



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3436 acres in the Stephen F. Austin League No. 9, A-62, Brazos County, Texas, being the same tract as recorded in Vol. 4444, Page 95, 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" and 5/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on February 9th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0037, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "RPLS 4961 - STRONG" found for the south corner of this tract, also being the west corner of the Johnson Family Homestead LLC called 0.23 acre tract, as recorded in Vol. 8391, Page 215 of the B.C.O.R., also being a point in the northeast right-of-way line of West Martin Luther King Jr. Street (50' R.O.W.), from which another 1/2" iron rod with yellow plastic cap marked "RPLS 4961 - STRONG" found bears S 44°27'32" E, a distance of 100.00 feet, also from which a 5/8" iron rod found bears S 45°19'08" E, a distance of 100.00 feet, also from which a 1/2" iron rod with yellow plastic cap marked "RPLS 3972" found bears N 40°24'22" E, a distance of 1.92 feet for reference;

THENCE North 44°27'32" West, a distance of 100.00 feet along the common line between this tract and said West Martin Luther King Jr. Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point in the southeast right-of-way line of a 20' alley;

THENCE North 41°48'40" East, a distance of 150.00 feet along the common line between this tract and said 20' alley to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the west corner of the John and Rebecca Matthews called 0.14 acre tract, as recorded in Vol. 99, Page 330 of the B.C.O.R.;

THENCE South 44°27'32" East, a distance of 100.00 feet along the common line between this tract and said Matthews tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the northwest line of the Syed Hyder called 0.14 acre tract, as recorded in Vol. 3449, Page 66 of the B.C.O.R., from which a 5/8" iron rod found bears N 41°48'40" E, a distance of 13.05 feet, also from which a 1/2" iron rod found bears S 80°02'34" E, a distance of 119.09 feet, also from which a 1/2" iron rod found bears S 55°26'57" E, a distance of 100.81 feet, also from which a 1/2" iron rod with yellow plastic cap marked "RPLS 4961 - STRONG" found bears S 21°30'17" E, a distance of 112.66 feet, also from which another 1/2" iron rod found bearing S 42°48'31" W, a distance of 48.02 feet for reference;

THENCE South 41°48'40" West, a distance of 150.00 feet along the common line between this tract and said Hyder, and then along the said Johnson Family Homestead LLC tract to the PLACE OF BEGINNING containing 0.3436 acres.

PRELIMINARY PLAN

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, LUIS BARRON, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in, in the Deed Records of Brazos County in Volume 18794, Page 59, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drainage, easements and public places hereon shown for the purpose identified.

Owner: Luis Barron

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared LUIS BARRON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated. Given under my hand and seal of office this 21 day of August 2021.

Paige Johnson
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/6/2021 8:35:46 AM
In the PLAT Records

Doc Number: 2021-1441819
Volume - Page: 17251-297
Number of Pages: 1
Amount: 73.00
Order#: 20210806000019
By: TC

I, TC, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its Volume 17251, Page 297.

County Clerk Brazos County, Texas: Karen McQueen
By: T.C.



APPROVAL OF THE 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 21 day of August, 2021.

City Engineer, Bryan, Texas: Adam Wallace

APPROVAL OF THE CITY PLANNER

I, Adam Wallace, 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 21 day of August, 2021.

City Planner, Bryan, Texas: Adam Wallace

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	● SEWER MANHOLE
--- ADJOINING PROPERTY LINE	● WATER VALVE
--- PUBLIC UTILITY LINE	● METRIC METER
--- PLATTED BOUNDING LINE	--- POWER POLE
--- SERVICE LINE	--- METAL SIGN
--- WATER LINE	--- GAS METER
--- GAS LINE	--- LIGHT POLE
--- STORM SEWER LINE	● SEWER CLEANOUT
--- SANITARY SEWER LINE	
--- FENCE	
--- CONC. CURB	
--- ASPHALT DRIVE	
--- PLASTIC FENCE	

Survey Notes:

- 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" and 5/8" iron rods called for and found as noted on the previous recorded deed.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- 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. 48041C0195E effective date, 05-16-2012.
- Verifying deed is Vol. 16794, Page 59 of the B.C.O.R.
- The zoning of this property is Residential District - 5000.

FINAL PLAT OF LOT 1 AND LOT 2 BLOCK 1 BARRON SUBDIVISION BEING A PLAT OF 0.3436 ACRES STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 VOL. 16794, PAGE 59 Bryan, Brazos County, Texas

SCALE: 1" = 20'

JUNE, 2021

OWNER/DEVELOPER:
LUIS BARRON
1207 PEALE STREET
BRYAN, TX 77803

SURVEYOR:
Adam Wallace, RPLS 8132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

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 do describe a closed geometric form.

Adam Wallace
Registered Professional Land Surveyor, Number 8132



ATM Surveying
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