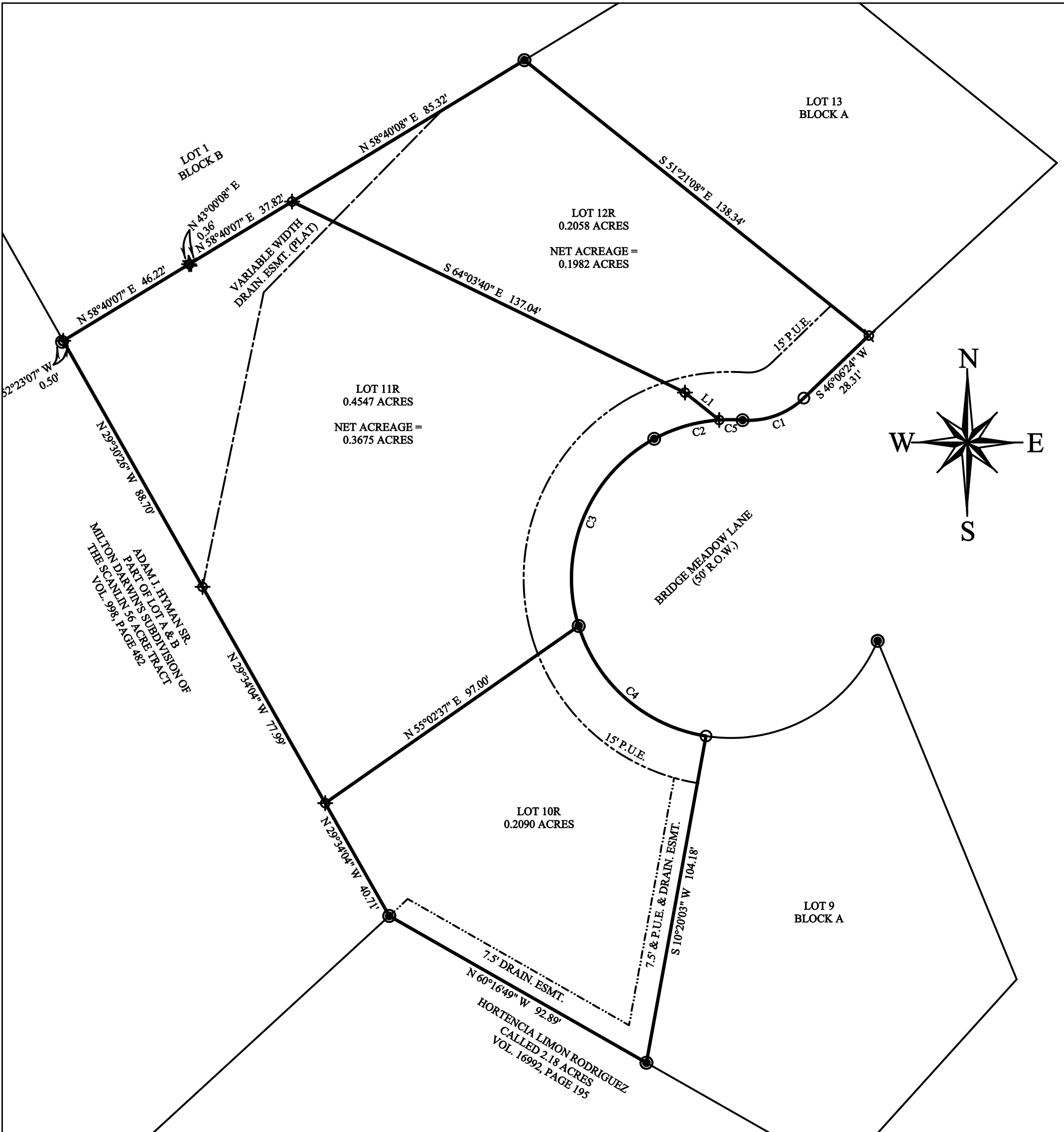
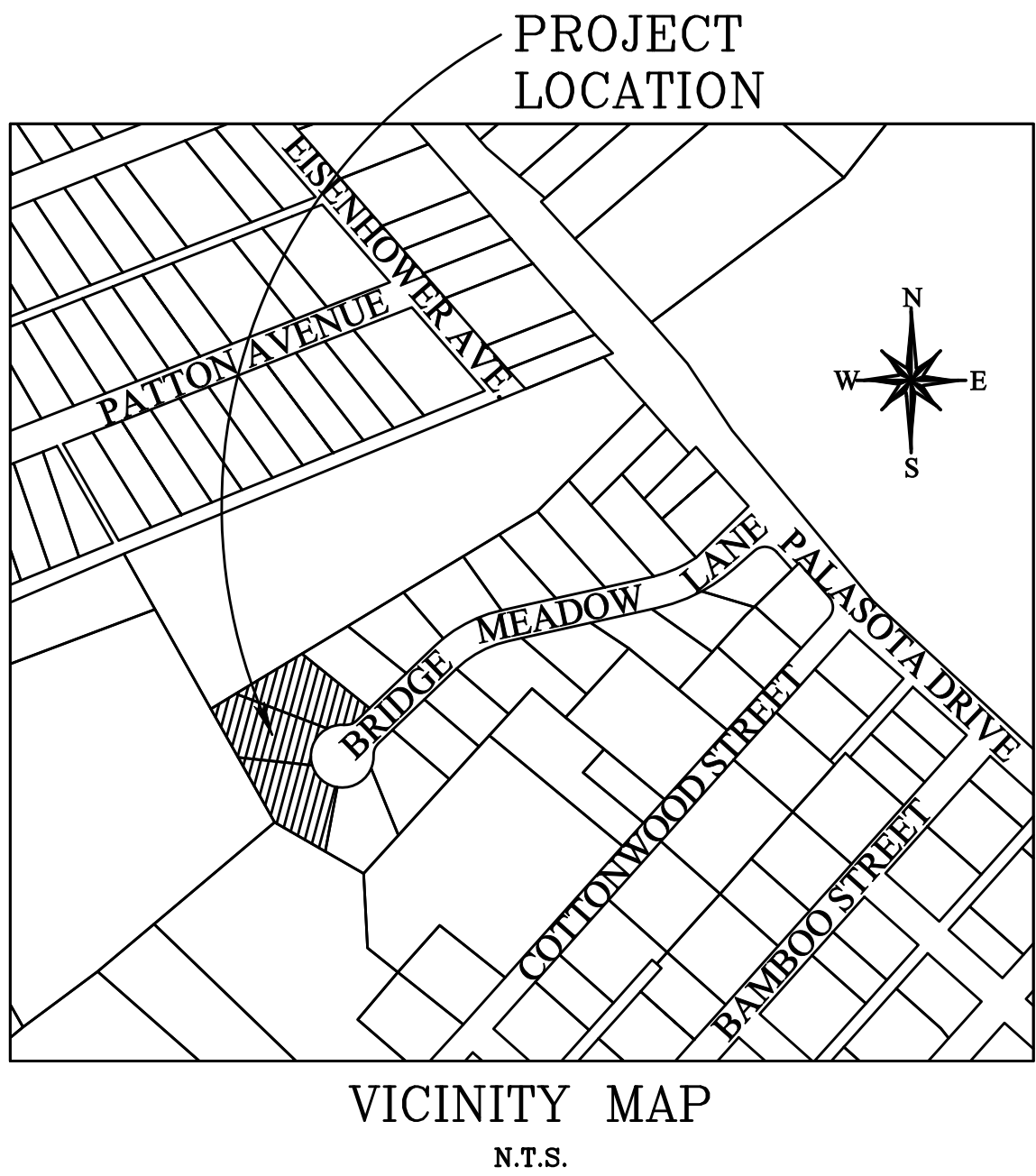


ORIGINAL PLAT



REPLAT



LINE	DISTANCE	BEARING
L1	13.76'	S 51°20'46" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	48°11'01"	21.02	S 70°13'07" W	20.41
C2	50.00	32°55'38"	28.73	S 78°03'31" W	28.34
C3	50.00	78°34'02"	68.56	S 21°58'37" W	63.32
C4	50.00	63°44'39"	55.63	S 49°08'53" E	52.81
C5	50.00	08°24'55"	7.34	N 89°00'45" W	7.34

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, JOSE MAXIMO MARTINEZ and ZOILA YADIRA VALDEZ, 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 13899, Page 36, Vol. 13871, Page 156 and Vol. 12442, Page 72 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: JOSE MAXIMO MARTINEZ

Owner: ZOILA YADIRA VALDEZ

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: _____

File name: 25-07609-BRIDGE MEADOW LANE-1732-REPLAT.DWG
Plot date: 09/16/25
Revised: 10/20/25

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

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: _____

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify this plat together with its certificate 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 lines 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
--- EASEMENT BUILDING LANE(L) L
--- PLATTED BUILDING LANE(L) L
--- RESTRICTIONS BUILDING LANE(L) L
--- ELECTRICAL LINE
--- CHAINLINE FENCE
WATER METER
GAS METER
POWER POLE
COMM. BOX
SEWER CLEANOUT
COVERED CORNER

● 1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "GALINDO" FOUND
● 1/4" IRON ROD FOUND STICKING UP
● 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
○ CALCULATED CORNER

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 1/2" iron rods found and referred to the previous recorded plat.
- 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. 48041C0155E effective date: 05-16-2012
- Designated zoning district is Multiple-Family Residential District(MF).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Intended use of the property - Residential.
- Purpose of this replat was to change the division lines between Lots 10, 11 & 12, increasing the area of the middle lot.
- Existing structures, fences and other items will remain.

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 10R, 11R AND 12R
BLOCK A
BRIDGEWATER MEADOWS
BEING A REPLAT OF
LOTS 10, 11 & 12
BLOCK A
VOL. 10578, PAGE 219
Bryan, Brazos County, Texas

OCTOBER, 2025

SCALE: 1"= 30'

OWNER/DEVELOPER:
JOSE MAXIMO MARTINEZ AND
ZOILA YADIRA VALDEZ
1734 BRIDGE MEADOW LANE
BRYAN, TX 77803

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