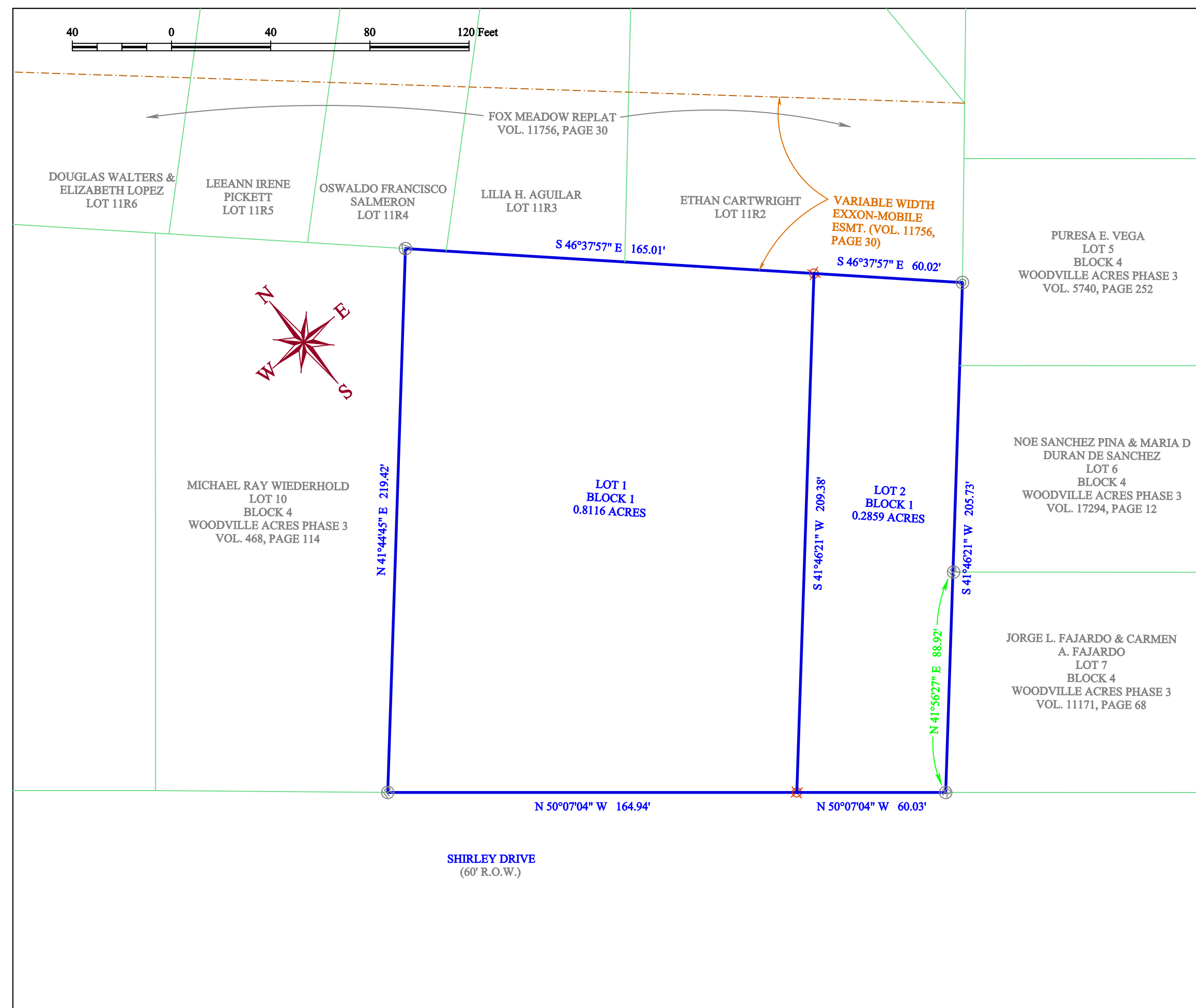


# PRELIMINARY PLAN



# FINAL PLAT

## PROJECT LOCATION



## VICINITY MAP

N.T.S.

## METES AND BOUND DESCRIPTION

Being a tract of land containing 1.098 acres in the Moses Baine Survey, A-8, City of Bryan, Brazos County, Texas, being the same tract as recorded in Vol. 8875, Page 33 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" and 5/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on March 12th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05922, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the west corner of this tract, also being a point in the northeast right-of-way line of Shirley Drive (60' R.O.W.), also being the south corner of Lot 10, Block 4 of the Woodville Acres Phase 3, as recorded in Vol. 468, Page 114 of the B.C.O.R.;

**THENCE** North 41°44'45" East, a distance of 219.42 feet along the common line between this tract and said Lot 10 to a 1/2" iron rod found in concrete for the north corner of this tract, also being a point in the southwest line of Lot 11R4 of the Fox Meadow Replat, as plat recorded in Vol. 11756, Page 30 of the B.C.O.R.;

**THENCE** South 46°37'57" East, a distance of 225.04 feet along the common line between this tract and said Fox Meadow Replat to a 5/8" iron rod found in concrete for the east corner of this tract, also being a point in the northwest line of the Lot 5, Block 4 of the Woodville Acres Phase 3, as recorded in Vol. 5740, Page 252 of the B.C.O.R.;

**THENCE** South 41°46'21" West, a distance of 205.73 feet along the common line between this tract and said Lot 5, and then along Lot 6, Block 4, and then along Lot 7, Block 4 to a 1/2" iron rod found for the south corner of this tract, also being a point in the northeast right-of-way line of Shirley Drive, from which another 1/2" iron rod found bears N 41°56'27" E, a distance of 88.92 feet for reference;

**THENCE** North 50°07'04" West, a distance of 224.97 feet along the common line between this tract and said Shirley Drive to the **PLACE OF BEGINNING** containing 1.098 acres.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, J. ENRIQUE GOMEZ and AIDA GOMEZ, 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 8875, Page 33 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: \_\_\_\_\_

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

### CERTIFICATION BY 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 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: \_\_\_\_\_

### 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, 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 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			
	SUBJECT PROPERTY LINE		WATER METER
	ADJOINING PROPERTY LINE		ELECTRIC METER
	PUBLIC UTILITY EASEMENT		POWER POLE
	SEWER/UTILITY EASEMENT		GAS METER
	SHIRLEY DRIVE		SEWER CLEANOUT
	WATER LINE		SEWER MANHOLE
	STORM SEWER LINE		A.C. UNIT
	6\"/>		

1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURVY SET"  
 3/8" IRON ROD W/ INCH 1/4" IRON ROD FOUND IN CONC.  
 1/2" IRON ROD FOUND IN CONC.

### Survey 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 1/2" & 5/8" iron rods called for and found as noted on the previous recorded deed.
- Drawing Scale is 1"=40'
- 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. 48041C0183E effective date, 05-16-2012.
- Zoning is Residential District-5000 (RD-5).
- Setback requirements:  
 -Front Setback: 25 feet  
 -Side Setback: 5 feet  
 -Rear Setback: 5 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 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.

ATM Surveying  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101764-00

**FINAL PLAT**  
**LOT 1 BLOCK 1**  
**LOT 2 BLOCK 1**  
**OF THE MOSES BAINE**  
**ESTATE**  
**BEING A FINAL PLAT OF**  
**OF A 1.098 ACRES**  
**MOSES BAINE SURVEY,**  
**A-8**  
**Bryan, Brazos County, Texas**

SCALE: 1"= 40'  
 OWNER/DEVELOPER:  
 J. ENRIQUE GOMEZ AND  
 AIDA GOMEZ  
 3710 SHIRLEY DRIVE  
 BRYAN, TX 77808

APRIL, 2024  
 SURVEYOR:  
 Adam Wallace, RPLS 6132  
 AIDA GOMEZ  
 ATM Surveying  
 1403 Lemon Tree  
 College Station TX 77840  
 (979) 209-9291