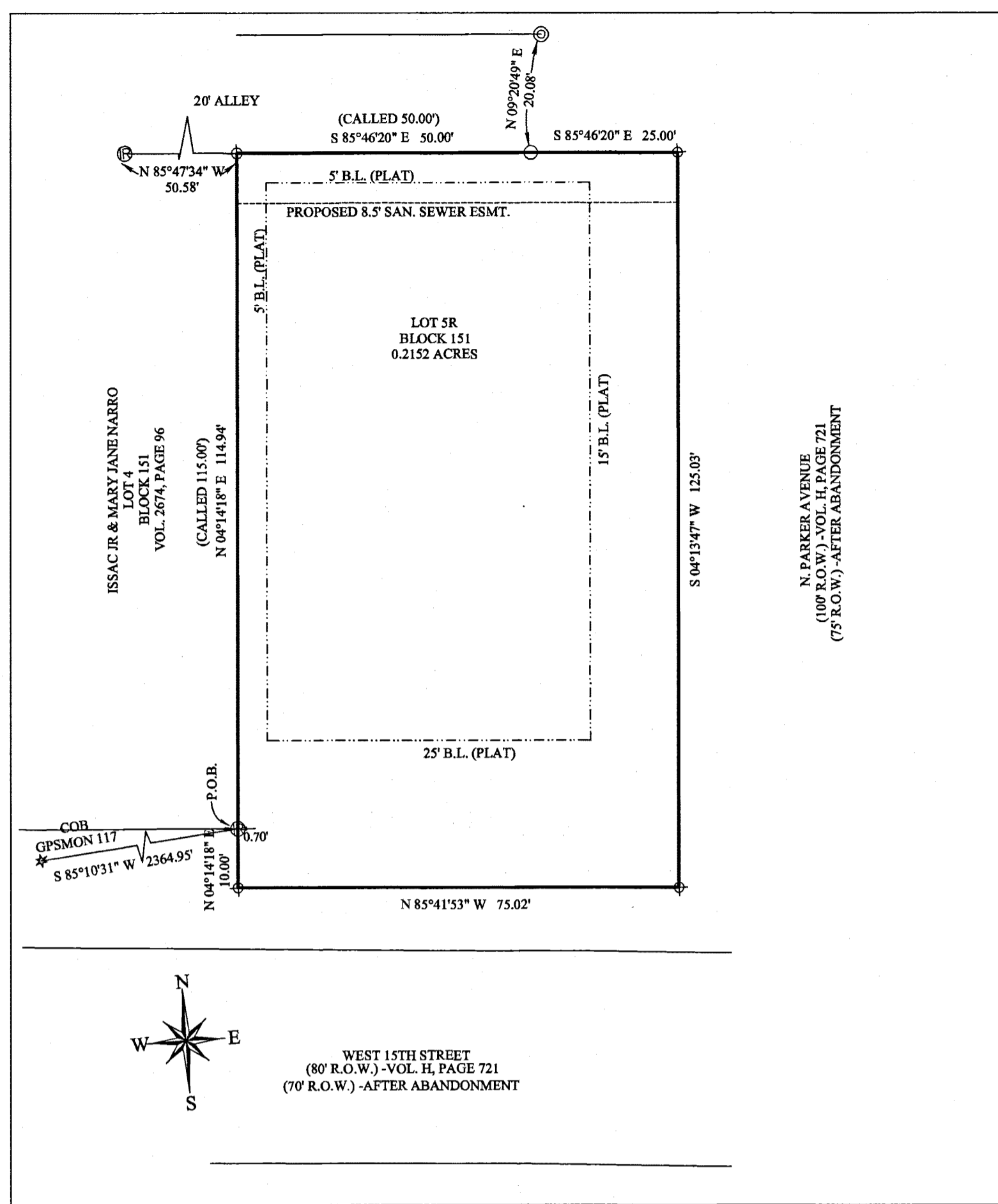
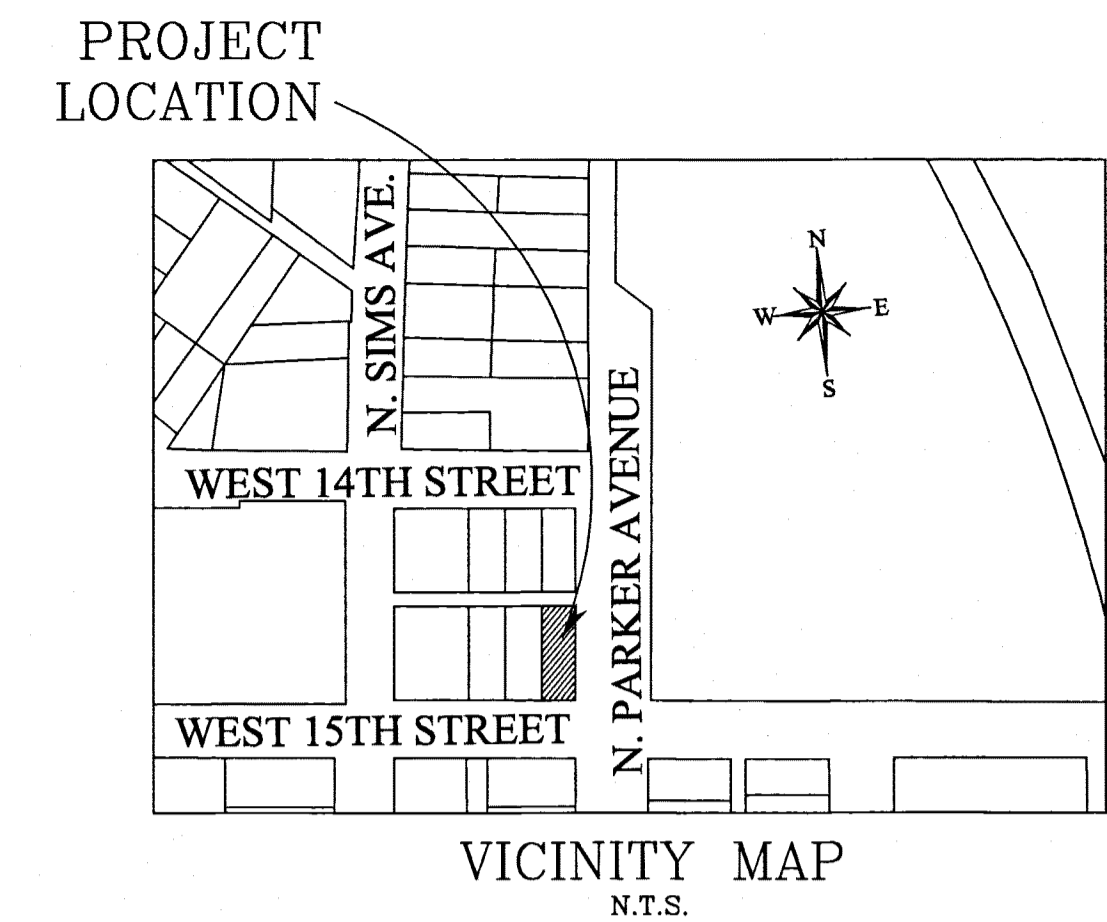


ORIGINAL PLAT



FINAL PLAT



TRACT 1
EXISTING PROPERTY: LOT 5, BLOCK 151, CITY OF BRYAN, PLAT RECORDED IN VOL. "H", PAGE 721 OF THE BRAZOS COUNTY OFFICIAL RECORDS

TRACT 2
METES AND BOUND DESCRIPTION OF RIGHT-OF-WAY TO BE ABANDONED
Being a tract of land containing 0.0832 acres, being parts of West 15th Street West 15th Street (80' R.O.W.) and North Parker Avenue (100' R.O.W.) of the City of Bryan, Brazos County, Texas, as plat recorded in Vol. H, Page 721, 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 rod found and referred to in the previously recorded plat, and as surveyed on the ground on September 14th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04569, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found for a north corner of this tract, also being the south corner of Lot 4, Block 151, also being the west corner of Lot 5, Block 151;

THENCE along the common line between this tract and said Lot 5, for the following calls:
South 85°41'53" East, a distance of 50.02 feet to a 3/8" iron rod found for a bend in this tract;
North 4°13'47" East, a distance of 115.00 feet to a calculated north corner of this tract, also being a point in the southwest right-of-way line of a 20' alley, from which a 3/8" iron rod found bears N 09°20'49" E, a distance of 20.08 feet for reference;
THENCE South 85°46'20" East, a distance of 25.00 feet along the common line between this tract and said 20' alley, severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northeast corner of this tract;
THENCE South 4°13'47" West, a distance of 125.03 feet severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract;
THENCE North 85°41'53" West, a distance of 75.02 feet severing said West 15th Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract;
THENCE North 4°14'18" East, a distance of 10.00 feet across said West 15th Street to the PLACE OF BEGINNING containing 0.0832 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

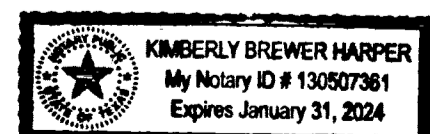
I, Timothy Austin Word, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 18194, Page 275 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drainage easements and public places hereon shown for the purposes identified.

Owner: *[Signature]*

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Timothy Austin Word** 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 14th day of August, 2023. Notary Public, Brazos County, Texas.

[Signature]
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER
I, Maria Zimmerman, 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 17th day of August, 2023.

City Planner, Bryan, Texas: *[Signature]*

APPROVAL OF THE CITY ENGINEER
I, Sam Vernon, 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 17th day of August, 2023.

City Engineer, Bryan, Texas: *[Signature]*

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 and Zoning Commission of the City of Bryan on the 21st day of October, 2022 and same was duly approved on the 14th day of March, 2023 by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas: *[Signature]*

The right-of-way abandonment was approved by the Bryan City Council with Ordinance No. 2618 on the date of MARCH 14th 2023

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/18/2023 8:37:31 AM
In the PLAT Records



Doc Number: 2023-1509803
Volume - Page: 18801-130
Number of Pages: 1
Amount: 73.00
Order#: 20230818000008
By: MC

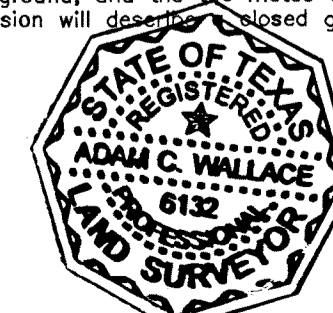
hereby certify that this plat together with its files the _____ day of _____ n Volume _____ Page _____

County Clerk Brazos County, Texas: *[Signature]*

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 the same in correct geometric form.

[Signature]
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

—	SUBJECT PROPERTY LINE	○	SEWER MANHOLE
- - -	ADJOINING PROPERTY LINE	□	WATER METER
- · - · -	UTILITY EASEMENT	⊕	WATER VALVE
- · - · -	ORDINANCE BUILDING LINE(B.L.)	⊕	ELECTRIC METER
- · - · -	RESTRICTIONS BUILDING LINE(B.L.)	⊕	POWER POLE
- · - · -	RESTRICTIONS BUILDING LINE(B.L.)	⊕	GAS METER
- · - · -	ELECTRICAL LINE		
- · - · -	CHAIN-LINE FENCE		
- · - · -	WOOD FENCE		

⊕ 3/8" IRON ROD FOUND
 ⊕ 1/2" IRON ROD FOUND
 ⊕ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

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" & 3/8" iron rods found and referred to the previous recorded plat.
2) Drawing Scale is 1"=20'
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. 48041C0215F effective date, 04-02-2014
5) Zoning for this property is RD-5 (Residential District 5000)

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FRM #101784-00

FINAL PLAT
LOT 5R 0.2152 ACRES
BLOCK 151
CITY OF BRYAN
Vol. H, Page 721
Being a REPLAT OF LOT 5
BLOCK 151
CITY OF BRYAN
AND RIGHT-OF-WAY
ABANDONMENT
OF PARTS OF NORTH
PARKER AVENUE
AND WEST 15TH STREET
Bryan, Brazos County, Texas

SCALE: 1"= 20'
OWNER/DEVELOPER:
TIMOTHY AUSTIN WORD
300 WEST 15TH ST
BRYAN, TX 77803

DECEMBER, 2022
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291