



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, ALFREDA FLOT WILLIAMS AND WILLIE E. WILLIAMS, 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 2738, PAGE 58, 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 SHOWN FOR THE PURPOSES IDENTIFIED.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDA FLOT WILLIAMS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 13th DAY OF JULY, 2023.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIE E. WILLIAMS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 13th DAY OF JULY, 2023.

APPROVAL OF THE CITY ENGINEER

I, Sanjiv Verma, 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 14th DAY OF JULY, 2023.

CERTIFICATION OF THE SURVEYOR

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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.

FIELD NOTES DESCRIPTION OF A 0.330 ACRE TRACT

STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.330 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, LOT 2 AND A PORTION OF LOT 3, BLOCK 223, OF THE BRYAN ORIGINAL TOWNSHIP, RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.330 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set at the intersection of the north line of W. 23rd Street (80' wide right-of-way, H/721 DRBCT) and the east line of N. Baylor Avenue (80' wide right-of-way, H/721 DRBCT), for the southwest corner of said Lot 1 and also being the southwest corner of said Block 223 and the southwest corner hereof, from which a 2 inch iron pipe found bears S 27° 55' 57" W, a distance of 1.63 feet, also for reference, City of Bryan Monument GPS-35 bears S 79° 58' 41" E, a distance of 6,867.99 feet;

THENCE, with the common line of N. Baylor Avenue and said Lot 1, N 04° 46' 28" E, for a distance of 115.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the south line of a 20' wide alley (H/721 DRBCT), for the northwest corner of said Lot 1 and being the northwest corner hereof;

THENCE, with the common line of said 20' wide alley and said Lot 1, said Lot 2 and said Lot 3, S 85° 13' 36" E, for a distance of 125.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the north line of said Lot 3, for the northeast corner;

THENCE, through said Lot 3, S 04° 46' 28" W, for a distance of 115.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the north line of W. 23rd Street and being the south line of said Lot 3 and the southeast corner hereof, from which a railroad spike found bears S 05° 03' 44" W, a distance of 1.84 feet, also for reference, a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found for the southeast corner of said Block 223 bears S 85° 13' 36" E, a distance of 125.00 feet, also from which a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found bears N 04° 46' 28" E, a distance of 125.06 feet;

THENCE, with the common line of W. 23rd Street and said Lot 1, said Lot 2 and said Lot 3, N 85° 13' 36" W, for a distance of 125.00 feet to the POINT OF BEGINNING hereof and containing 0.330 acres, more or less.

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001428964461 (CALCULATED USING GEOID012B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- CONTOURS SHOWN HEREON ARE FROM TNHS DATA BRAZOS, FREESTONE, & ROBERTSON COUNTIES LIDAR 2017 --- BRYAN WEST SE.
- 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.
- EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.

| LEGEND: | |
|---|--|
| DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS | WATER VALVE |
| ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS | WATER METER |
| OPBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS | SANITARY SEWER MANHOLE |
| 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS | CLEAN OUT |
| N/F = NOW OR FORMERLY | STORM SEWER MANHOLE |
| () = RECORD INFORMATION | UTILITY POLE |
| GRAVEL | LIGHT POLE/STANDARD GUY WIRE |
| CURB | A/C UNIT |
| | GAS METER |
| | ELECTRIC SERVICE TRANSFORMER |
| | AERIAL ELECTRIC LINES |
| | CHAIN LINK FENCE |
| | DECK |
| | CONCRETE |
| | APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE |
| | 55'-6" |
| | APPROXIMATE LOCATION OF 2" WATER LINE |
| | W-2" |

Alfreda Flot Williams
ALFREDA FLOT WILLIAMS

Willie E. Williams
WILLIE E. WILLIAMS

Tatum Jack Frank
Notary Public, State of Texas
Comm. Expires 02-18-2028
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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Notary Public, State of Texas
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NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

Sanjiv Verma
CITY ENGINEER, BRYAN, TEXAS

Michael Konetski
MICHAEL KONETSKI, RPLS NO. 6531

FINAL PLAT OF BRYAN ORIGINAL TOWNSHIP LOT 1R AND LOT 2R, BLOCK 223 BEING ALL OF LOT 1, LOT 2 AND A PORTION OF LOT 3, BLOCK 223 VOLUME H, PAGE 721 DRBCT STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 02-23-2023 | PLAT DATE: 07-13-2023
JOB NUMBER: 23-104 | CAD NAME: 23-104-SURFACE
POINT FILE: 23-104 (cont); 23-104 (job)
DRAWN BY: MS CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

OWNER: ALFREDA FLOT WILLIAMS AND WILLIE E. WILLIAMS
808 W. 23RD STREET, BRYAN, TEXAS 77803

FLOOD PLAIN NOTES:
THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

ZONING SETBACK NOTES
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 2/28/2023, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5). BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/16/2023 8:34:24 AM
in the PLAT Records

Doc Number: 2023-1509802
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By: MC

Karen McGowan
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, Madie Zimmerman, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE BRAZOS COUNTY 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 14th DAY OF JULY, 2023.

Madie Zimmerman
CITY PLANNER, BRYAN, TEXAS