

ORIGINAL PLAT

REPLAT

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
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 By: TD



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Heather Mayers
 County Clerk
 Brazos County, Texas

Br. L. D.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Lee Gonzalez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly approved for approval with the Planning and Zoning Commission of the City of Bryan on the 19th day of October, 2021, and some was duly approved on the 19th day of October, 2021, by said Commission.

Lee Gonzalez
 Chair, Planning & Zoning Commission
 Bryan, Texas

CERTIFICATE OF CITY PLANNER

I, *North Zimwara*, 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 19th day of October, 2021.

North Zimwara
 City Planner
 Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, *Adam Wallace*, 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 19th day of October, 2021.

Adam Wallace
 City Engineer

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Adam Wallace, Registered Professional Land Surveyor No. 8132, 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
 Adam Wallace
 Texas Registered Professional
 Land Surveyor, Number 8132

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, JAMES GARCIA and SHARON GARCIA, owners and developer of the land shown on this plat, and designated herein as Lot 6R and Lot 7R Block 162 of the City of Bryan, Texas, and whose names 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.

James Garcia
 Owner
Sharon Garcia
 Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, TONY ACE GONGORA and RUTH GONGORA, owners and developer of the land shown on this plat, and designated herein as Lot 6R and Lot 7R Block 162 of the City of Bryan, Texas, and whose names 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.

Tony Ace Gongora
 Owner
Ruth Gongora
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared *James & Sharon Garcia*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 1 day of October, 2021.

Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared *Tony Ace Gongora & Ruth Gongora*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 20th day of Sept., 2021.

Notary Public, Brazos County, Texas

SURVEY LEGEND

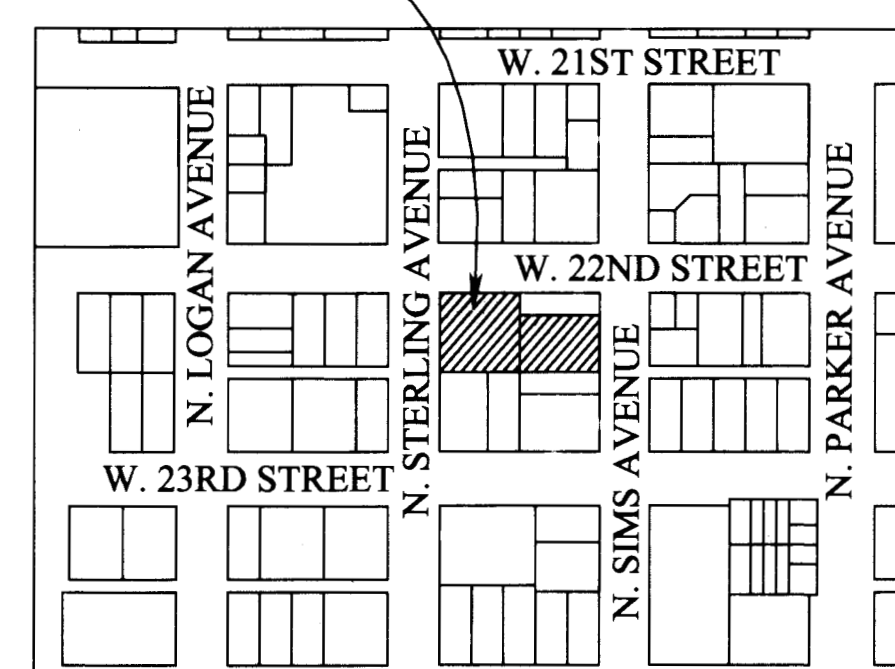
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- WOOD FENCE
- CHAIN-LINK FENCE
- POWER POLE
- × LIGHT POLE
- ELECTRIC METER

- ★ 1/2" IRON ROD FOUND BENT
- ③ 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "HENRY" FOUND
- ③ 1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
- ③ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND
- ③ 1/4" METAL TAC FOUND WITH WASHER

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 called for and found as noted in the previous recorded deed.
- 2) Drawing Scale is 1"= 20'
- 3) Drawn by: Adam Wallace
- 4) Said lot does not contain 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No 48041C0215F effective date, 04-02-2014.
- 5) Vesting deeds recorded in Vol. 13775, Page 220 and Vol. 16612, Page 104.
- 6) Water survey for Lot 7R will be as a regular house hold.

PROJECT LOCATION



VICINITY MAP
 NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5602 acres, and being Lots 6, 7, 8, 9 and 10, in Block 162, the City of Bryan Original Townsite, recorded in Vol. H, Page 721, of the Brazos County Deed Records (B.C.D.R.), save and except that 0.10 acre tract as recorded in Vol. 13204, Page 221, of the Brazos County Official Records (B.C.O.R.), in Brazos County, Texas, also being the same tract as recorded in Vol. 13775, Page 220 of the 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 called for and found as noted in the previous recorded deeds, and as surveyed on the ground on March 11th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0102, and being more particularly described as follows:

BEGINNING at 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 right-of-way line of N. Sims Avenue (80' R.O.W.), also being the east corner of the Mary Lee M. Torres called part of Lots 3-5, Block 162 and portion of 20' alley, as recorded in Vol. 4395, Page 347 of the B.C.O.R., from which a 1/2" iron rod found bent bears S 04°33'28" W, a distance of 44.98 feet for reference;

THENCE North 85°15'45" West, a distance of 124.84 feet along the common line between this tract and said Torres tract to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for a point in the southwest line of this tract, also being the east corner of the Joaquin V. and Guillermina C. Garcia called part of Lots 2 and 3, Block 162, as recorded in Vol. 2359, Page 9 of the B.C.O.R., from which another 1/2" iron rod with yellow plastic cap marked "KERR 4502" found bears S 04°48'35" W, a distance of 134.91 feet for reference;

THENCE North 85°15'45" West, a distance of 125.16 feet along the common line between this tract and said Garcia tract, and then along the Rita Perez called Lot 1 and part of Lot 2, Block 162 and part of alley, as recorded in Vol. 827, Page 574 of the B.C.O.R. 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 a point in the northeast right-of-way line of N. Sterling Avenue (80' R.O.W.);

THENCE North 04°41'33" East, a distance of 115.00 feet along the common line between this tract and said N. Sterling Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the north corner of this tract, also being a point in the southwest right-of-way line of W. 22nd Street (80' R.O.W.), from which a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found bears N 85°06'11" W, a distance of 129.70 feet for reference;

THENCE South 85°21'46" East, a distance of 125.30 feet along the common line between this tract and said W. 22nd Street to a 1/2" iron rod with red plastic cap marked "HENRY" found for an east corner of this tract, also being the north corner of the Raul Tovar and Ma. Del Socorro Murillo-Hernandez called parts of Lots 6-8, Block 162 called 0.10 acre tract, as recorded in Vol. 11051, Page 202 of the B.C.O.R.;

THENCE along the common line between this tract and said 0.10 acre tract, for the following calls:

South 04°45'37" West, a distance of 35.22 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a bend in this tract;

South 85°15'45" East, a distance of 124.84 feet to a 1/4" metal tac found with washer for an east corner of this tract, also being a point in the northwest right-of-way line of N. Sims Avenue;

THENCE South 04°45'37" West, a distance of 80.00 feet along the common line between this tract and said N. Sims Avenue to the **PLACE OF BEGINNING** containing 0.5602 acres.

**FINAL PLAT OF
 BRYAN ORIGINAL TOWNSITE
 Lot 6R and Lot 7R
 Block 162
 Being a REPLAT of
 0.5602 ACRES
 LOTS 6, 7, 8, 9 & 10 Save and
 except called 0.10 acre
 Block 162
 Brazos County, Texas**

SCALE: 1"=30'

OWNER/DEVELOPER:
 JAMES GARCIA and SHARON GARCIA,
 TONY ACE GONGORA and RUTH GONGORA
 728 ROSEMARY DRIVE,
 BRYAN, TEXAS 77802

JUNE, 2021

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