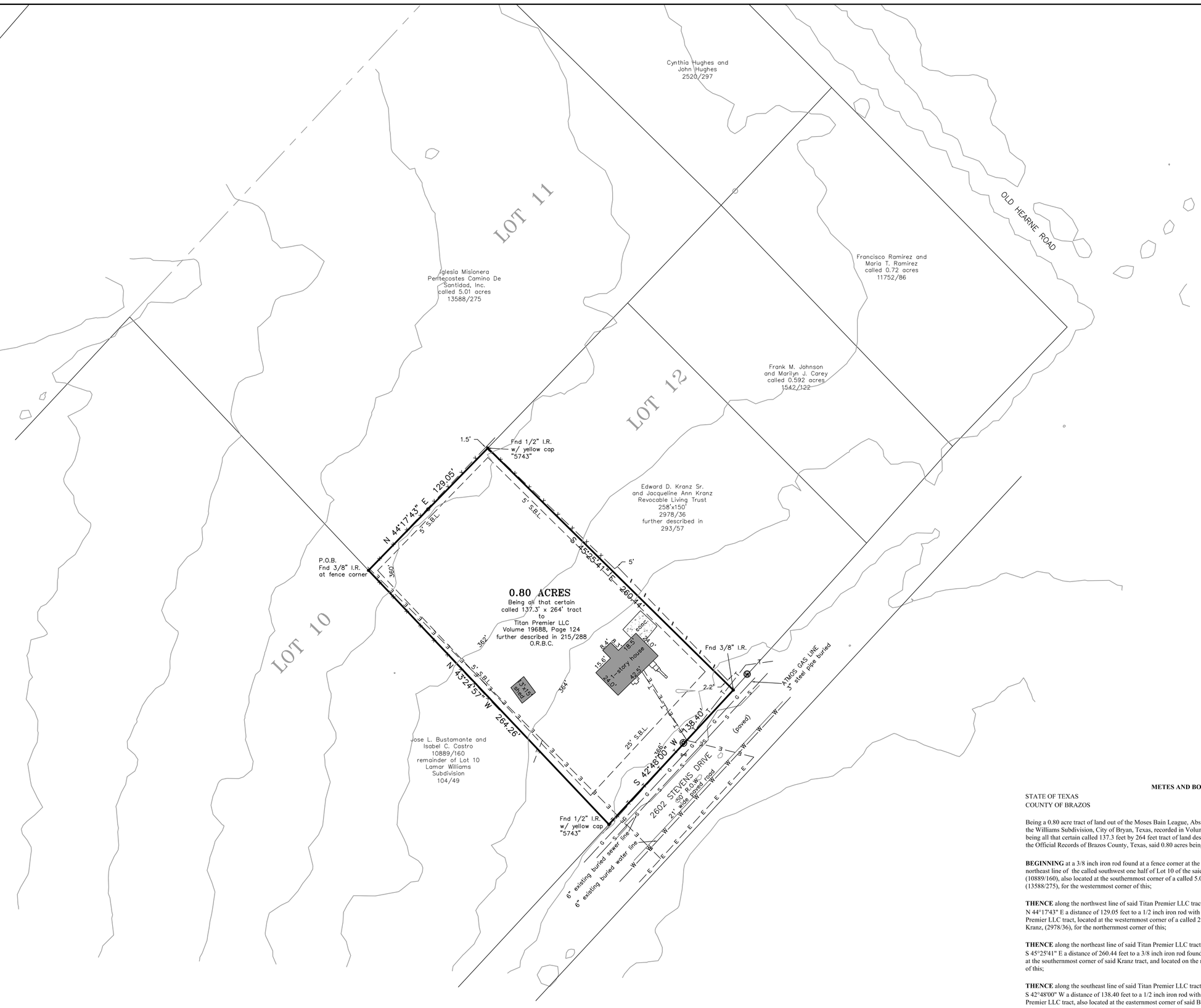
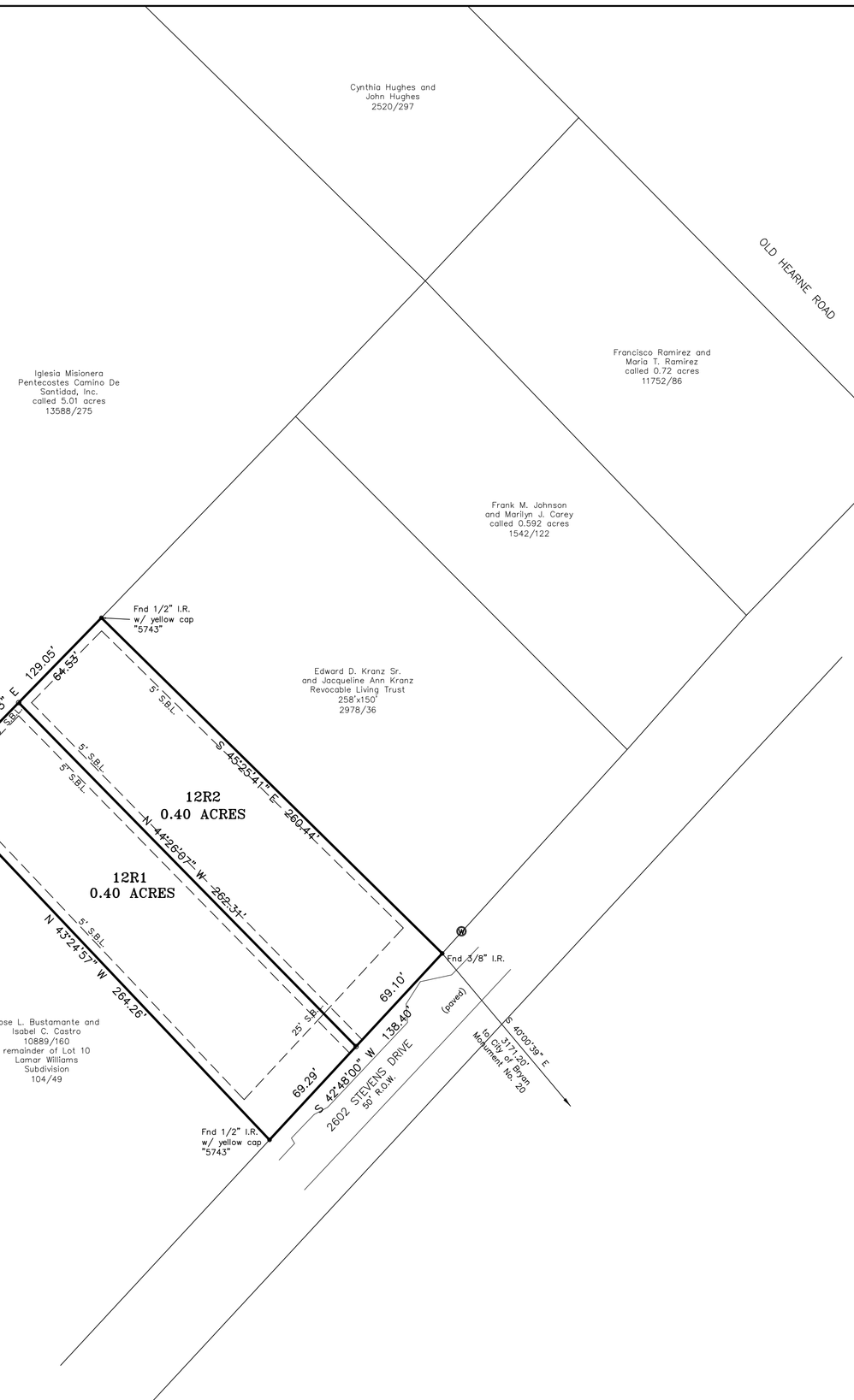


ORIGINAL



REPLAT

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BRAZOS

Being a 0.80 acre tract of land out of the Moses Bain League, Abstract No. 3, Brazos County, Texas and further being a part of Lot 12 of the Williams Subdivision, City of Bryan, Texas, recorded in Volume 104, Page 49 of the Deed Records of Brazos County, Texas, and being all that certain called 137.3 feet by 264 feet tract of land described to Titan Premier LLC, recorded in Volume 19688, Page 124 of the Official Records of Brazos County, Texas, said 0.80 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at a fence corner at the westernmost corner of said Titan Premier LLC tract, located on the northeast line of the called southwest one half of Lot 10 of the said Williams Subdivision to Jose L. Bustamante and Isabel C. Castro, (10889/160), also located at the southernmost corner of a called 5.01 acre tract to Iglesia Misionera Pentecostes Camino De Santidad, Inc., (13588/275), for the westernmost corner of this;

THENCE along the northwest line of said Titan Premier LLC tract, with the southeast line of said 5.01 acre tract N 44°17'43" E a distance of 129.05 feet to a 1/2 inch iron rod with yellow cap "5743", found at the northernmost corner of said Titan Premier LLC tract, located at the westernmost corner of a called 258 feet by 150 feet tract to Edward D. Kranz Sr. and Jacqueline Ann Kranz, (2978/36), for the northernmost corner of this;

THENCE along the northeast line of said Titan Premier LLC tract, with the southwest line of said Kranz tract S 45°25'41" E a distance of 260.44 feet to a 3/8 inch iron rod found at the easternmost corner of said Titan Premier LLC tract, also located at the southernmost corner of said Kranz tract, and located on the northwest line of Stevens Drive, (50' R.O.W.), for the easternmost corner of this;

THENCE along the southeast line of said Titan Premier LLC tract, with the northwest line of said drive S 42°48'00" W a distance of 138.40 feet to a 1/2 inch iron rod with yellow cap "5743", found at the southernmost corner of said Titan Premier LLC tract, also located at the easternmost corner of said Bustamante/Castro tract, for the southernmost corner of this;

THENCE along the southwest line of said Titan Premier LLC tract, with the northeast line of said Bustamante/Castro tract N 43°24'57" W a distance of 264.26 feet to the **POINT OF BEGINNING.**

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

LEGEND

These standard symbols will be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/yellow cap
- water meter
- gas meter
- atmost test valve
- E — overhead electric line
- T — overhead telephone line
- X — wire fence
- mesh wire fence
- W — water line
- G — gas line
- S — sewer line

TX STATE PLANE COORDINATE SYSTEM
NAD 1983 CENTRAL ZONE

0 50 100

TUMLINSON LAND SURVEYING
1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

STATE OF TEXAS

COUNTY OF BRAZOS

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____ Page _____ and 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 person(s) whose name(s) is/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 SEAL)

STATE OF TEXAS

COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Public Surveyor No. 6410 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor

STATE OF TEXAS
REGISTERED
TYLER TUMLINSON
6410
PROFESSIONAL
LAND SURVEYOR

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

(SEAL)

Approval of the planning and zoning commission.

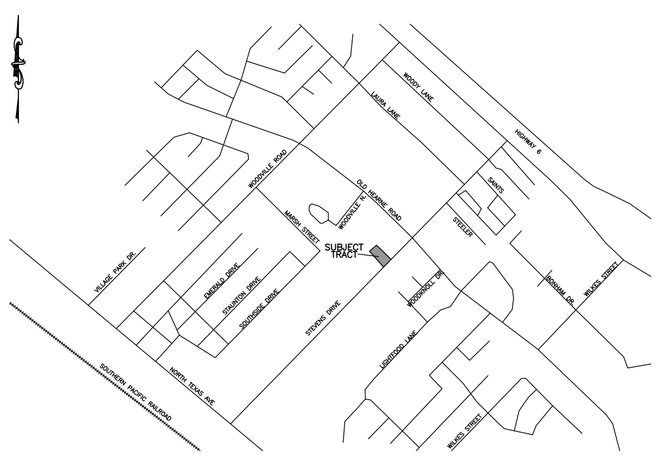
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____ 20_____ and same was duly approved on the _____ day of _____ 20_____ by said Commission.

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_____.

VICINITY MAP
(NOT TO SCALE)



Notes:

1. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

2. The subject property is not located in the FEMA special flood hazard areaaccording to F.I.R.M. No. 48041C0185E, Effective Date: 5/16/2012

3. All bearings on coordinates shown hereon are referenced to Texas State Plane Coordinate System, Central Zone, NAD83

4. All existing structures are to be removed prior to the recording of this plat.

5.The purpose of this replat is to divide one existing lot into two (2) new lots to allow for the development of two (2) new detached dwelling units.

6. The subject property is zoned Residential District – 5000 (RD–5)

FINAL PLAT
LOTS 12R1 & 12R2, BLOCK 1
WILLIAMS SUBDIVISION
VOL. 104. PG. 49 D.R.B.C.
CITY OF BRYAN
MOSES BAINE LEAGUE, A-3
BRAZOS COUNTY, TEXAS.

TOTAL ACREAGE: 0.80 ACRES

BEING A REPLAT OF A (140') PORTION OF LOT 12, WILLIAMS ADDITION AND FURTHER BEING THE SAME CALLED 137.3 FEET BY 264 FEET TRACT OF LAND RECORDED IN: VOLUME 19688, PAGE 124 O.R.B.C.

Owner: Titan Premier LLC
3515 Longmire Dr. Ste B
College Station, TX 77845

Surveyor: Tumlinson Land Surveying
1255 Millican Meadows Circle
College Station, Texas 77845

surveyed: February 4, 2025