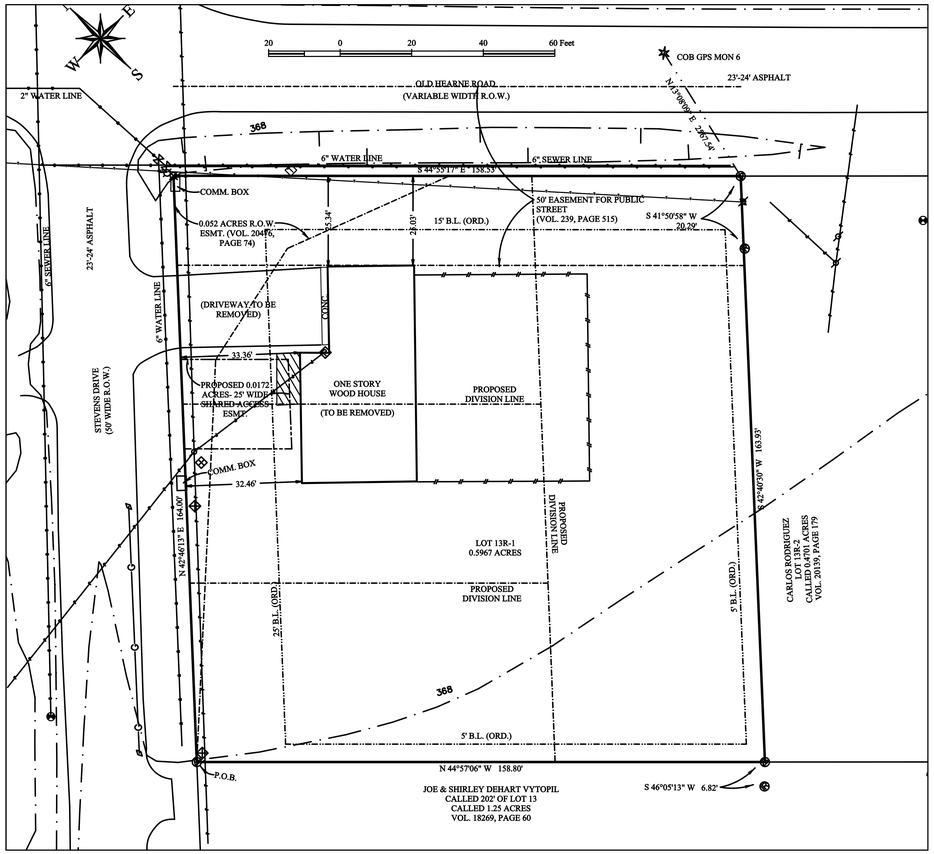
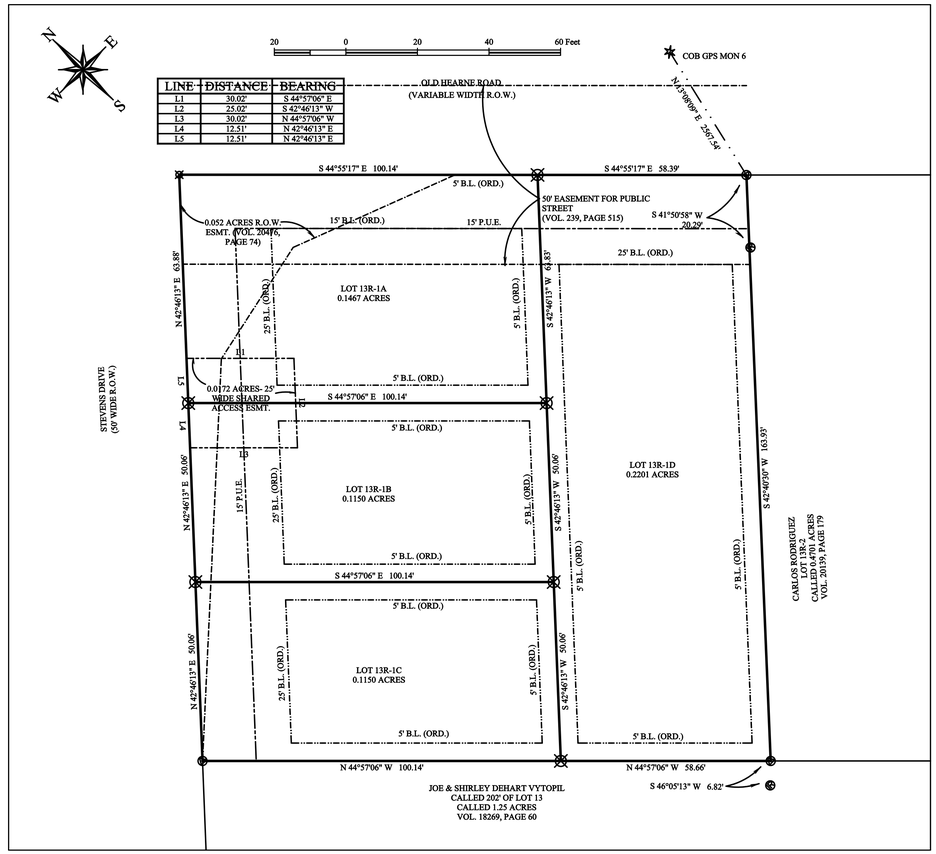
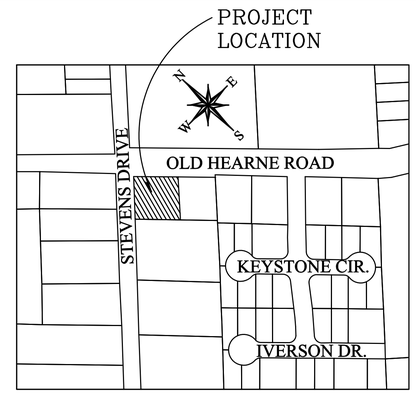


ORIGINAL PLAT



REPLAT



VICINITY MAP

N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5967 acres, being Lot 13R-1 of the Williams Subdivision, City of Bryan, Brazos County, Texas, as recorded in Vol. 14984, Page 231, 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 found and referred to the previously recorded plat, and as surveyed on the ground on July 17th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08483, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the west corner of this tract, also being the north corner of the Joe and Shirley Dehart Vytopil called 202' of Lot 13, called 1.25 acres, as recorded in Vol. 18269, Page 60 of the B.C.O.R., also being a point in the southeast right-of-way line of Stevens Drive (50' R.O.W.);

THENCE North 42°46'13" East, a distance of 164.00 feet along the common line between this tract and said Stevens Drive to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the north corner of this tract, also being a point in the intersection of the said Stevens Drive and Old Hearne Road (Variable Width R.O.W.);

THENCE South 44°55'17" East, a distance of 158.53 feet along the common line between this tract and said Old Hearne Road to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the east corner of this tract, also being the north corner of the Carlos Rodriguez called Lot 13R-2, called 0.4701 acres, as recorded in Vol. 20139, Page 179 of the B.C.O.R., from which a 1/2" iron rod found bears S 41°50'58" W, a distance of 20.29 feet for reference;

THENCE South 42°40'30" West, a distance of 163.93 feet along the common line between this tract and said Rodriguez tract to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being a point in the northwest line of the said Vytopil tract, from which a 1/2" iron rod found bears S 46°05'13" W, a distance of 6.82 feet for reference;

THENCE North 44°57'06" West, a distance of 158.80 feet along the common line between this tract and said Vytopil tract to the **PLACE OF BEGINNING** containing 0.5967 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ANSELMO LOPEZ, 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 20615, Page 54 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:_____
ANSELMO LOPEZ

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 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

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 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
Lan Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(R.L.)
- ELECTRICAL LINE
- WOOD FENCE

● 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
● 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TICE ENG. 10194827" FOUND
▲ MONUMENT FOUND
◆ 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
○ CALCULATED CORNER ⊗ 1/2" IRON ROD FOUND 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 on the previously recorded plat.
2). Drawing Scale is 1"=20'
3). Drawn by: Adam Wallace
4). Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012
5). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6). Property's current zoning district is Residential District - 5000 (RD-5)
7). 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.
8). Purpose of this replat is to divide it into 4 lots.
9). Lot 13R-1A will not receive access on Old Hearne Road.
10). Driveway needs to be the furthest possible from the intersection.
11). Lot 13R-1D will require a turnaround maneuve template.

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 13R-1A, 13R-1B, 13R-1C AND 13R-1D
WILLIAMS SUBDIVISION
BEING A REPLAT OF
LOT 13R-1
0.5967 ACRES
WILLIAMS SUBDIVISION
VOL. 14984, PAGE 231
Bryan, Brazos County, Texas

NOVEMBER, 2026

SCALE: 1"= 20'

OWNER/DEVELOPER:
ANSELMO LOPEZ
2627 STEVENS DR
BRYAN, TX 77803

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

File name: 26-08483-STEVENS DR-2627-REPLAT.DWG
Plot date: 07/17/26
Revised: 11/11/26