.55 feet;

THENCE, with the northeast right-of-way line of Fazzino Lane, N 48° 05' 22" W, for a distance of 246.01 feet to the POINT OF BEGINNING hereof, and containing 1.999 acres of land, more or less.

ORIGINAL PLAT Vol. 1981 Pg. 77 ORBCT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I/WE, ALBERTO RAMIREZ AND JOSE DE JESUS ZERMENO, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME (US) IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 8544, PAGE 254, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

ALBERTO RAMIREZ, OWNER

JOSE DE JESUS ZERMENO, OWNER

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERTO RAMIREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE DE JESUS ZERMENO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ CHAIRMAN 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 & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2022, AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2022.

CHAIRMAN

CERTIFICATION OF CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 _____, 2022.

CITY PLANNER, CITY OF BRYAN

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 _____, 2022.

CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____ DAY OF _____, 2022. SIGNED THIS THE _____ DAY OF _____, 2022.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____ COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK
 BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR NO. 6531, 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 THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL KONETSKI, R.P.L.S. NO. 6531

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 220784, CERTIFICATION DATE: FEBRUARY 13TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

BLANKET RIGHT-OF-WAY EASEMENT FROM JOSEPHINE S. FAZZINO TO THE CITY OF BRYAN RECORDED IN VOLUME 187, PAGE 425, ORBCT, MAY OR MAY NOT APPLY.

15' WIDE WATER LINE RIGHT-OF-WAY EASEMENT FROM J.D. SIEGERT, AT AL TO FAIRVIEW SMETANA WATER SUPPLY CORPORATION RECORDED IN VOLUME 841, PAGE 253, ORBCT DOES APPLY, BUT CAN NOT BE PLOTTED DUE TO HAVING NO PLOTTABLE OBJECTS.

5' WIDE UTILITY EASEMENT FROM J.D. SIEGERT, ET AL TO THE CITY OF BRYAN RECORDED IN VOLUME 2050, PAGE 230, ORBCT, DOES APPLY TO THIS LOT AND AN APPROXIMATE LOCATION IS SHOWN HEREON.

15' WIDE PIPELINE EASEMENT FROM NANCY ESCOBAR TO OSR WATER SUPPLY CORPORATION, RECORDED IN VOLUME 9335, PAGE 160, ORBCT, DOES APPLY TO THIS LOT BUT CAN NOT BE SHOWN DUE TO HAVING NO PLOTTABLE OBJECTS.

ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

GENERAL NOTES:

- BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT 100 (N:10215163.38; E:3519884.95) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009934806832 (CALCULATED USING GEOD12B)
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA FIRM MAPS, PANEL NO. 4804100200E, REVISED DATE: 05-16-2012.
- THE LOTS SHOWN HEREON LIE WITHIN THE CITY OF BRYAN ETJ, TEXAS, AND IS UNZONED. THE ADJOINING LAND TO THE NORTHEAST, SOUTHWEST AND NORTHWEST ARE ALSO UNZONED. THE LAND LYING TO THE SOUTHWEST LIES WITHIN THE CITY OF BRYAN AND IS ZONED (A-0) AGRICULTURAL OPEN DISTRICT.
- 1/2" IRON ROD W/CAP "KERR SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- DRIVEWAY ACCESS WILL BE THROUGH FAZZINO LANE.
- THERE IS A 25' BUILDING SETBACK FROM ALL STREETS.

COUNTY NOTES

- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WELLBORN S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY THE OTHER PARTIES IN THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE.

LEGEND:

○ IRON ROD (AS NOTED)	⊗ WATER METER
ORBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	⊕ CLEAN OUT
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	⊙ LIGHT POLE/STANDARD
ORBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	⊖ GUY WIRE
12/24/56 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	⊕ A/E UNIT
N/F = NOW OR FORMERLY	⊖ ELECTRIC SERVICE
(1) = RECORD INFORMATION	⊕ 2 INCH METAL POST
(CM) = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES	⊖ TELEPHONE PEDESTAL
CMP = CORRUGATED METAL DRAIN PIPE	— AERIAL ELECTRIC LINES
(P) = PLAT OF MESQUITE FLATS RECORDED IN VOLUME 1981, PAGE 77 ORBCT	— WATER LINE
	— WOOD FENCE
	— BARBED WIRE FENCE
	— METAL OR PIPE FENCE
	— CITY LIMITS
	— CONCRETE
	— GRAVEL

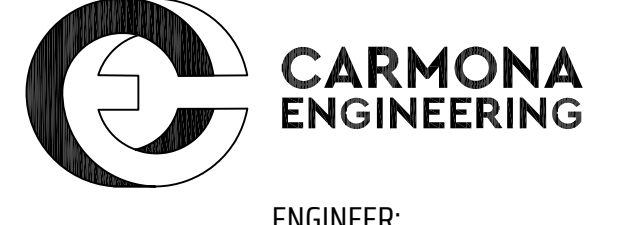
FINAL PLAT
 OF
LOTS 1A & 1B MESQUITE FLATS
1.999 ACRES
BRAZOS COUNTY, TEXAS
 BEING A REPLAT
 OF
LOT 1
MESQUITE FLATS
VOLUME 1981, PAGE 77 ORBCT
JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12
BRAZOS COUNTY, TEXAS

APRIL 2022
 SCALE 1" = 60'

OWNER/DEVELOPER(S):
 ALBERTO RAMIREZ & JOSE DE JESUS ZERMENO
 3000 FAZZINO LANE,
 BRYAN, TEXAS 77807



SURVEYOR:
 KERR SURVEYING, LLC
 TBPELS FIRM #10018500
 MICHAEL KONETSKI, RPLS No. 6531
 409 N. TEXAS AVE.
 BRYAN, TX 77803
 979-268-3195



ENGINEER:
 CARMONA ENGINEERING LLC
 TBPFE FIRM # F-21905
 JOSE H CARMONA, JR., P.E.
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