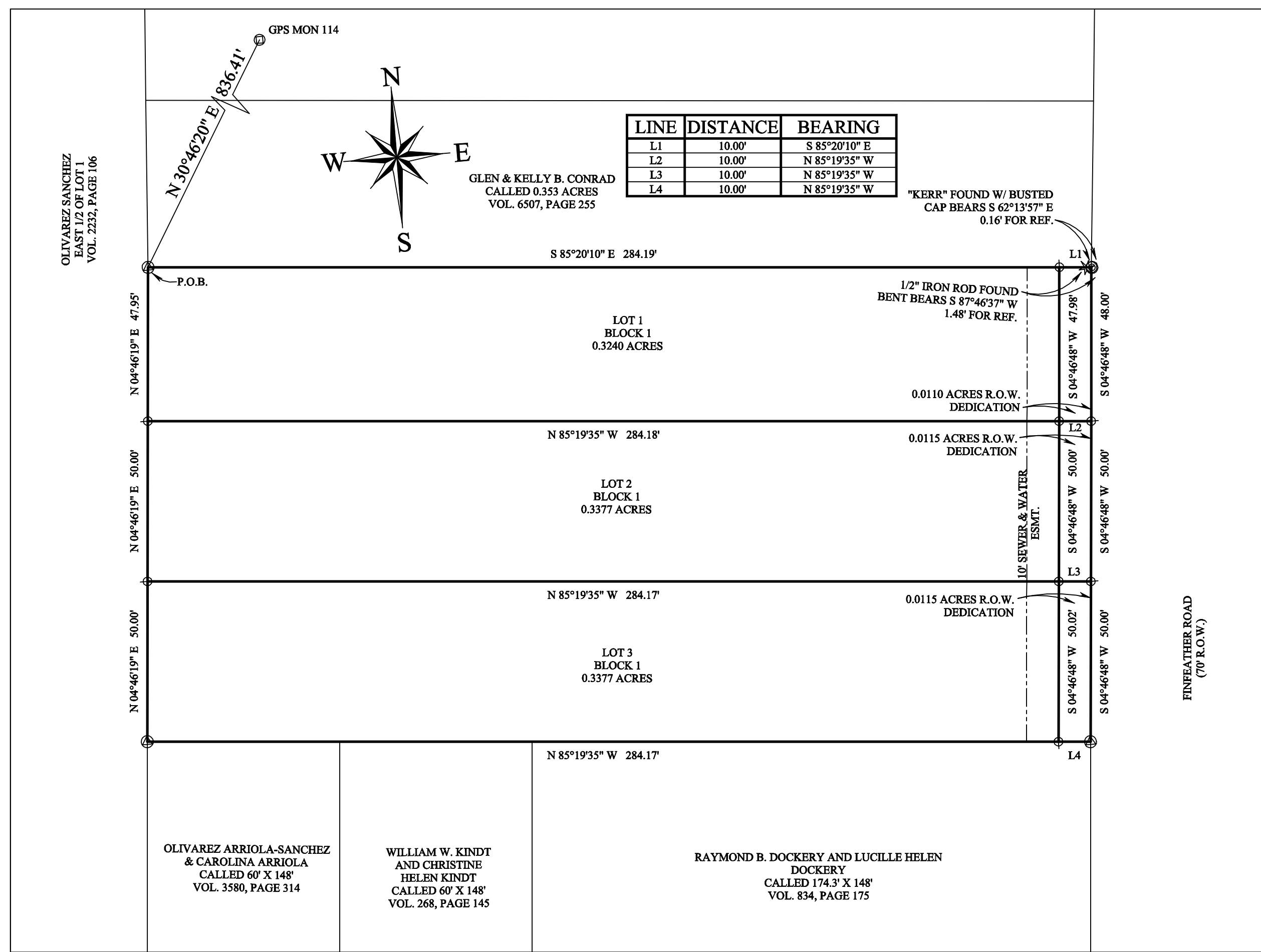
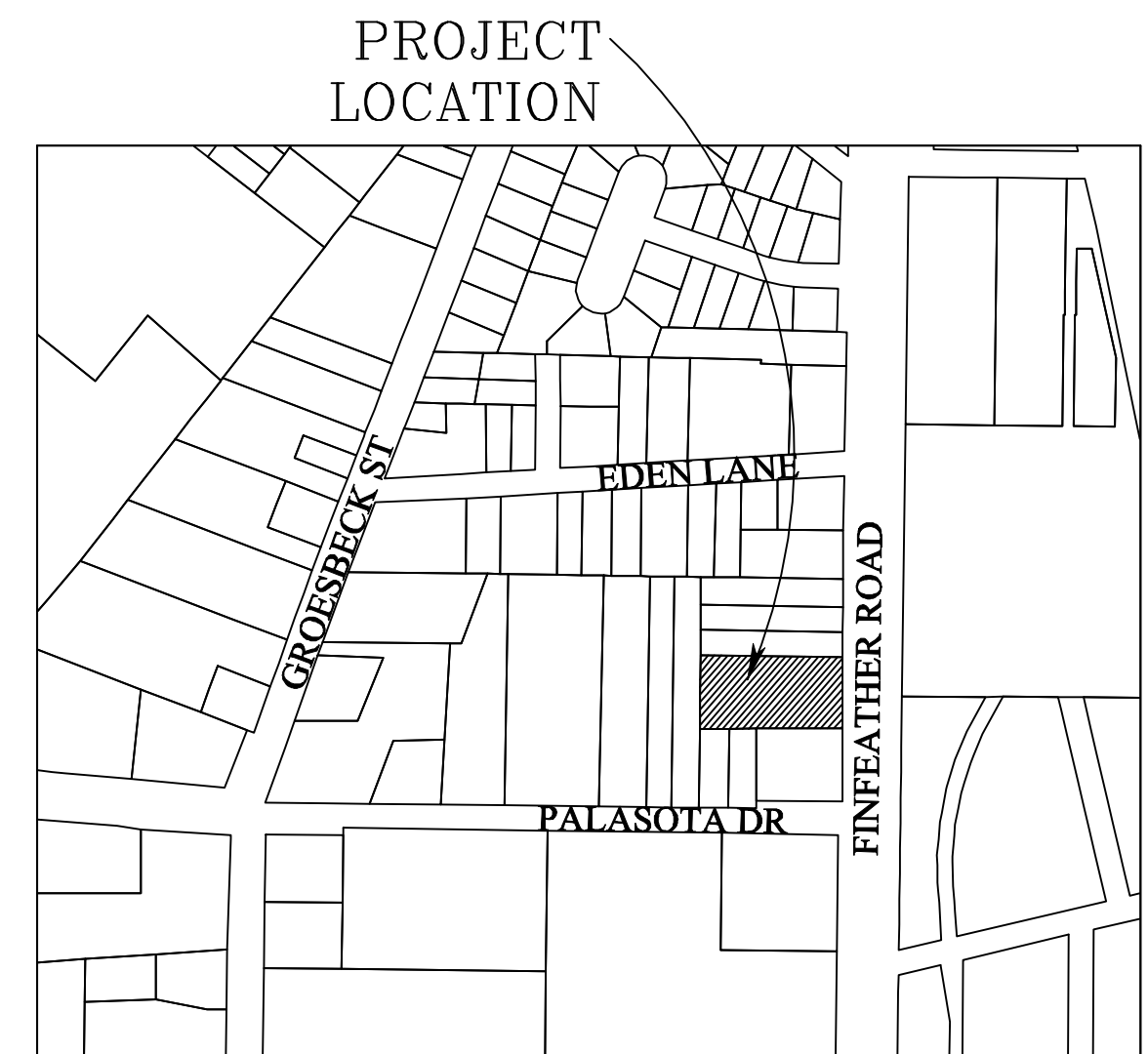


# PRELIMINARY PLAN



# FINAL PLAT



## VICINITY MAP N.T.S.

### METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.9993 acres in the Zeno Phillips League, A-45, Brazos County, Texas, being the same tract as recorded in Vol. 15526, Page 76, 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" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on May 2nd of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06188, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the northwest corner of this tract, also being a point in the east line of the Olivarez Sanchez called east one-half of Lot 1 of W.J. Coulter's Subdivision, as recorded in Vol. 2232, Page 106 of the B.C.O.R., also being the southeast corner of the Glen and Kelly B. Conrad called 0.353 acre tract, as recorded in Vol. 6507, Page 255 of the B.C.O.R.;

**THENCE** South 85°20'10" East, a distance of 294.19 feet along the common line between this tract and said Conrad tract to a calculated northeast corner of this tract, also being a point in the west right-of-way line of Finfeather Road (70' R.O.W.), from which a 1/2" iron rod with busted yellow plastic cap marked "KERR 4502" found bears S 62°13'57" E, a distance of 0.16 feet for reference, also from which a 1/2" iron rod found bent bears S 87°46'37" W, a distance of 1.48 feet for reference;

**THENCE** South 4°46'48" West, a distance of 148.00 feet along the common line between this tract and said Finfeather Road to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the southeast corner of this tract, also being the northeast corner of the Raymond B. Dockery and Lucille Helen Dockery called 174.3' x 148' tract, as recorded in Vol. 834, Page 175 of the B.C.O.R.;

**THENCE** North 85°19'35" West, a distance of 294.17 feet along the common line between this tract and said Dockery tract, and then along the William B. Kindt and Christine Helen Kindt called 60' x 148' tract, as recorded in Vol. 268, Page 145 of the B.C.O.R., and then along the Olivarez Arriola-Sanchez called 60' x 148' tract, as recorded in Vol. 3580, Page 314 of the B.C.O.R., to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the southwest corner of this tract, also being a point in the east line of the Sanchez tract;

**THENCE** North 4°46'19" East, a distance of 147.95 feet along the common line between this tract and said Sanchez tract to the **PLACE OF BEGINNING** containing 0.9993 acres.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, R & O DEVELOPMENT, LLC, 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 15526, Page 76 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: \_\_\_\_\_

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
- - - ADJOINING PROPERTY LINE
- - - UTILITY EASEMENT
- - - ELECTRICAL LINE
- - - CHAIN-LINK FENCE
- - - WOOD FENCE
- SEWER MANHOLE
- ⊕ ELECTRIC METER
- ⊖ POWER POLE
- ⊞ TELEPHONE BOX
- ⊕ GAS METER
- ⊖ LIGHT POLE
- ⊕ SEWER CLEANOUT

- ⊕ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FND. BUSTED
- ⊕ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
- ⊕ 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "RPLS 6132" - ATM SURV. SET
- ⊕ CALCULATED CORNER
- ⊕ 1/2" IRON ROD FOUND BENT
- ▨ COVERED CONC.

### Survey Notes:

- 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 1/2" iron rods called for and found as noted to in the previous recorded deed, and elevations are referenced to NAVD88.
- 2) Drawing Scale is 1"=30'
- 3) Drawn by: Adam Wallace
- 4) 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. 48041C0195E effective date, 05-16-2012.
- 5) Zoning: Residential District - 5000 (RD-5)
- 6) Setbacks:  
Front - 25 feet    Rear - 5 feet    Side - 5 feet
- 7) Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, 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 #101784-00

**FINAL PLAT**  
**Lots 1, 2 and 3**  
**Block 1**  
**of the**  
**Finfeather Subdivision**  
**Being a Plat of**  
**1.00 Acre**  
**Vol. 15526, Page 76**  
**Zeno Phillips League, A-45**  
**Bryan, Brazos County, Texas**

SCALE: 1"=30'

OWNER/DEVELOPER:  
R&O DEVELOPMENT LLC  
8410 JUSTIN AVENUE  
COLLEGE STATION, TX 77845

MAY, 2024

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