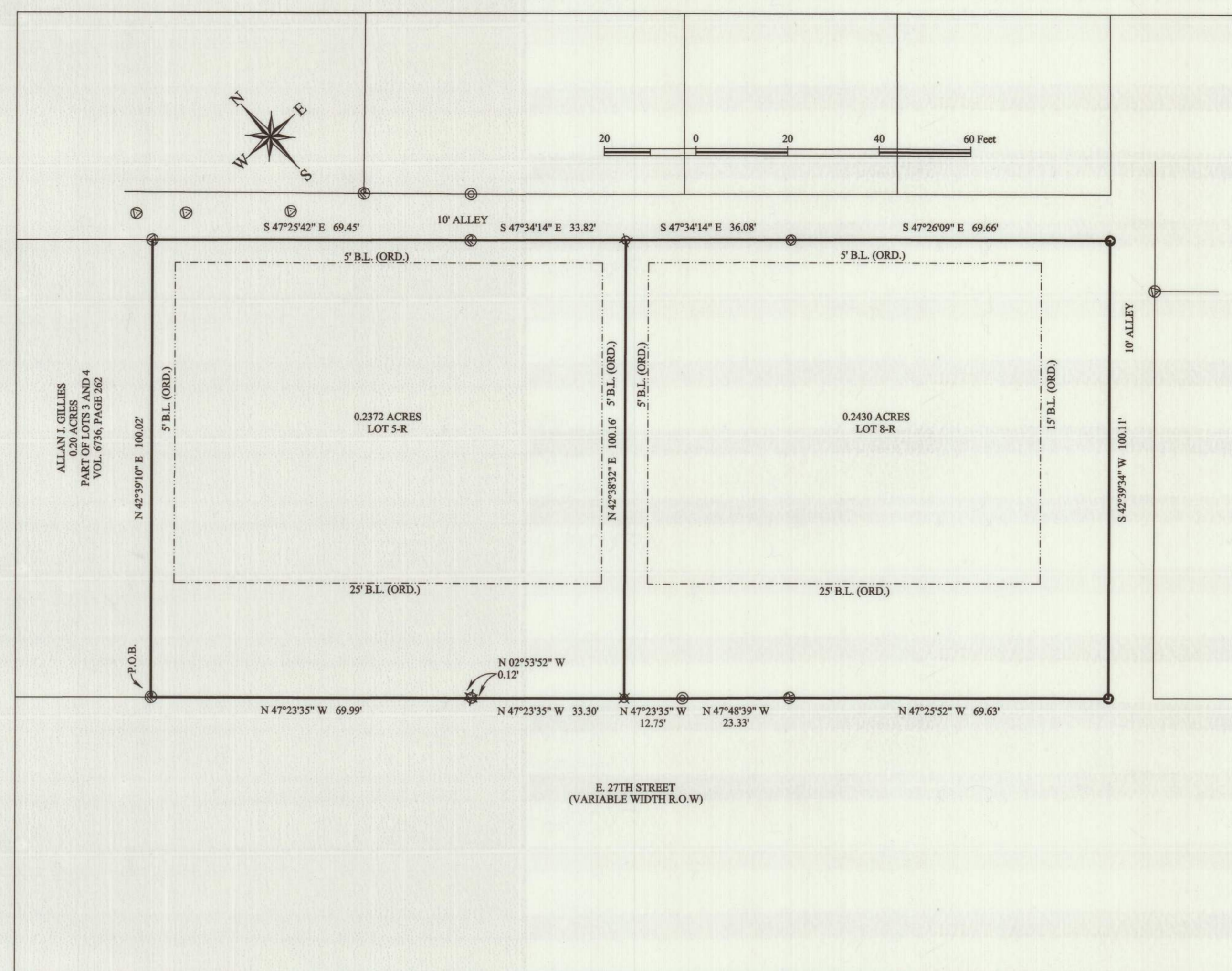


ORIGINAL PLAT



REPLAT

PROJECT LOCATION



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4803 acres, being part of Lot 4 and all of Lots 5, 6, 7 and 8, Wiley's Addition, Brazos County, Texas, as plat recorded in Vol. 38, Page 363, of the Brazos County Official Records (B.C.O.R.), also being the same tracts as recorded in Vol. 14623, Page 194 and Vol. 17900, Page 167 of the 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", 3/8" and 5/8" iron rods found and referred to the previously recorded plat, and as surveyed on the ground on October 16th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06596, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the west corner of this tract, also being a point in the northeast right-of-way line of East 27th Street (Variable Width R.O.W.), also being the south corner of the Allan J. Gillies called 0.20 acre part of Lots 3 and 4, as recorded in Vol. 6736, Page 262 of the B.C.O.R.;

THENCE North 42°39'10" East, a distance of 100.02 feet along the common line between this tract and said Gillies tract to a 1/2" iron rod with yellow plastic cap marked "KERER 4502" found for the north corner of this tract, also being a point in the southwest right-of-way line of a 10' alley;

THENCE along the common line between this tract and said alley, for the following call:

South 47°25'42" East, a distance of 69.45 feet to a 5/8" iron rod found for a point in the northeast line of this tract;

South 47°34'14" East, a distance of 33.82 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 47°34'14" East, a distance of 36.08 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

South 47°26'09" East, a distance of 69.66 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the east corner of this tract, also being a point in the northwest line of another 10' alley;

THENCE South 42°39'34" West, a distance of 100.11 feet along the common line between this tract and said 10' alley to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the south corner of this tract, also being a point in the northeast right-of-way line of said East 27th Street;

THENCE along the common line between this tract and said East 27th Street, for the following call:

North 47°25'52" West, a distance of 69.63 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

North 47°48'39" West, a distance of 23.33 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 23.33 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 12.75 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 33.30 feet to a calculated point in the southwest line of this tract, from which a 5/8" iron rod found bent bears N 02°53'52" W, a distance of 0.12 feet for reference;

North 47°23'35" West, a distance of 69.99 feet to the **PLACE OF BEGINNING** containing 0.4803 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, MARIA JOSE MORA, CHRISTOPHER T. BONNER AND THOMAS LOVATT MARTIN, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 14623, Page 194 and Volume 17900, Page 167 of the B.C.O.R., whose name is subscribed here, 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.

Maria Jose Mora
MARIA JOSE MORA
Owner

Christopher T. Bonner
CHRISTOPHER T. BONNER
Owner

Thomas Lovatt Martin
THOMAS LOVATT MARTIN
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARIA JOSE MORA, CHRISTOPHER T. BONNER AND THOMAS LOVATT MARTIN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 09 day of DECEMBER, 2024. Notary Public, Brazos County, Texas:

Anki E Blanchard
Notary Public, Brazos County, Texas



STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER T. BONNER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 09 day of DECEMBER, 2024. Notary Public, Brazos County, Texas:

Anki E Blanchard
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared THOMAS LOVATT MARTIN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 09 day of DECEMBER, 2024. Notary Public, Brazos County, Texas:

Anki E Blanchard
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Matha Zimmerman, 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 09 day of December, 2024.

City Planner, Bryan, Texas: *Matha Zimmerman* MD

APPROVAL OF THE CITY ENGINEER

I, W Paul Kasper, 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 09 day of December, 2024.

City Engineer, Bryan, Texas: *W Paul Kasper* SWS

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/09/2024 1:23:27 PM
In the PLAT Records

Doc Number: 2024-1544844
Volume-Page: 19574-39
Number of Pages: 1
Amount: 72.00
Order#: 20241209000102
By: JS



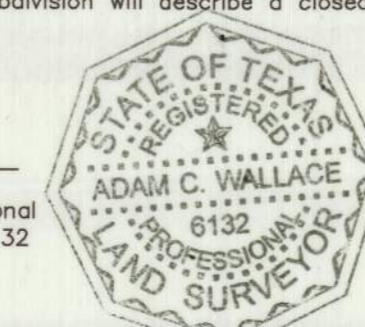
Karen McQueen
By: *Josephine Shaw*

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
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

SUBJECT PROPERTY LINE	WATER METER
ADJOINING PROPERTY LINE	A.C. DIRT
UTILITY EASEMENT	ELECTRIC METER
ORDINANCE BUILDING LINES(L)	POWER POLE
PLATTED BUILDING LINES(L)	GAS METER
RESTRICTION BUILDING LINES(L)	SEWER CLEANOUT
ENCLOSURE LINE	SEWER CLEANOUT
CHAIN-LINK FENCE	WOOD FENCE
WOOD FENCE	COVERED CONC.

- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERER 4502" FOUND
- 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND @ 5/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND BENT

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", 3/8" and 5/8" iron rods found and referred to the previous recorded plat.
- 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. 48041C0215F effective date, 04-02-2014.
- Zoning is Residential District - 5000 (RD-5).
- 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.

ATM Surveying

P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
Lots 5-R and 8-R
of the
Wiley's Addition
Being a Replat of
Part of Lot 4 and all of Lots 5,
6, 7 & 8
Wiley's Addition
Vol. 14623, Page 194 and
Volume 17900, Page 167
Bryan, Brazos County, Texas

SCALE: 1"=20'

NOVEMBER, 2024

OWNER/DEVELOPER:
MARIA JOSE MORA, CHRISTOPHER
T. BONNER AND THOMAS LOVATT
MARTIN
708 & 712 E. 27TH STREET
BRYAN, TX 77803

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