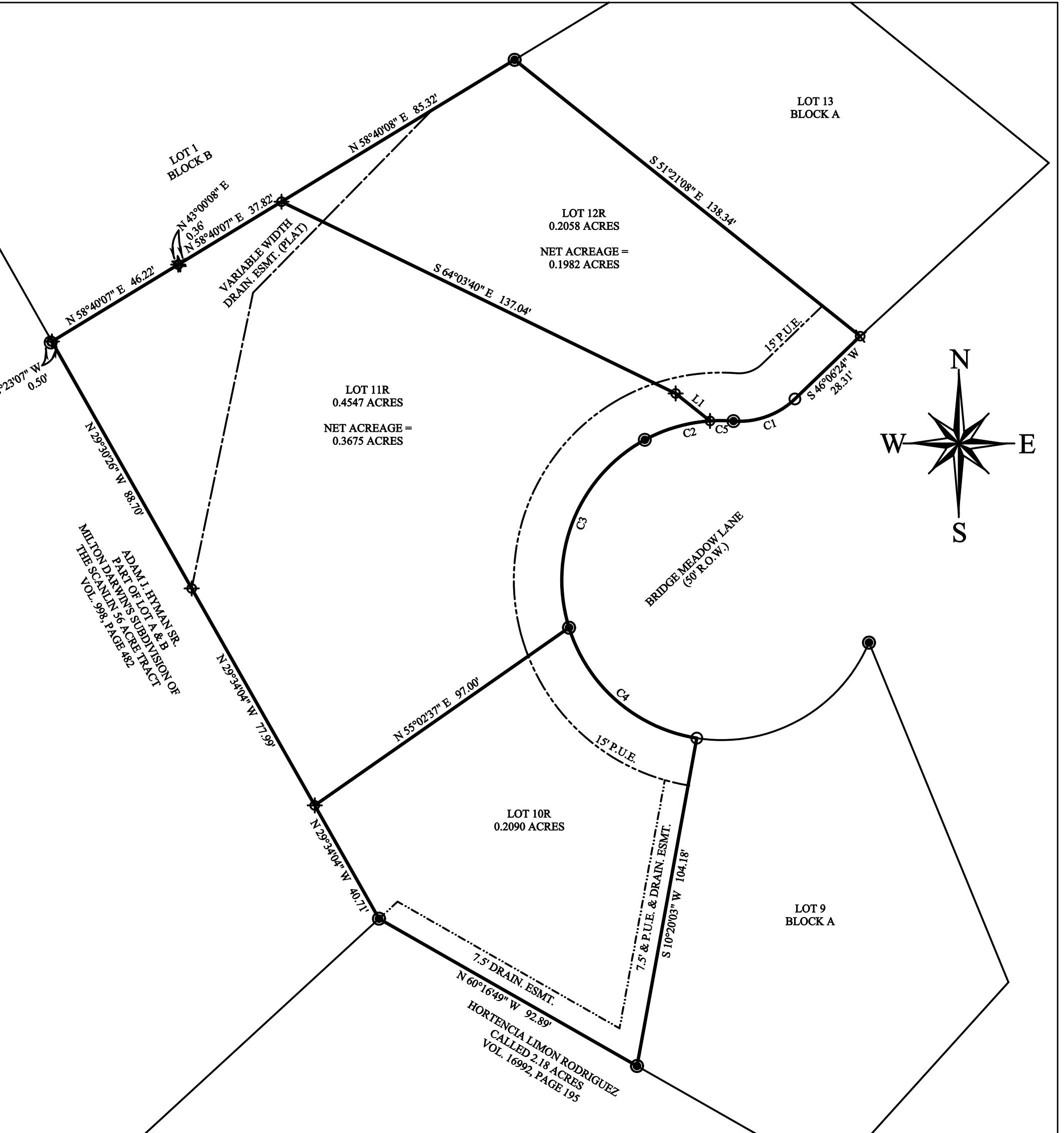
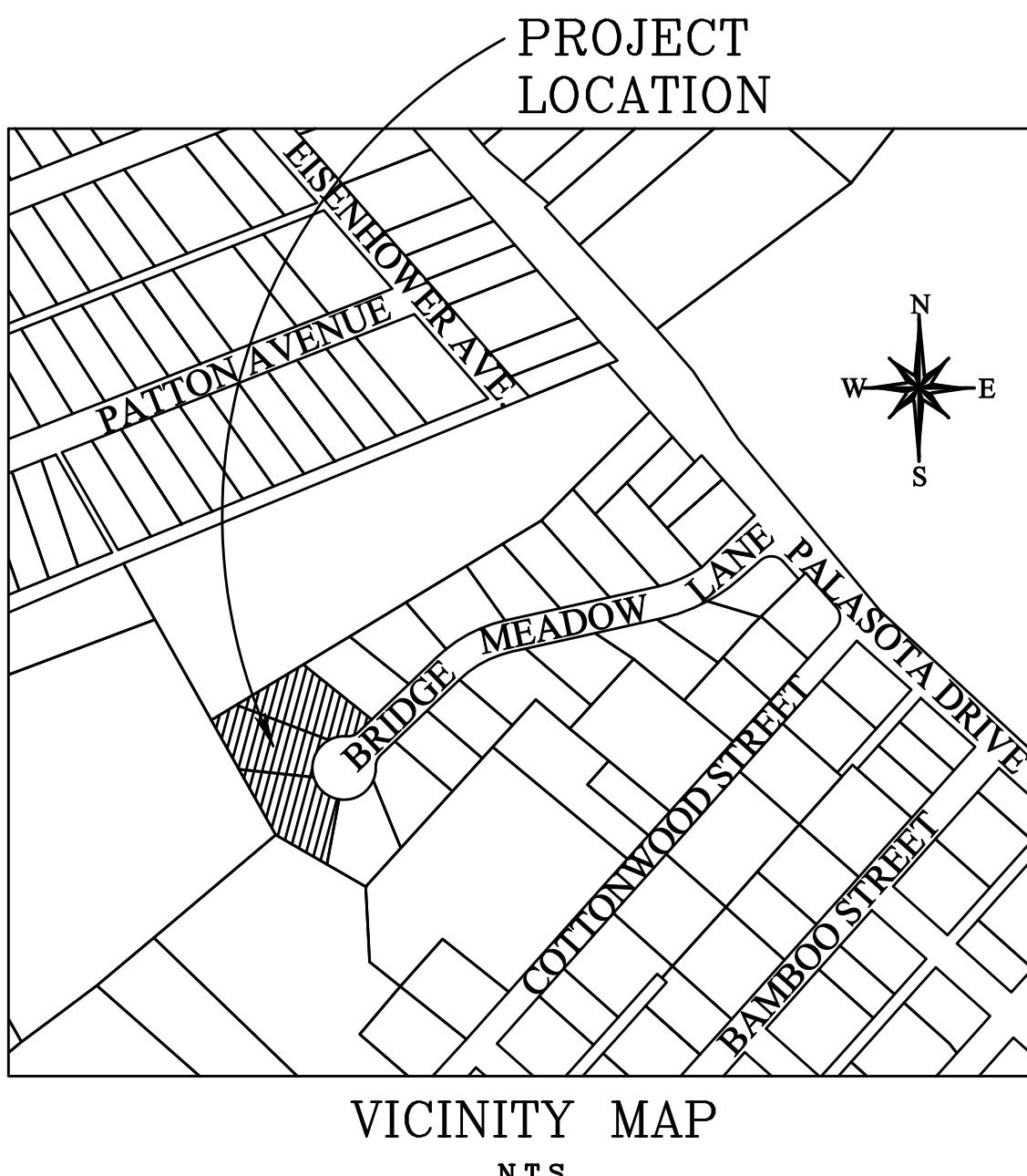


ORIGINAL PLAT



REPLAT



PROJECT
LOCATION

LINE	DISTANCE	BEARING
L1	13.76'	S 81° 29' 46" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	35.00'	48° 11' 01"	21.02'	S 70° 12' 07" W	20.41'
C2	40.00'	32° 45' 38"	28.73'	S 78° 03' 53" W	28.34'
C3	50.00'	78° 34' 02"	68.56'	S 21° 58' 37" W	63.32'
C4	50.00'	63° 44' 59"	55.63'	S 49° 08' 53" E	52.81'
C5	50.00'	08° 24' 55"	7.34'	N 89° 40' 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 record holder of the land as shown in the Deed Records of Brazos County in Volume 13999, Page 36, Vol. 13871, Page 156 and Vol. 12442, Page 72, in the B.C.R., whose names 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: _____

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

County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

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 accurate 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

● 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

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 found and referred to the previous recorded plat.

2). Drawing Scale is 1"=30'

3). Drawn by: Adam Wallace

4). Said lot does not fall under the 100 year flood plain, as identified by the Federal Emergency Management Agency's Community Panel No. 48941C0105SF effective date 05-16-2012

5). Designated zoning district is Multiple-Family Residential District(MF).

6). All permanent building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

7). Intended use of the property - Residential.

8). Purpose of this replat was to change the division lines between Lots 10, 11 & 12, increasing the area of the middle lot.

9). Existing structures, fences and other items will remain.

ATM Surveying
P.O. Box 3113, College Station, TX 77840
PHONE: (979) 209-9291, FAX: (979) 209-9291
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

DECEMBER, 2025

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