

ORIGINAL PLAT
VOL. "H", PG. 721

SCALE: 1"=20'

NORTH PARKER AVENUE ~100' R.O.W.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BLADGE E. DILEO, SR., and wife, PAULETTE M. DILEO, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 12416, Page 237, Volume 1290, Page 239, Volume 531, Page 422 and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Bladge E. Dileo Sr.
Bladge E. Dileo, Sr. - Owner

Paulette M. Dileo
Paulette M. Dileo - Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BLADGE E. DILEO, SR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 18th day of January, 2021.

KEVIN JAMES PFUNTNER
Notary Public, State of Texas
Comm. Expires 02-13-2022
Notary ID 124121949

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared PAULETTE M. DILEO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 18th day of January, 2021.

KEVIN JAMES PFUNTNER
Notary Public, State of Texas
Comm. Expires 02-13-2022
Notary ID 124121949

STATE OF TEXAS
COUNTY OF BRAZOS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 & Zoning Commission of the City of Bryan on the 23rd day of November, 2020 and same was duly approved on the 19th day of November, 2020 by said Commission.

Leo Gonzalez
Chair, Planning & Zoning Commission
City of 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 25th day of January, 2021.

City Planner, City of 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 25th day of January, 2021.

City Engineer, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/29/2021 8:28:17 AM
In the PLAT Records

Doc Number: 2021-1419425
Volume - Page: 16693-234
Number of Pages: 1
Amount: 73.00
Order#: 2021012900013
By: MO



do hereby certify that this
filed for record in my
2021, in the Official
Page

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.



S.M. Kling, R.P.L.S., No. 2003

Part of Block 125 - 0.35 Acre
Bryan Original Townsite
S. F. Austin Survey, A-62
Bryan, Brazos County, Texas

Field notes of a 0.35 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of Lot 6 and all of Lot 7, Block 125, Bryan Original Townsite, a portion of the 20' wide alley (north/south) within Block 125, adjoining Lot 6, a portion of the 20' wide alley (east/west) adjoining Lots 6 and 7, and a portion of North Parker Avenue, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and being further described in, and consisting of the following tracts:

All of Tract 1 and Tract 2 (no called acreages) described in the deed from Brazos Dileo and wife, Laura Dileo, to Bladge E. Dileo, Sr., and wife, Paulette M. Dileo as recorded in Volume 1290, Page 239, of the Official Records of Brazos County, Texas;

All of the called - 0.132 acre tract described in the deed from Doris A. Savage to Bladge E. Dileo and Paulette M. Dileo, as recorded in Volume 12416, Page 237, of the Official Records of Brazos County, Texas;

All of the called 0.01 acre tract described in the Quitclaim Deed from the City of Bryan to Brazos Dileo as recorded in Volume 531, Page 422, of the Deed Records of Brazos County, Texas, and the adjoining portions of alleys and streets as mentioned above and said 0.35 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap found marking the northeast corner of the beforementioned 0.01 acre tract, same being the northerly northwest corner of the called 0.612 acre tract described in the deed recorded in Volume 15081, Page 109, of the Official Records of Brazos County, Texas;

THENCE S 08° 30' 00" W along the east line of the beforementioned 0.01 acre tract, same being the most northerly west line of the beforementioned 0.612 acre tract, along the centerline of the former 20' wide north/south alley in said Block 125, (said alley being closed and abandoned by Ordinance No. 468A - circa 1982), for a distance of 57.50 feet to the southeast corner of the 0.01 acre tract, same being an interior ell corner of the 0.612 acre tract, from which a chain link fence post at end of fence bears N 89° 50' E - 1.6 feet;

THENCE N 81° 30' 00" W along the south line of the beforementioned 0.01 acre tract, and the south line of the beforementioned Tract 2, same being a westerly north line of the beforementioned 0.612 acre tract, adjacent to a fence, for a distance of 25.00 feet to a 3/8" iron rod found at a chain link fence post corner marking the southwest corner of Tract 2, same being the northeast corner of the beforementioned 0.132 acre tract and being a northwest corner of the 0.612 acre tract;

THENCE S 08° 30' 00" W along the east line of the beforementioned 0.132 acre tract, same being a west line of the beforementioned 0.612 acre tract, across Lot 6, Block 125, and adjacent to a fence, at a distance of 57.50 feet pass the southeast corner of the 0.132 acre tract in the south line of Lot 6, Block 125, from which a 1/2" iron rod found bears N 35° 11' 45" E - 0.60 feet, continue on across the 20' wide alley (east/west) for a total distance of 67.50 feet to the center of said east/west alley, same being a southwest corner of the 0.612 acre tract, from which a 1/2" iron rod found at a chain link fence post corner bears N 74° 21' 01" E - 0.30 feet.

THENCE N 81° 30' 00" W along the center of said east/west alley, at a distance of 100.00 feet, cross the original east right-of-way line of North Parker Avenue, continue on, for a total distance of 110.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E parallel to and 10' west of the east right-of-way line North Parker Avenue, for a distance of 125.00 feet to a 1/2" iron rod set;

THENCE S 81° 30' 00" E along a projection of the common line between W. MLK Street and Block 125, (B.O.T.), at a distance of 10.00 feet, pass the northwest corner of said Block 125, continue along the north line of Block 125, for a total distance of 135 feet to the PLACE OF BEGINNING, containing 0.35 acre of land, more or less.

Portion of Alley To Be Abandoned
Adjoining
Lots 6 & 7, Block 125 - Bryan Original Townsite
0.02 Acre
S. F. Austin Survey, A-62
Bryan, Brazos County, Texas

Field notes of a 0.02 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being a portion of the platted right-of-way of North Parker Avenue adjoining Block 125, Bryan Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and said 0.02 acre tract being more particularly described as follows:

BEGINNING at the southwest corner of Lot 7, Block 125, Bryan Original Townsite, same being the northwest corner of the beforementioned 20' wide east/west alley within Block 125, from which a 1/2" iron rod found bears N 35° 11' 25" E - 0.58 feet.

THENCE S 81° 30' 00" E along the north line of said alley, same being the south line of Lots 7 and 6, Block 125, at a distance of 57.5 feet, pass the common corner of Lot 7 and Lot 6, continue on, for a total distance of 100.00 feet to the southeast corner of the called 0.132 acre tract described in the deed recorded in Volume 12416, Page 237, of the Official Records of Brazos County, Texas, same being in a west line of the called 0.612 acre tract described in the deed recorded in Volume 15081, Page 109, of the Official Records of Brazos County, Texas;

THENCE S 08° 30' 00" W along a west line of the beforementioned 0.612 acre tract, for a distance of 10.00 feet to a southwest corner of the 0.612 acre tract in the center of said east/west alley, from which a 1/2" iron rod found at a chain link fence post corner bears N 74° 21' 01" E - 0.30 feet.

THENCE N 81° 30' 00" W along the centerline of the beforementioned 20' wide east/west alley in Block 125, adjacent to a fence, for a distance of 100.00 feet to the east right-of-way line of North Parker Avenue, from which a chain link fence post corner bears N 81° 30' 00" W - 0.29 feet.

THENCE N 08° 30' 00" E along the south right-of-way line of 19th Street (W. MLK ST.), for a distance of 10.00 feet to the PLACE OF BEGINNING, containing 0.03 acre of land, more or less.

THENCE N 08° 30' 00" E along the east right-of-way line of North Parker Avenue (100' wide right-of-way), for a distance of 10.00 feet to the PLACE OF BEGINNING, containing 0.02 acre of land, more or less.

REPLAT
SCALE: 1"=20'

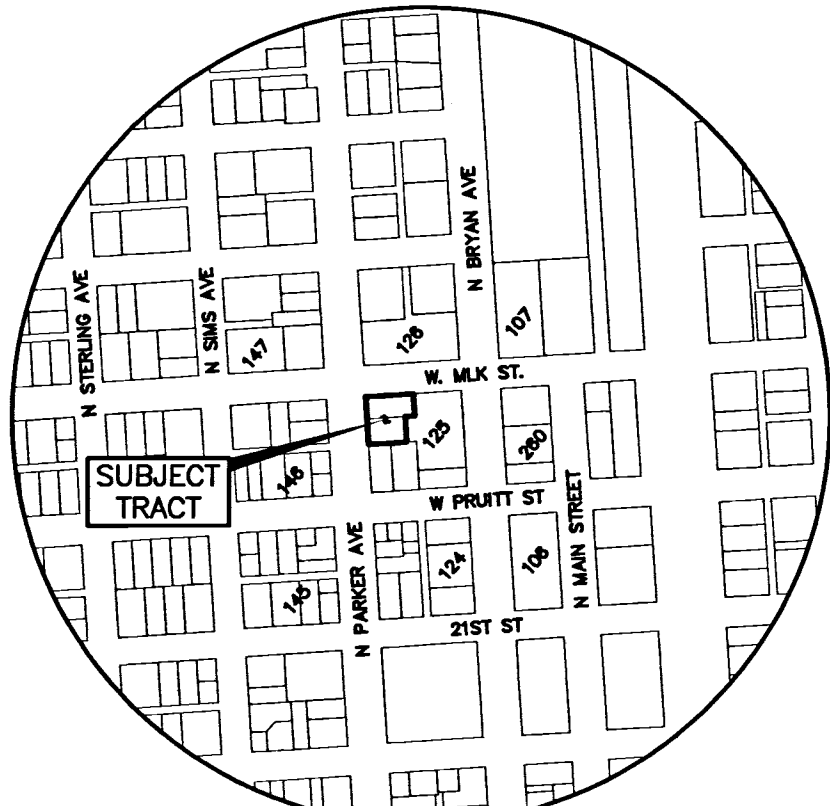
0 20 40 60
SCALE IN FEET
SCALE: 1"=20'

NORTH PARKER AVENUE ~100' R.O.W.

LINE TABLE

Table with 3 columns: LINE, BEARING, LENGTH. Contains 8 rows of survey data.

VICINITY MAP
NOT TO SCALE



LEGEND table listing symbols for Sanitary Sewer Manhole, Sanitary Sewer Line, Storm Sewer Manhole, Storm Sewer Line, Telephone Pedestal, Telephone Line, Television Pedestal, Television Cable, Water Meter, Water Line, Water Valve, Fire Hydrant, Overhead Elect. Line, Power Pole, Light Pole, Wood Fence (& Fence Corner), and Chain Link Fence.

W MLK STREET ~80' R.O.W.

S81°30'00"E~135.00'

LOT 7R, BLOCK 125
0.35 ACRE

N81°30'00"W

N81°30'00"W~110.00'

LOT 8
BLOCK 125

LOT 9
BLOCK 125

LOT 7, A PORTION OF LOT 6,
AND A 0.01 ACRE (575 S.F.) OF THE
ABANDONED ALLEY (ORD. NO. 468A)

BLOCK 125

BRYAN ORIGINAL TOWNSITE

0.35 ACRE

S. F. AUSTIN SURVEY, A-62

BRYAN, BRAZOS COUNTY, TEXAS

FINAL PLAT
OF
LOT 7R, BLOCK 125
BRYAN ORIGINAL TOWNSITE

BEING A REPLAT OF
LOT 7, A PORTION OF LOT 6,
AND A 0.01 ACRE (575 S.F.) OF THE
ABANDONED ALLEY (ORD. NO. 468A)

BLOCK 125

BRYAN ORIGINAL TOWNSITE

OWNED AND DEVELOPED BY:

BLADGE E. DILEO, SR., and wife, PAULETTE M. DILEO
1742 REED LANE
BRYAN, TEXAS 77808
(979) 229-0725

SCALE: 1"=20' JANUARY, 2021

CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD WEST
COLLEGE STATION, TX 77845-0719
TEXAS FIRM REGISTRATION NUMBER
ENG. F-2214 & SURVEYING 10042800

