

**FIELD NOTES DESCRIPTION**

OF A  
1.220 ACRE TRACT  
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.220 ACRES IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.973 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 785, PAGE 619 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND BEING A CALLED PORTION OF LOT 4 OF THE RESTMEYER ADDITION FILED IN VOLUME 144, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON, RECORDED IN VOLUME 7761, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND BEING A CALLED PORTION OF LOTS 5 & 8 OF SAID RESTMEYER ADDITION, DESCRIBED IN A DEED TO BOBBY DURON & MARIA DURON RECORDED IN VOLUME 9641, PAGE 103 (ORBCT); SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 'X' IN CONCRETE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21 (100' WIDE RIGHT-OF-WAY PER TXDOT PLANS), SAME BEING THE NORTH CORNER OF A CALLED 2 TRACTS OF LAND LYING IN THE BEFOREMENTIONED RESTMEYER ADDITION, DESCRIBED IN A DEED TO JESSE MARVIN WALKER & BEVERLY BROWN WALKER RECORDED IN VOLUME 15818, PAGE 39 (ORBCT), AND BEING IN THE NORTHWEST LINE OF HEREIN DESCRIBED TRACT, FROM WHICH AN 'X' IN CONCRETE FOUND BEARS S 60° 40' 13" W A DISTANCE OF 18.10';

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST LINE HEREOF, N 60° 40' 13" E, A DISTANCE OF 104.70 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21 AND THE WEST RIGHT-OF-WAY LINE OF WEST 14TH STREET (50' WIDE RIGHT-OF-WAY), SAME BEING THE NORTH CORNER OF THE BEFOREMENTIONED 0.973 ACRE DURON TRACT, AND BEING THE NORTH CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF WEST 14TH STREET, SAME BEING THE NORTHEAST LINE OF SAID 0.973 ACRE DURON TRACT, AND THE NORTHEAST LINE HEREOF, S 45° 50' 41" E, A DISTANCE OF 208.44 FEET TO A 2 INCH METAL FENCE POST IN MARKING THE EAST CORNER OF SAID 0.973 ACRE DURON TRACT, SAME BEING THE NORTH CORNER OF CALLED LOT 13 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO JESSE PALOMARES RECORDED IN VOLUME 9528, PAGE 141 (ORBCT), AND BEING THE EAST CORNER HEREOF;

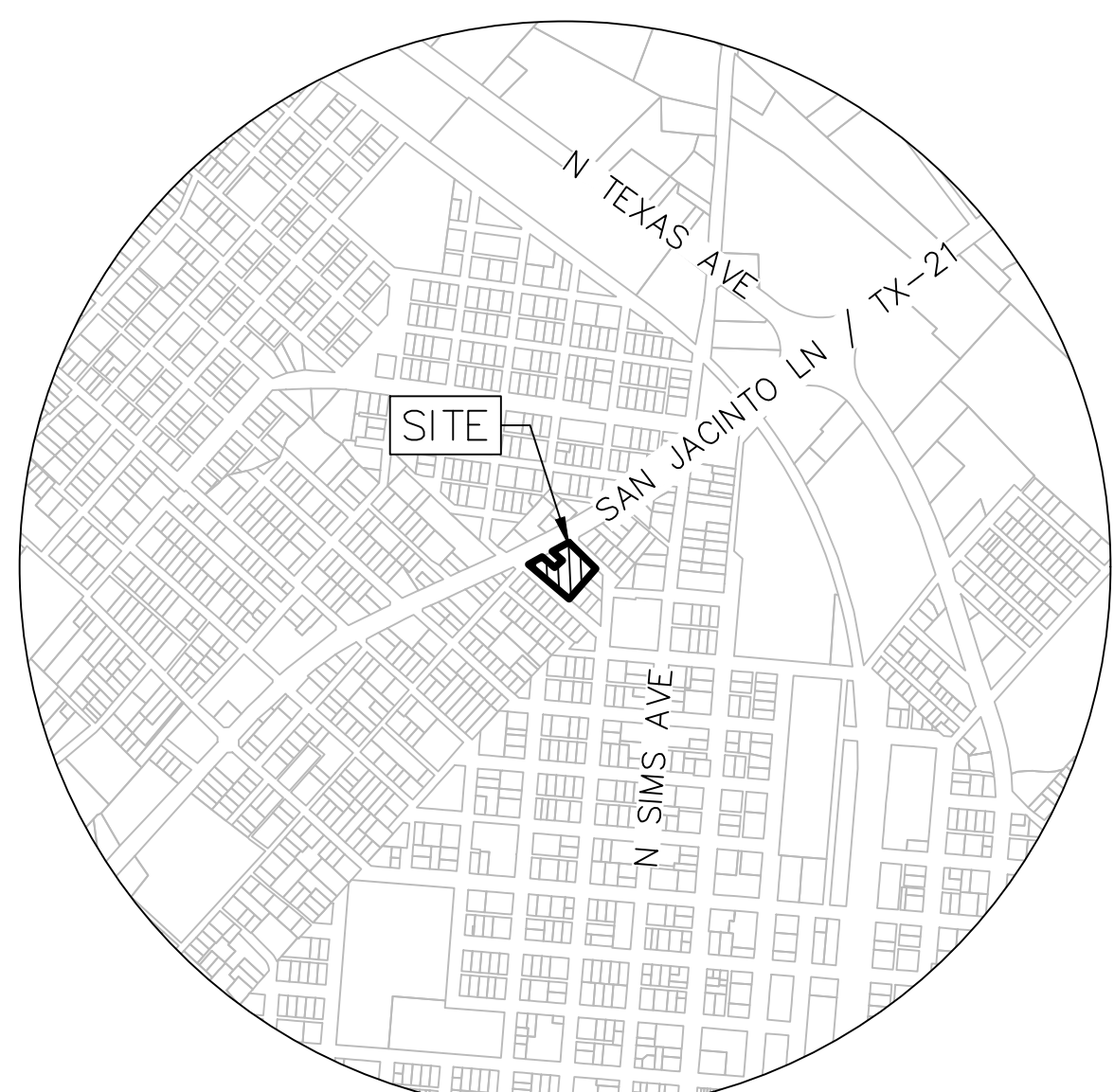
THENCE, WITH THE SOUTHEAST LINE OF SAID 0.973 ACRE DURON TRACT, SAME BEING THE SOUTHEAST LINE HEREOF, S 41° 12' 03" W, AT A DISTANCE OF 116.94 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF CALLED LOT 12 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO GUILLERMO RAMIREZ RECORDED IN VOLUME 2336, PAGE 184 (ORBCT), SAME BEING THE NORTH CORNER OF CALLED LOT 9 AND 22 FEET OF LOT 8 OF SAID RESTMEYER ADDITION DESCRIBED IN A DEED TO JOHN A. REYES & GUADALUPE REYES RECORDED IN VOLUME 14436, PAGE 017 (ORBCT), AND CONTINUING WITH THE SOUTHEAST LINE OF SAID 0.973 ACRE DURON TRACT AND SAID SOUTHEAST LINE HEREOF, FOR A TOTAL DISTANCE OF 223.22 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET (50' WIDE RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID REYES TRACT, AND BEING THE SOUTH CORNER OF SAID 0.973 ACRE DURON TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET, SAME BEING THE SOUTHWEST LINE HEREOF, N 49° 28' 32" W, A DISTANCE OF 294.80 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RESTMEYER STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE NORTHWEST LINE HEREOF, N 61° 46' 43" E, A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 21, SAME BEING THE WEST CORNER OF SAID WALKER TRACT, AND BEING IN THE NORTHWEST LINE HEREOF;

THENCE, WITH THE COMMON LINE OF SAID WALKER TRACT AND THE INTERIOR LINES HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 49° 28' 47" E, A DISTANCE OF 90.03 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND;
2. N 47° 56' 40" E, A DISTANCE OF 58.45 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND
3. N 49° 28' 47" W, A DISTANCE OF 75.41 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.220 ACRES, MORE OR LESS.



VICINITY MAP  
N.T.S.

FINAL PLAT OF  
**RESTMEYER ADDITION**

1.220 ACRES  
BLOCK 1, LOTS 1R-3R  
BEING A REPLAT OF  
BLOCK 1, PORTIONS OF LOTS 2-3 AND 8, AND  
ALL OF LOT 1 AND LOTS 4-7 AND 14-15  
RESTMEYER ADDITION  
VOLUME 144, PAGE 563, DRBCT  
STEPHEN F. AUSTIN SURVEY, ABSTRACT 62  
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 2024

**OWNER/DEVELOPER**

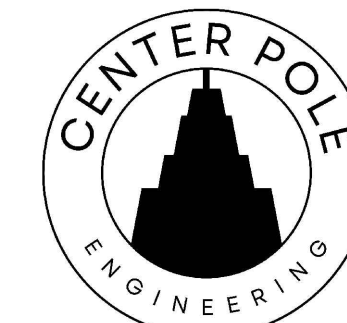
BOBBY DURON  
507 W 30TH ST  
BRYAN, TX 77803  
(979) 218-0150

**ENGINEER**

CENTER POLE ENGINEERING, LLC  
BRYAN, TX 77802  
(979) 213-6971  
TBPELS F-23601  
INFO@CENTERPOLEENGINEERING.COM

**SURVEYOR**

KERR SURVEYING, LLC  
1718 BRIARCREST DR STE 100  
BRYAN, TX 77802  
(979) 268-3195  
TBPELS F-10018500  
SURVEYS@KERRSURVEYING.NET  
PROJECT 24-1018



PRELIMINARY PLAN  
FOR REVIEW  
PURPOSES ONLY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BOBBY DURON, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 785, PAGE 619, VOLUME 7761, PAGE 207, AND VOLUME 9641, PAGE 109, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

BOBBY DURON, OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOBBY DURON 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 \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

DAVID POWELL BRISTER, RPLS NO. 6537

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

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 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

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- 2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011611871847 (CALCULATED USING GEOD12B).
- 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 4. (P) INDICATES THE PLAT OF RESTMEYER ADDITION RECORDED IN VOLUME 144, PAGE 563 (DRBCT).
- 5. (DR) INDICATES THE DEED RECORD OF A TRACT RECORDED IN VOLUME 301, PAGE 780 (DRBCT).
- 6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- 7. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS.
- 8. CONTOURS WITHIN THE PROPERTY BOUNDARY ARE FROM SURVEY DATA.
- 9. 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.
- 10. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
- 11. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 12. ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 08-01-2024 AND ORDINANCE NO. 2586, THIS TRACT IS ZONED MIXED USE GENERAL DISTRICT (MU-2) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'  
SIDE SETBACK (INTERIOR) - 5'  
SIDE SETBACK (STREET) - 15'  
REAR SETBACK - 7.5'

LEGEND

- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPERTY BOUNDARY
- LOT LINE
- NEIGHBORING LOT LINE
- BUILDING SETBACK
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER MANHOLE
- EXISTING GRATE INLET
- EXISTING POWER POLE
- EXISTING ELECTRIC SERVICE
- EXISTING TRANSFORMER
- OHE - EXISTING OVERHEAD ELECTRIC
- 6 W - EXISTING WATER LINE (SIZE NOTED)
- 6 SS - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- 350 - EXISTING CONTOUR (MAJOR)
- 351 - EXISTING CONTOUR (MINOR)
- DRBCT - DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F - NOW OR FORMERLY
- ( ) - RECORD INFORMATION

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SEPTEMBER 2024

<b>OWNER/DEVELOPER</b> BOBBY DURON 507 W 30TH ST BRYAN, TX 77803 (979) 218-0150	<b>ENGINEER</b> CENTER POLE ENGINEERING, LLC BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601 INFO@CENTERPOLEENGINEERING.COM	<b>SURVEYOR</b> KERR SURVEYING, LLC 1718 BRIARCREST DR STE 100 BRYAN, TX 77802 (979) 268-3195 TBPELS F-10018500 SURVEYS@KERRSURVEYING.NET PROJECT 24-1018
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