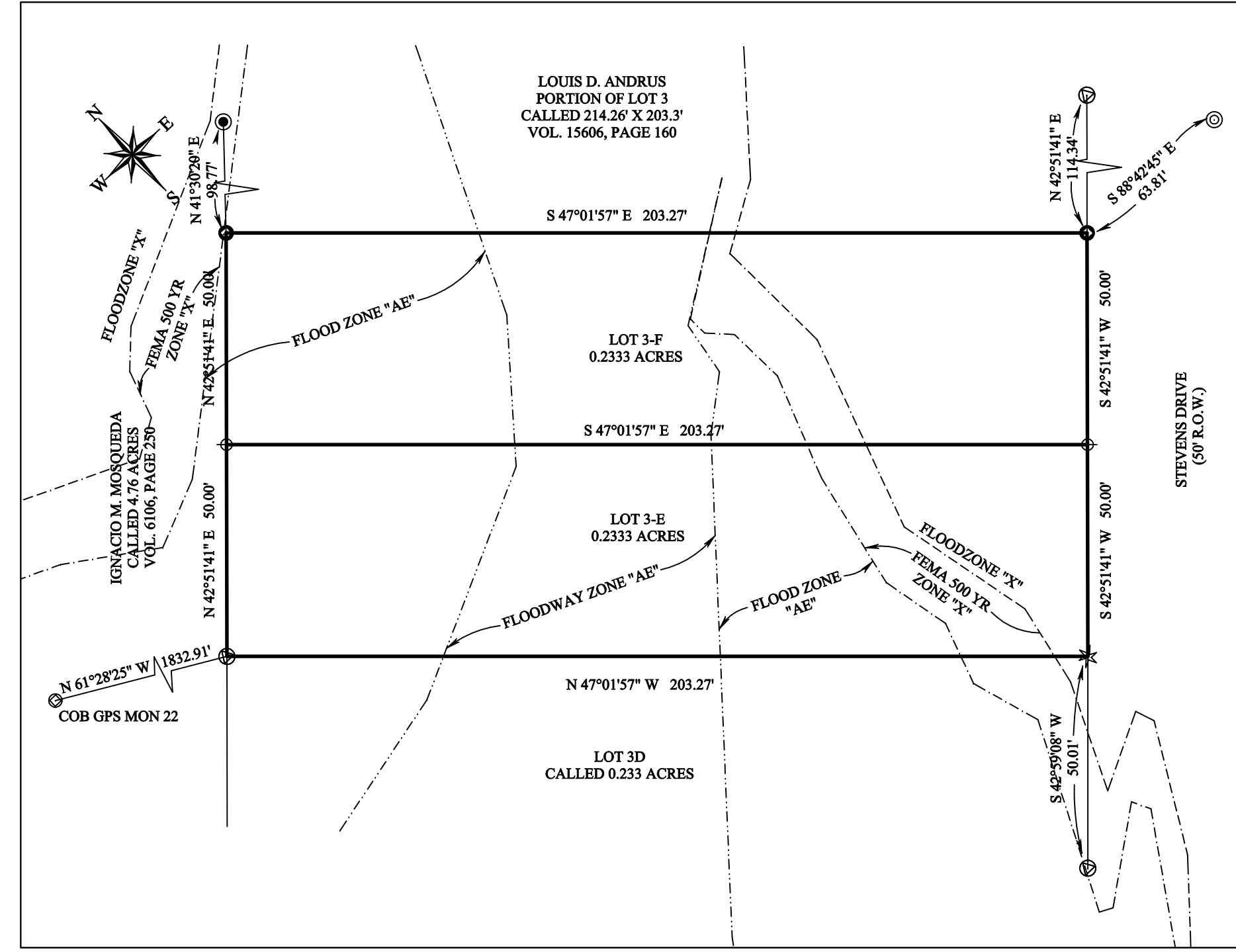
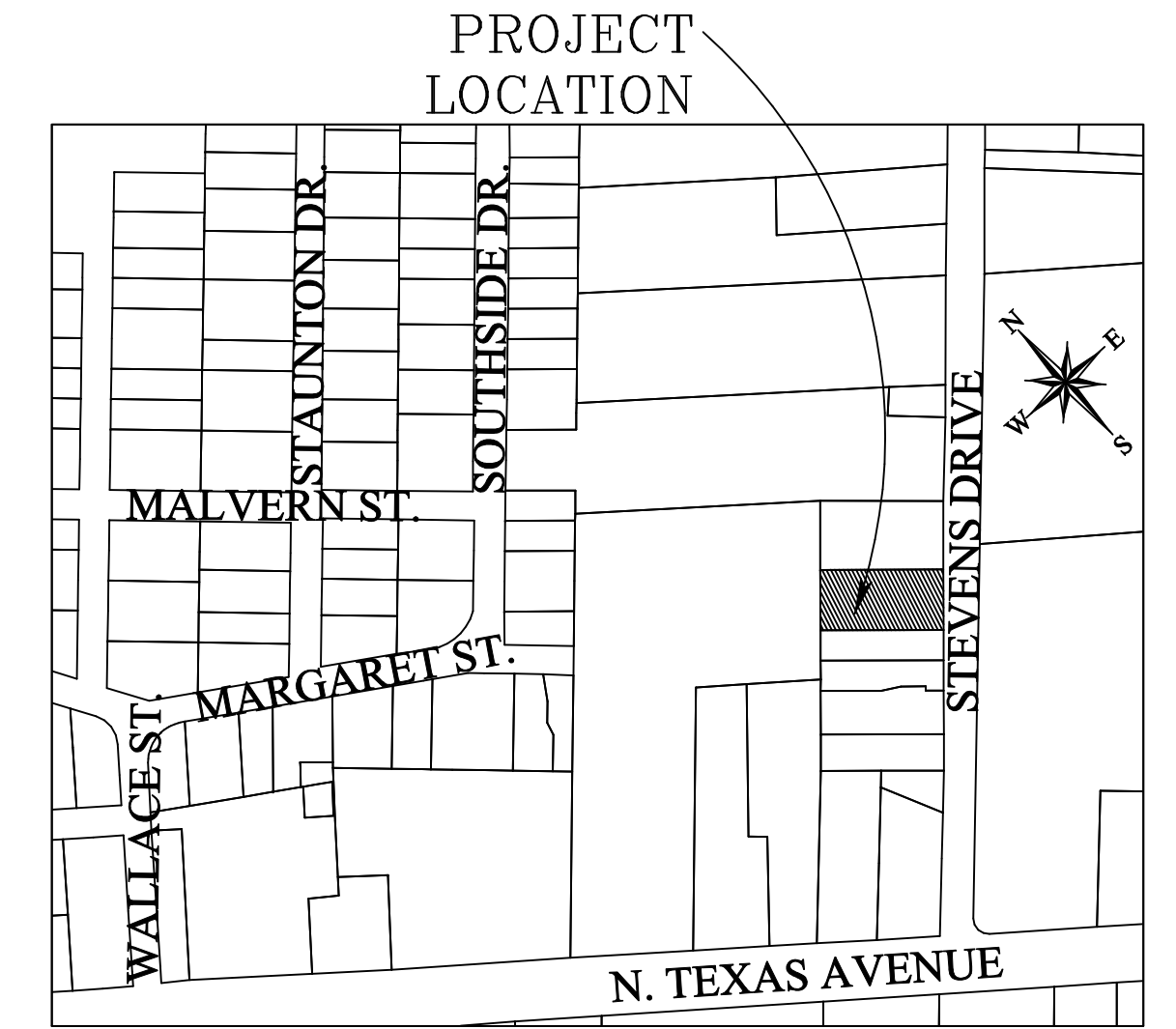


ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4666 acres, being a portion of Lot 3 in The Lamar Williams Subdivision, Brazos County, Texas, plat recorded in Vol. 17455, Page 167 of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 17361, Page 255 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" and 5/8" iron rods found and referred to on the previously recorded deed, and as surveyed on the ground on August 23rd of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04607, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found leaning for the south corner of this tract, also being a point in the northwest right-of-way line of Stevens Drive (50' R.O.W.), also being the east corner of Lot 3D called 0.233 acres, as replat recorded in Vol. 3077, Page 254 of the B.C.O.R., from which a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears S 42°59'08" W, a distance of 50.01 feet for reference;

THENCE North 47°01'57" West, a distance of 203.27 feet along the common line between this tract and said Lot 3D to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the most westerly corner of this tract, also being a point in the southeast line of the Ignacio M. Mosqueda called 4.76 acre tract, as recorded in Vol. 6106, Page 250 of the B.C.O.R.;

THENCE North 42°51'41" East, a distance of 100.00 feet along the common line between this tract and said Mosqueda tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the west corner of the Louis D. Andrus called portion of Lot 3, called 214.26 x 203.3' tract, as recorded in Vol. 15606, Page 160 of the B.C.O.R., from which a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found bears N 41°30'20" E, a distance of 98.77 feet for reference;

THENCE South 47°01'57" East, a distance of 203.27 feet along the common line between this tract and Andrus tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the northwest right-of-way line of Stevens Drive, from which a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears N 42°51'41" E, a distance of 114.34 feet for reference, also from which a 1/2" iron rod found with yellow plastic cap marked "RPLS 2972" found bears S 88°42'45" E, a distance of 63.81 feet for reference;

THENCE South 42°51'41" West, a distance of 100.00 feet along the common line between this tract and said Stevens Drive to the **PLACE OF BEGINNING** containing 0.4666 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SAUL RUIZ, 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 17455, Page 167 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

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: _____

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 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 same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning and Zoning Commission, Bryan, 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: _____

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 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	○	SEWER MANHOLE
---	ADJOINING PROPERTY LINE	⊙	POWER POLE
---	UTILITY EASEMENT	⊙	SEWER CLEANOUT
---	ELECTRICAL LINE		
---	CHAIN-LINK FENCE		
---	WOOD FENCE		
① 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND			
② 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND			
③ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FND-LEANING			
④ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET			
⑤ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND			
⑥ 1/2" IRON ROD FOUND			
	▨	COVERED 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 5/8" & 1/2" iron rods found and referred to in the previous recorded deed, and elevations are referenced to NAVD88.
- Drawing Scale is 1"=30'
- Drawn by: Adam Wallace
- Said lot does 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
- FFE(Effective Finish Floor) will be 3'4" or higher.

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
Lots 3E and 3F
of the
Lamar Williams Subdivision
Being a Replat of
Parts of Lot 3 of the
Lamar Williams Subdivision
Vol. 17455, Page 167
Moses Baine League, A-3
Bryan, Brazos County, Texas

SCALE: 1"=30'

OWNER/DEVELOPER:

SAUL RUIZ
2006 STEVENS DR.
BRYAN, TX 77803

MARCH, 2024

SURVEYOR:

Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291