

CERTIFICATE OF OWNERSHIP AND DEDICATION APPROVAL OF THE CITY PLANNER __, the undersigned, City Planner and/or designated Secretary of the COUNTY OF BRAZOS 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 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 Deed 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. City Planner, Bryan, Texas:_____ STATE OF TEXAS COUNTY OF BRAZOS APPROVAL OF THE CITY ENGINEER 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 ____, the undersigned, City Engineer of the City of Bryan, hereby certify 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: 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_____. Notary Public, Brazos County, Texas City Engineer, Bryan, 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

Adam Wallace

Texas Registered Professional

Land Surveyor, Number 6132

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

SURVEY LEGEND SUBJECT PROPERTY LINE SEWER MANHOLE ------ADJOINING PROPERTY LINE -⊙- POWER POLE — — — UTILITY EASEMENT SEWER CLEANOUT a) 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUNI × ¥ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FND-LEANING 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET (a) 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
(b) 1/2" IRON ROD FOUND COVERED CONC. 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 5/8" & 1/2" iron rods found and referred to in the previous recorded deed, and elevations are referenced to NAVD88. 2). Drawing Scale is 1"=30' 3). Drawn by: Adam Wallace 4). Both Lots 3-E and 3-F have portions of the lot located in the 100year floodplain and floodway, as identified by the Federal Emergency management Agency on community Panel No. 4801C0185E, effective date: 05-16-2012. 5). The FFE for both lots shall be at least 334' in order to be 2' higher than the estimated BFE. 6). Zoning: Residential District - 5000 (RD-5) Front - 25 feet Rear - 5 feet Side - 5 feet 3). 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 SAUL RUIZ egress on property adjacent to the PUE to access electric facilities. 2006 STEVENS DR. BRYAN, TX 77803

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

N. TEXAS AVENUE

N.T.S.

SCALE: 1"=20' OWNER/DEVELOPER:

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

File name: 23 - 06065 - STEVENS - 2006--REPLAT.DWG Plot date: 09/02/24