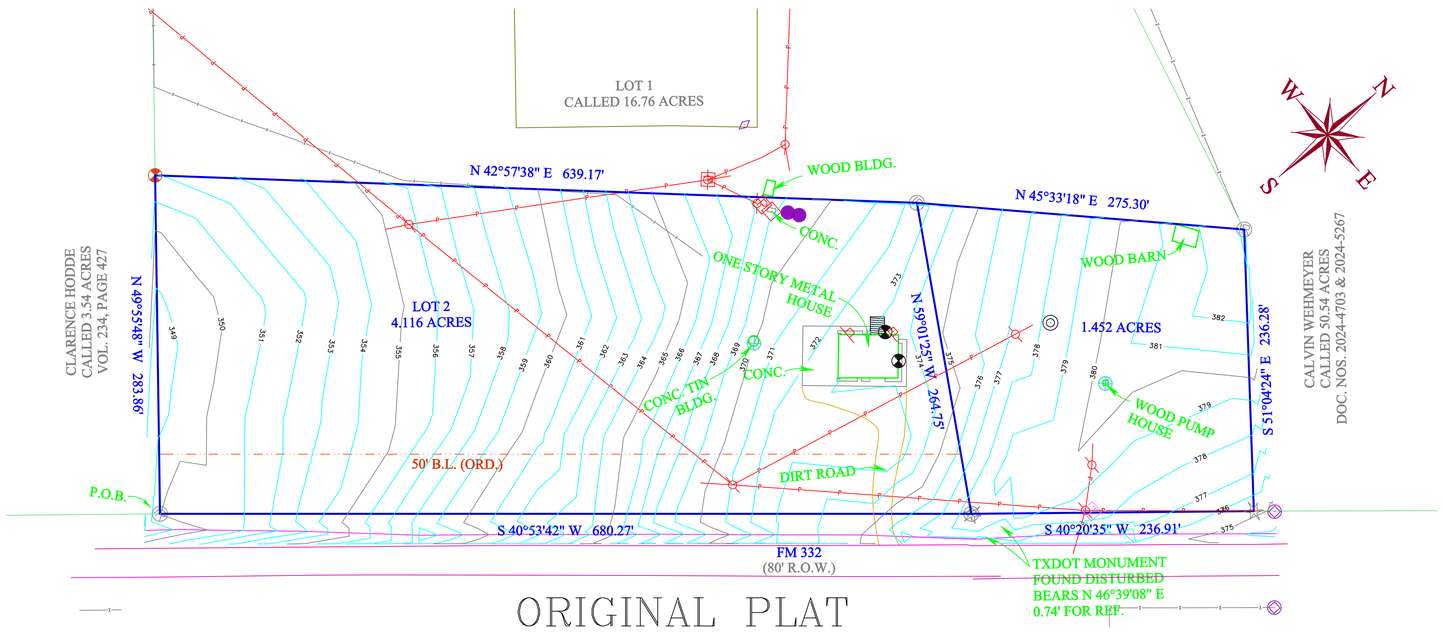
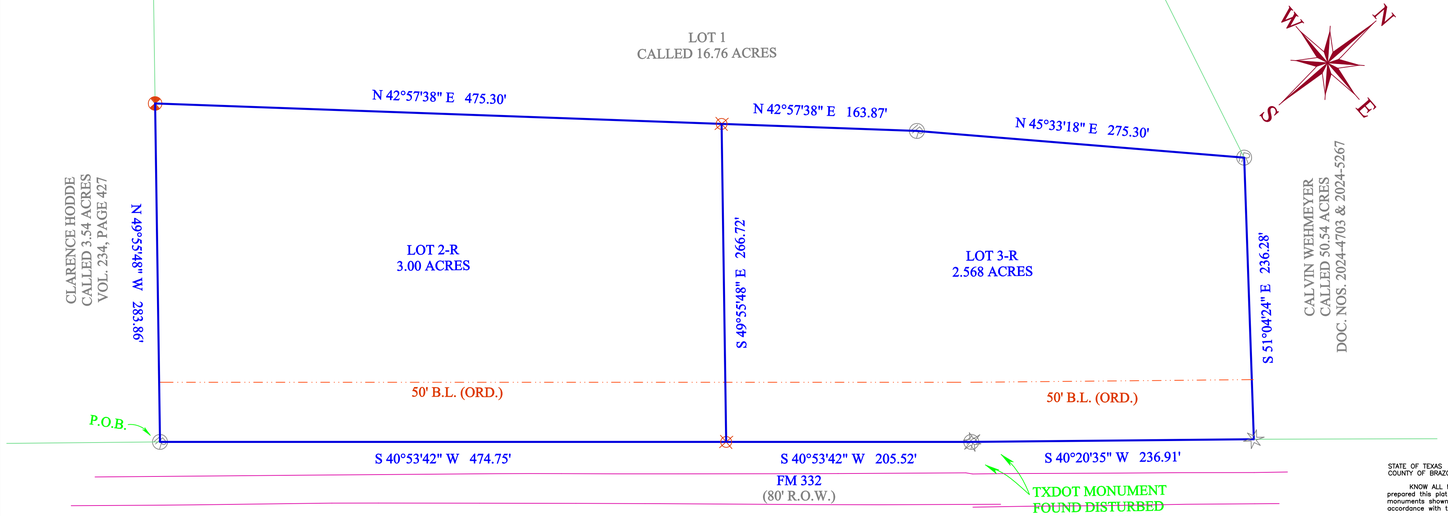


ORIGINAL PLAT



FINAL PLAT

File name: 24-06867-FM 332-2788-REPLAT.DWG.DWG
Plot date: 01/15/25

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ALTEN SYSTEMS INC, owner and developer of the land shown on this plat, and designated herein as Lot 2 of the Anton Subdivision, in Washington County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ for ALTEN SYSTEMS INC, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

APPROVAL OF COUNTY COMMISIONERS COURT

I, _____, the undersigned, County Commisioners and/or designated Secretary of the Planning & Zoning Commission of the County of Washington, hereby certify that this plat is in compliance with the appropriate codes and set out in the ordinances, of the County of Washington and was approved on the ____ day of _____ 2019.

_____
County Commisioner County of Washington

APPROVAL OF THE COUNTY CLERK

I, _____ the undersigned, County Clerk of the Washington County, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the Washington County and was approved on the _____ day of _____ 2019.

_____
County Clerk, Washington County

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS: That I, Adam Wallace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

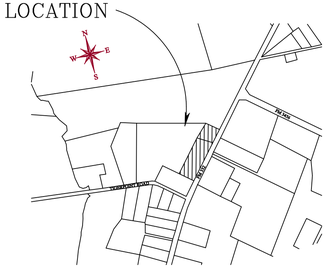
_____
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

Approved this _____ day of _____ by the City Planning Commission of the City of Brenham, Texas.

_____
Chairman

_____
Secretary

PROJECT LOCATION



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 5.568 acres, being Lot 2 in the Anton Subdivision, as plat recorded in Sheet 722A, Plat Records of Washington County, Texas, also including a 1.45 acres in James Schrier Survey, A-98, Washington County, Texas, as recorded in Vol. 1874, Page 715, of the Washington County Official Records (W.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" and 3/8" iron rods called for and found as noted on the previous recorded plat, and as surveyed on the ground on January 15th, of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06867, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the south corner of this tract, also being a point in the northwest right-of-way line of F.M. 332 (Variable Width R.O.W.), also being the east corner of the Clarence Hodde called 3.54 acre tract, as recorded in Vol. 234, Page 427 of the W.C.O.R.;

THENCE North 49°55'48" West, a distance of 283.86 feet along the common line between this tract and said Hodde tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the west corner of this tract, also being the south corner of Lot 1;

THENCE along the common line between this tract and said Lot 1, for the following calls:

North 42°57'38" East, a distance of 475.30 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY " set for a point in the northwest line of this tract;

North 42°57'38" East, a distance of 163.87 feet to a 3/8" iron rod found for a point in the northwest line of this tract;

North 45°33'18" East, a distance of 275.30 feet to a 3/8" iron rod found for the north corner of this tract, also being a bend in the southwest line of the Calvin Wehmeyer called 50.54 acre tract, as recorded in Document Numbers 2024-4703 and 2024-5267 of the W.C.O.R.;

THENCE South 51°04'24" East, a distance of 236.28 feet along the common line between this tract and said Wehmeyer tract to a 3/8" iron rod found bent for the east corner of this tract, also being a point in the northwest right-of-way line of F.M. 332;

THENCE along the common line between this tract and said F.M. 332, for the following calls:

South 40°20'35" West, a distance of 236.91 feet to a 3/8" iron rod found for a point in the southeast line of this tract, from which a TXDOT Type II concrete monument found bears N 46°39'08" E, a distance of 0.74 feet for reference;

South 40°53'42" West, a distance of 205.52 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY " set for a point in the southeast line of this tract;

South 40°53'42" West, a distance of 474.75 feet to the **PLACE OF BEGINNING** containing 5.568 acres.

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINES(B.L.)
- DEED BUILDING LINE(B.L.)
- ELECTRICAL LINE
- BARBED WIRE FENCE
- WATER WELL
- ELECTRIC METER
- POWER POLE
- PROPANE TANK
- GAS RISER
- LIGHT POLE
- SEWER CLEANOUT
- ENERGY TRANSFER MARKER
- OLD SEPTIC
- TXDOT TYPE II CONCRETE MONUMENT FOUND DISTURBED
- 1/2" IRON ROD W/ ORANGE PLASTIC CAP MARKED "LAMPE SURVEYING" FOUND
- 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FND.
- 3/8" IRON ROD FOUND
- 3/8" IRON ROD FOUND BENT
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- 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" and 3/8" iron rods called for and found as noted on the previous recorded plat.
2). Drawing Scale is 1"=100'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48477C0295C effective date, 08-16-2011

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
OF
Lots 2-R and Lot 3-R
Anton Subdivision
being a REPLAT
of Lot 2 in the said Anton Subdivision
as Plat recorded in Sheet 722A
Plat Records of Washington County, Texas
and a 1.45 acres in the
James Schrier Survey, A-98,
recorded in Vol. 1874, Page 715 of the
Washington County Official Records
Washington County, Texas

SCALE: 1"= 100'

JANUARY, 2025

OWNER/DEVELOPER:
ALTEN SYSTEMS INC
PO BOX 2601
BRENHAM, TX 77834
979-353-2980

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