



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.439 acres in the City of Bryan, Brazos County, Texas and being Lot 15, 16 and part of Lot 14, Block 4, and Lot 5, and part of Lot 7, Block 10, and Part of Jane and Isbell Street of the Shimen and Carrabba Subdivision, as recorded in D.L. 122, Page 410 of the Brazos County Deed Records (B.C.D.R.), and this same tract of land is recorded in Vol. 7164, Page 68 of the Brazos County Official Records (B.C.O.R.)

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way line of N. Earl Rudder Freeway E. Frontage Road, and also being the north corner of the Victor L. & Debra A. Shimen, Part of Lot 2, as recorded in Vol. 14134, Page 202 of the B.C.O.R.;

THENCE North 42°07'33" East, a distance of 150.23 feet along the common line between this tract, and said Shimen tract, and then along the Aggihland RV Park LLC, called Lot 1, as recorded in Vol. 12269, Page 276 of the B.C.D.R., to a 5/8" iron rod found of the north corner of this tract, also being the west corner of the Worth Acquisitions LLC, called 5.472 acre tract, as recorded in Vol. 13311, Page 81, of the B.C.O.R.;

THENCE South 47°22'13" East, a distance of 393.45 feet along the common line between this tract, and said 2.472 acre tract to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for the south corner of said 2.472 acre tract, and also being the west corner of the Worth Acquisitions LLC, called 1.303 acre tract, as recorded in Vol. 13311, Page 81, of the B.C.O.R.;

THENCE South 47°01'45" East, a distance of 145.63 feet along the common line between this tract, and said 1.303 acre tract to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for the east corner of this tract, also being a point along the northwest right-of-way line of said N. Earl Rudder Freeway E. Frontage Road;

THENCE along the common line between this tract, and said N. Earl Rudder Freeway E. Frontage Road for the following call:

South 50°47'23" West, a distance of 8.00 feet to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a corner;

North 89°02'50" West, a distance of 61.21 feet to a 5/8" iron rod with yellow plastic cap found for a corner;

North 70°48'47" West, a distance of 264.75 feet to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a corner;

North 43°45'53" West, a distance of 248.55 feet to the PLACE OF BEGINNING containing 1.439 acres.

ORIGINAL PLAT

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, James Oscar Chappell and Mary Lo Chappell, 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 7164, Page 68 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.

James Oscar Chappell
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Oscar Chappell, 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 2nd day of January, 2020.

James Oscar Chappell
Notary Public, Brazos County, Texas

APPROVAL OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the geographic codes and ordinances of the City of Bryan and was approved on this 1st day of February, 2020.

Martin Zimmerman
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the 1st day of February, 2020.

W. Paul Kasper
City Engineer, City of Bryan

NOTE:
Ordinance _____ passed on the _____ day of _____, 2018, by the Bryan City Council, formally abandoned these portions of Isbell and Jane Streets.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, do hereby certify that this plat together with its certificate, _____ day of _____, 2020, County, Texas, in Volume _____ of the Plat Records.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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
Registered Professional Land Surveyor, Number 6132

SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
ADJACENT UTILITY BASSMENT
PLATTED BUILDING LINE
NEUTRAL LINE
SAV. SURVEY POINT
WOOD FENCE
SURVEY LINE
WATER LINE

SEWER MANHOLE
WATER METER
WATER VALVE
ELECTRIC METER
POLE
METAL SIGN
LEVEL PILE
GAS METER

1/2" IRON ROD FOUND
5/8" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
5/8" IRON ROD FOUND

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" iron rods found and referred to the previously recorded plat.
- Drawing Scale is 1"=40'
- Drawn by Adam Wallace
- This property does not lie within a 100-year floodplain per FEMA D-FIRM Panel No. 48041C0205F, effective date of April 2nd, 2014.
- Current Zoning of all lots is Commercial District (C-3)
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Underground utilities were not located with this survey and are provided per the City of Bryan GIS data, and would need to be located physically before any use for construction.
- Portions of Jane and Isbell Streets, abandoned by approval from Bryan City Council on June 12, 2018 by Ordinance No. 2384.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 295-2291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOT 16R
BLOCK 4

Being a Replat of
Lots 15, 16, and part of Lot 14,
Block 4, and Lots 5, 6, and part
of Lot 7, Block 10, and parts of
Jane and Isbell Street of the
Shimen and Carrabba
Subdivision
1.439 acres
Vol. 7164, Page 68, of the
B.C.O.R.
Bryan, Brazos County, Texas

SCALE: 1"=40'
JANUARY, 2018
OWNER/DEVELOPER:
JAMES OSCAR CHAPPELL
AND MARY LO CHAPPELL
109 COUNTY ROAD 251
CAMERON, TEXAS 76520
(979)412-2841

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