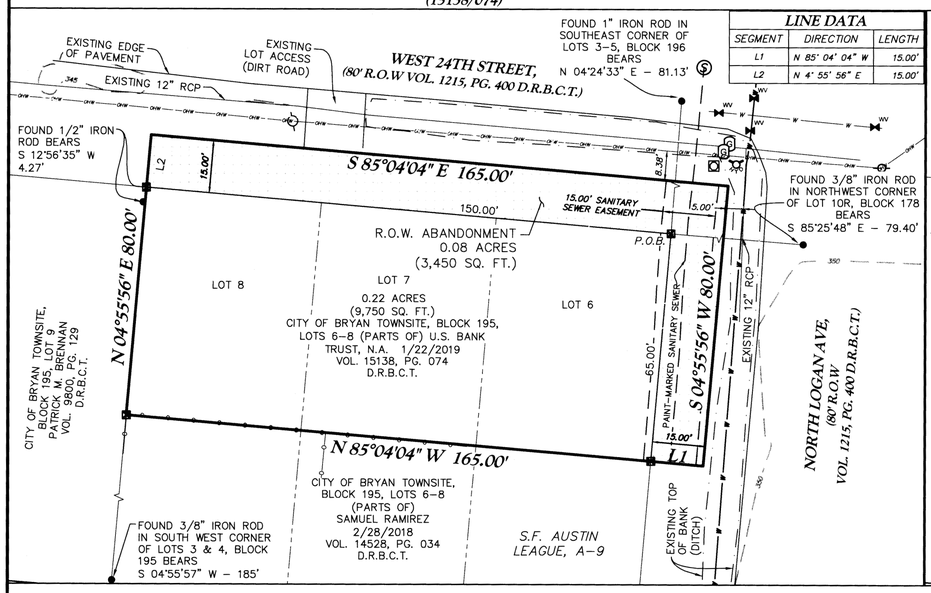
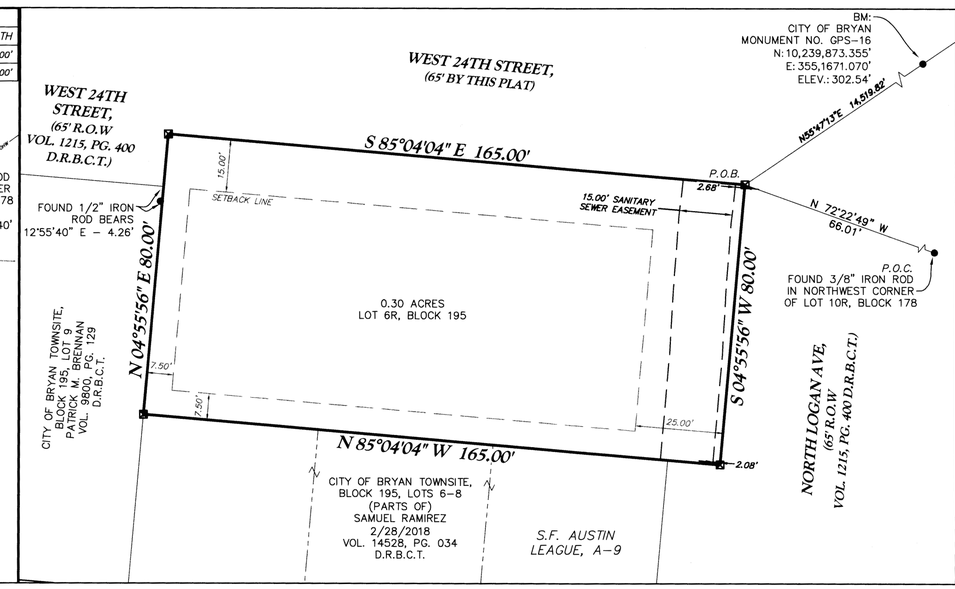
ORIGINAL PLAT
(15138/074)



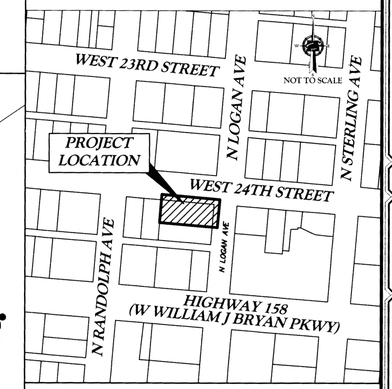
LINE DATA

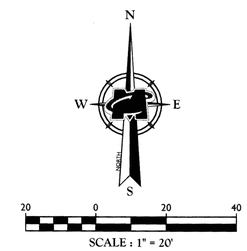
SEGMENT	DIRECTION	LENGTH
L1	N 85° 04' 04" W	15.00'
L2	N 4° 55' 56" E	15.00'

REPLAT



VICINITY MAP





GENERAL NOTES:

1. Coordinates are based on NAD83 (Texas State Plane Central Zone epoch 2010.00) based on the published coordinates of the city of Bryan Control Monument GPS-116 (N:10,231,805.02; E: 3,536,114.71) and as established from GPS observation.
2. Distances shown hereon are surface distances unless otherwise noted.
3. According to Map No. 48041C0195E of the Federal Emergency Management Agency's Flood Insurance rate maps for Brazos County, Texas, dated May 16, 2012, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the a portion of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said firm map. The actual location as determined by elevation contours may differ. Colliers Engineering & Design assumes no liability as to the accuracy of the location of the flood zone limits.
4. Building Setback lines per City of Bryan Ordinance (CB).
5. All utilities shown hereon are approximate locations.
6. The topography shown is from ground survey data.
7. The associated Right-of-Way abandonment was approved by the City of Bryan Council on 3/8/22 per Ordinance No. 2550.
8. This property is zoned Multiple - Family (MF) Ordinance No. 2408, approved on March 17, 2020.
9. Sanitary Sewer line was surveyed as paint marked by the City of Bryan.
10. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities

CERTIFICATE OF OWNERSHIP AND DEDICATION.

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Jorge Zermeno the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 15138, Page 74, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
_____, Z & M, LLC. Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal of office this 16 day of March, 2022.

_____
Notary Public, Brazos County, Texas

Angela Marie Cruz
My Commission Expires
05/18/2022
ID No. 131806113

CERTIFICATION OF THE SURVEYOR.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Chad A. Gulick, Registered Professional Land Surveyor No. 6021 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 the property markers and monuments were placed under my supervision on the ground and that the metes and bounds describing said subdivision describes a closed geometric form.

3-14-22
Chad A. Gulick, R.P.L.S. No. 6021
Texas Survey Firm No. 10194550

STATE OF TEXAS
REGISTERED
CHAD A. GULICK
6021
PROFESSIONAL LAND SURVEYOR

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/23/2022 8:44:38 AM
In the PLAT Records

Doc Number: 2022 – 1465386
Volume – Page: 17809 – 248
Number of Pages: 1
Amount: 73.00
Order#: 20220323000011
By: LG

nty, do hereby certify that this plat together with its certificates of _____day of _____, 202_, in the Official Records of Brazos

Karen McQueen By: Jayne Chokwell

APPROVAL OF THE CITY ENGINEER.

I, WPKooper, 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 22nd day of March, 2022.

_____ PSG
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER.

I, Martin Zimmermann, 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 22nd day of March, 2022.

_____ KW
City Planner,
Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.30 ACRE TRACT
S.F. AUSTIN LEAGUE, A-9
CITY OF BRYAN TOWNSITE,
BRAZOS COUNTY, TEXAS

BEING a 0.30 acre (13,200 square foot) tract contained within the S.F. Austin League, Abstract No. 9, Brazos County, Texas, being in the City of Bryan Townsite, Block 195, recorded in Volume 1215, Page 400, Deed Records of Brazos County, Texas (D.R.B.C.T.), being the north 65.00 feet of lots 6, 7, and 8, Block 195, conveyed from the estate of Doris J. Reed, Mildred E. Reed, and Bonnie Reed to U.S. Bank Trust, N.A., recorded in Volume 15138, Page 74 of the D.R.B.C.T., and being a portion of the right-of-way (R.O.W.) of of West 24th Street (80' wide right-of-way, as recorded in Volume 1215, Page 400 of the D.R.B.C.T.) and North Logan Avenue (80' wide right-of-way, as recorded in Volume 1215, Page 400 of the D.R.B.C.T.), said 0.30 acre tract being more particularly described as follows with all bearings hereby referred to the Texas State Plan Central Zone, epoch 2010.00:

COMMENCING at a 3/8-inch iron rod found in the northwest corner of Lot 10R, Block 178, of the City of Bryan Townsite, same being the intersection of the southeast R.O.W. line of West 24th Street (80' wide), and being the east R.O.W. line of North Logan Avenue (80' wide);

THENCE N 72°22'49" W, through said R.O.W. of North Logan Avenue (80' wide), and through said R.O.W. of West 24th Street (80' wide), a distance of 66.01 feet to a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set for the northeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE S 04°55'56" W, continuing through said RO.W. of North Logan Avenue (80' wide) and said R.O.W. of West 24th Street (80' wide), a distance of 80.00 feet to a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set in the southeast corner of the herein described tract;

THENCE N 85°04'04" W, through said R.O.W. of North Logan Avenue (80' wide), at 15.00 feet passing a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set in the southeast corner of the north 65.00 feet of said Lot 6, Block 195 and the northeast corner of a tract of land described to Samuel Ramirez, recorded in Volume 14528, Page 34, D.R.B.C.T., and continuing across said Lots 6, 7, and 8, Block 195 for a total distance of 165.00 feet to a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set on the east line of a tract of land described in a deed to Patrick M. Brennan, recorded in Volume 9800, Page 129, D.R.B.C.T., being the northwest corner of said Ramirez tract, and being the southeast corner of the herein described tract;

THENCE N 04°55'56" E, with the common line of said Brennan tract and the said U.S. Bank Trust tract, and through the R.O.W. of said North Logan Avenue (80' wide), at 65.00 feet passing a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set in the northwest corner of said Lot 8, from which a found 1/2-inch iron rod bears S 12°55'40" E, a distance of 4.26 feet, and continuing for a total distance of 80.00 feet to a 5/8-inch iron rod with yellow cap stamped "MASER CONSULTING" set being the northwest corner of the herein described tract;

THENCE S 85°04'04" E, through the R.O.W. of said West 24th Street (80' wide), a distance of 165.00 feet to the **POINT OF BEGINNING**, containing 0.30 acres (13,200 square feet) of land, more or less.

LEGEND

Existing Overhead Electricity Line	Existing Deltacom Underground Fiber Optic Marker (800-239-3000)
Existing Chain-Link Fence	Existing Fire Hydrant
Original Lot Line	Existing Power Pole
Existing Top of Bank	Sanitary Sewer Manhole
Building Setback Line	P.O.B. Point of Beginning
Sewer Line	P.O.C. Point of Commencement
1/2" Iron Rod Set (With Maser Consulting Cap)	VOL. Volume
Existing Atmos Energy Pipeline Marker (832-322-8667)	PG. Page
	RCP Reinforced Concrete Pipe
Existing Bryan Woodbine Gathering Inc. Salt Water Pipeline Marker (409-775-8046)	R.O.W. Right-of-Way
Existing City of Bryan Water Valve	D.R.B.C.T. Deed Records of Brazos County, Texas

Colliers Engineering & Design

www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

PROPERTY OWNER / DEVELOPER:
JORGE ZERMENO
Z&M, LLC
2939 STATE HIGHWAY 36 SOUTH,
CALDWELL, TX
JZERMENO@HOTMAIL.COM

FINAL PLAT OF
LOT 6R, BLOCK 195
BRYAN ORIGINAL TOWNSITE

0.3 ACRES
BEING A REPLAT OF PART OF
LOTS 6-8 AND
0.08 ACRES OF
WEST 24TH STREET AND
NORTH LOGAN AVENUE

BLOCK 195
BRYAN, BRAZOS COUNTY, TEXAS

Colliers Engineering & Design
DALLAS
4500 Ratliff Lane, Suite 113
Addison, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=20'	03/10/2022	HCF	LJD

PROJECT NUMBER: 21000682A
DRAWING NAME: V-SURV-REPLAT - 02-04-22

SHEET TITLE:
208 N. LOGAN AVENUE

SHEET NUMBER:
01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2022 - Logan\Survey\DWG\V-SURV-REPLAT - 02-04-22.dwg\V-SURVEY By: HR LOPEZ