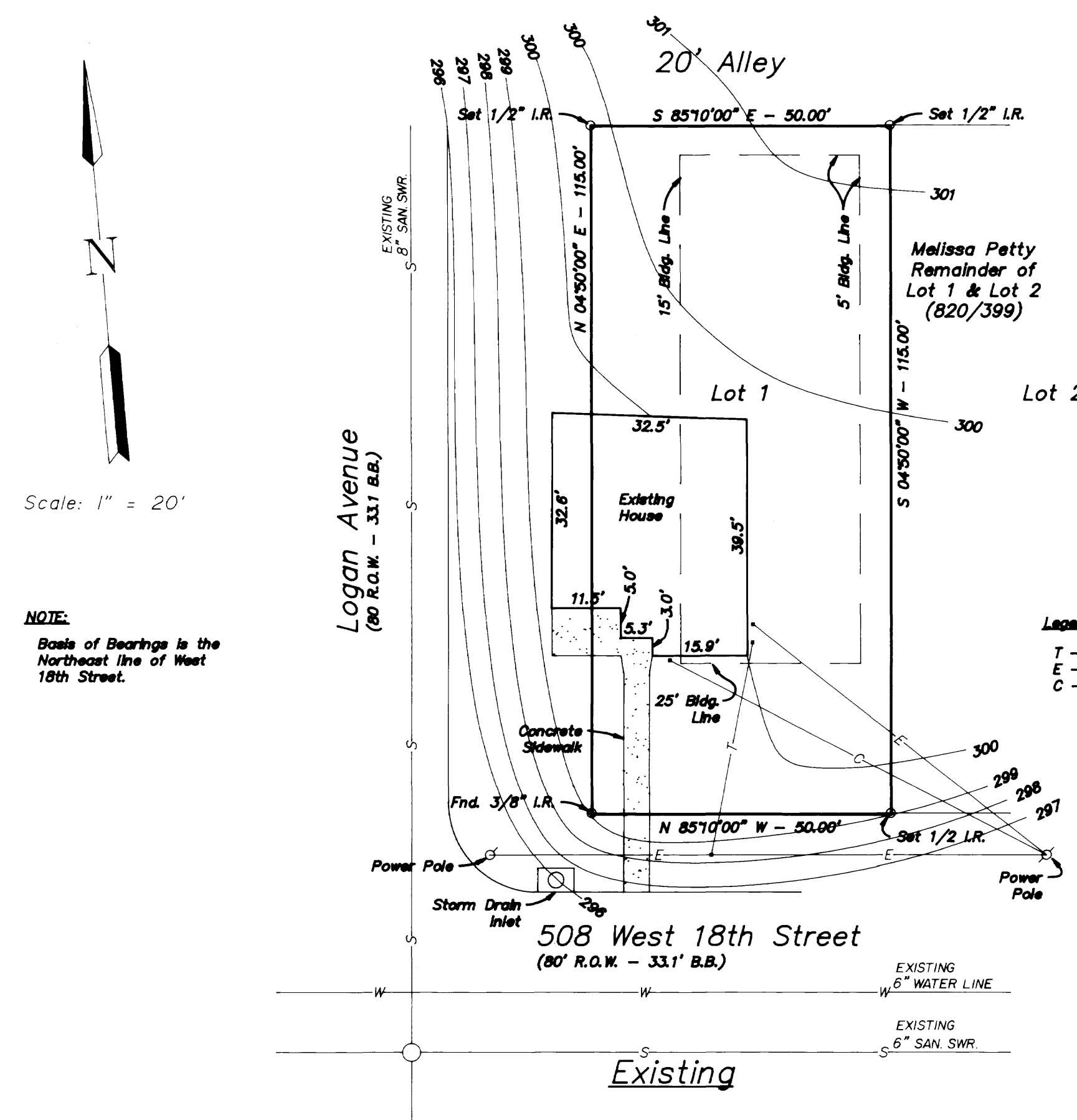




Site Location

Vicinity Map  
N.T.S.

on land base file/2



Scale: 1" = 20'

NOTE:  
Basis of Bearings is the  
Northeast line of West  
18th Street.

**FIELD NOTES**  
0.09 Acres

Being all of that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being a Part of Lot 1 Block 185 of the ORIGINAL TOWNSITE according to the Map in common use recorded in Volume "H" page 721, Deed Records of Brazos County, Texas and being described as follows:

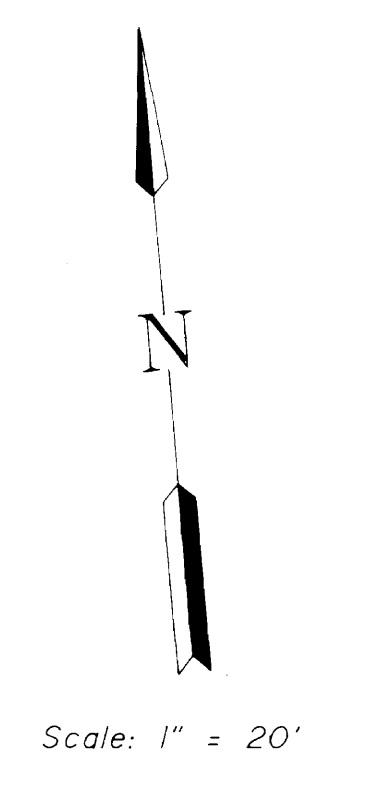
**BEGINNING:** at a 3/8" iron rod found at the intersection of the north right-of-way line of West 18th Street and the east right-of-way line of Logan Avenue; same being the southwest corner of said Lot 1;

**THENCE:** N 4°50'00" E - 115.00' feet along said Logan Avenue line to a 1/2" iron rod set for the northwest corner of said Lot 1; same being in the south right-of-way line of a 20.00 foot alley;

**THENCE:** S 85°10'00" E - 35.00' feet along said alley line to a 1/2" iron rod set for the most northerly common corner of this tract and the Melissa Petty tract (820/399);

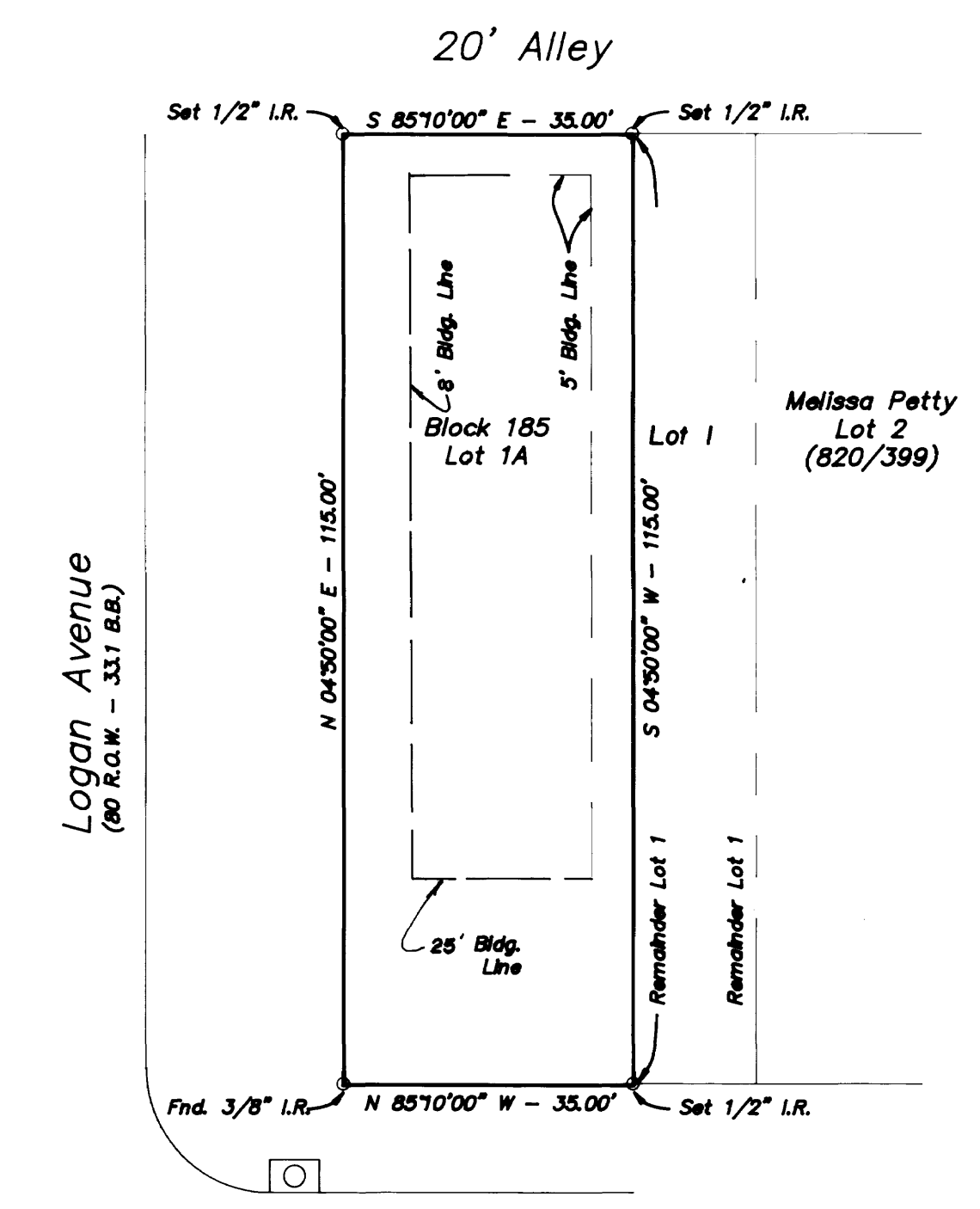
**THENCE:** S 4°50'00" W - 115.00' feet across said Lot 1 along the common line between this tract and said Petty tract to a 1/2" iron rod set for the most southerly common corner of said tracts; same being in said West 18th Street line;

**THENCE:** N 85°10'00" W - 35.00' feet along said West 18th Street line to the PLACE OF BEGINNING; and containing 0.09 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on January 16, 1995.



Scale: 1" = 20'

NOTE:  
Basis of Bearings is the  
Northeast line of West  
18th Street.



508 West 18th Street  
(80' R.O.W. - 33.1' B.B.)

Proposed Replat

**Variance Request**

The Zoning Board of Adjustment voted to grant a variance to Section 21 of the Bryan Zoning Ordinance on February 9, 1995 to allow a reduction in the minimum required lot size from 5,000 sq. ft. to 4,025 sq. ft. and in the minimum required lot width from 50 ft. to 35 ft. and in the minimum required side setback from 15 ft. to 8 ft. along Logan Avenue for the City of Bryan Original Townsite, Block 185, west 35' of Lot 1 on 508 West 18th Street.

FILED  
RECORDED IN BOOK  
575380

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, The) Imogene P. Johnson  
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me, (us, it) in the Deed Records of Brazos County in Volume 435, Page 557, and designated herein as the Block 185 in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Imogene P. Johnson  
Owner

**CERTIFICATION OF THE CITY PLANNER**

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Rabek Shonaa  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING & ZONING COMMISSION**

I, JOHN GODFREY, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 25TH day of JANUARY, 1995, and same was duly approved on the 16TH day of FEBRUARY, 1995 by said commission.

John Godfrey  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

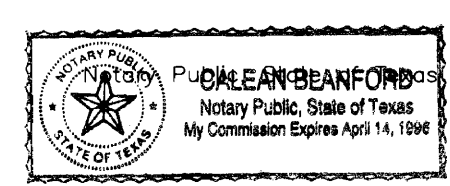
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Shirley Ann  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Imogene P. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 22nd day of February, 1995.



**CERTIFICATE OF SURVEYOR**

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS  
COUNTY OF BRAZOS

**CERTIFICATE OF THE COUNTY CLERK**

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 16th day of March, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 8310, Page 243.

Mary Ann Ward  
County Clerk,  
Brazos County, Texas

**Owner:**  
Ms. Imogene P. Johnson  
508 West 18th Street  
Bryan, TX  
(409) 361-3893

**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888

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