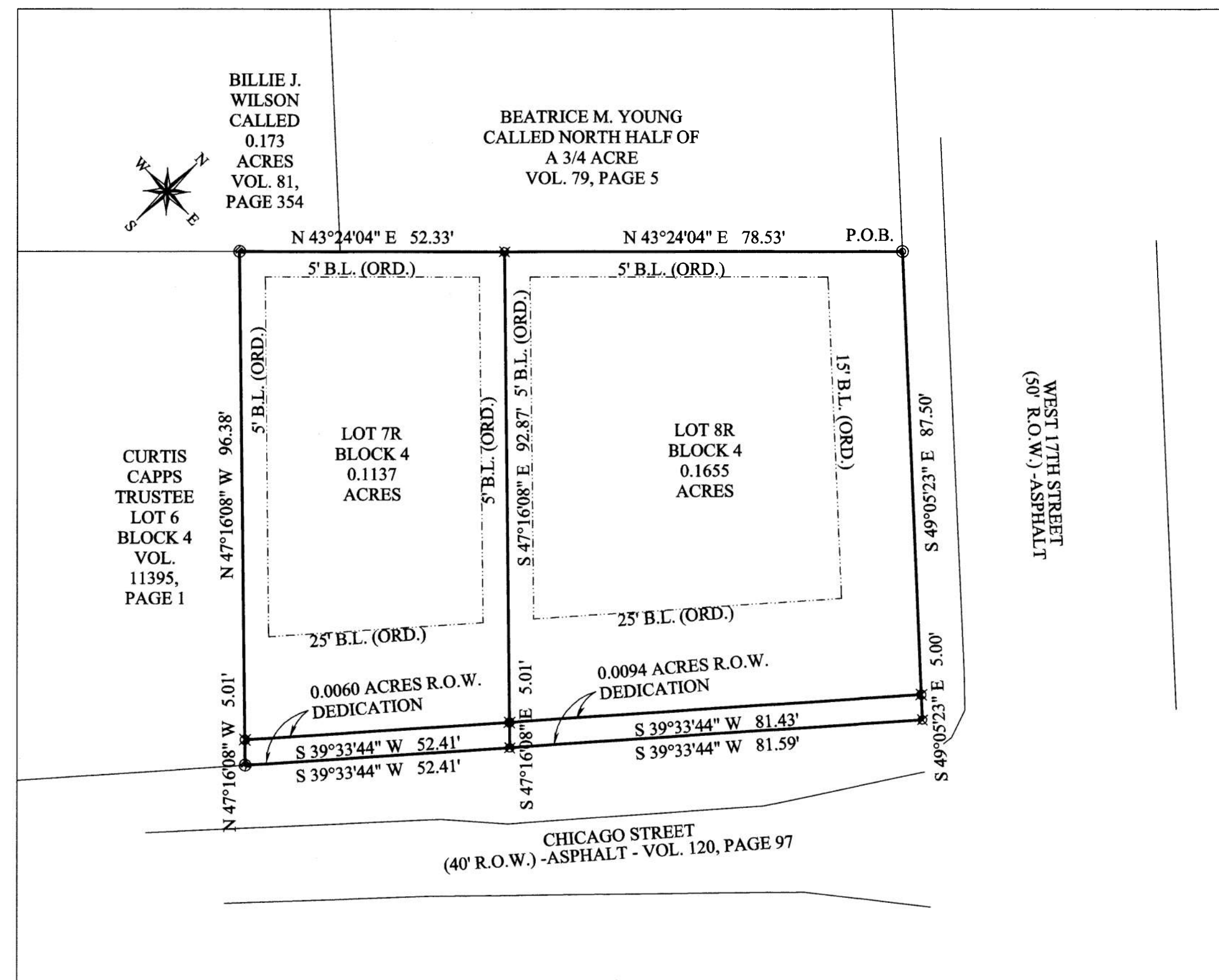
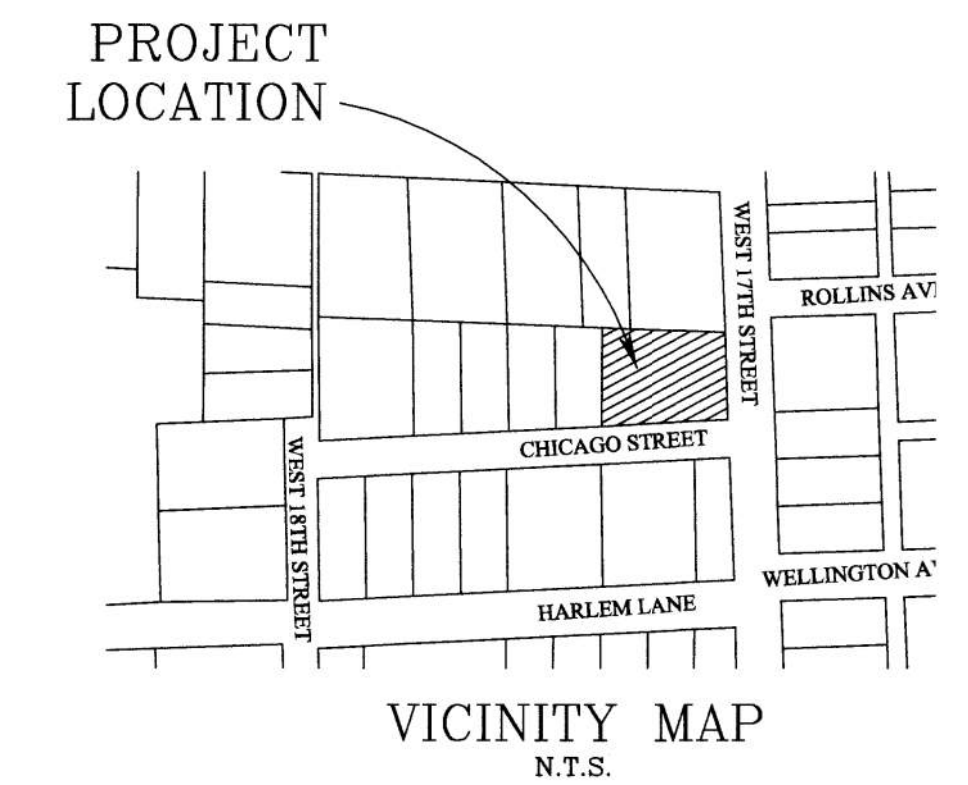


ORIGINAL PLAT



REPLAT



**PROJECT LOCATION**

**VICINITY MAP**  
N.T.S.

**METES AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.2945 acres, being all of Lots 7, 8 and 9, Block 4, of the Zimmerman Addition, Brazos County, Texas, being the same tract as recorded in Vol. 17745, Page 47, 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" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on April 22nd of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04141, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap marked "RPLS 2972" found for the north corner of this tract, also being the east corner of the Beatrice M. Young called north half of a 3/4 acre tract, as recorded in Vol. 79, Page 5 of the B.C.O.R., also being a point in the southwest right-of-way line of West 17th Street (Variable Width R.O.W.);

**THENCE** South 49°05'23" East, a distance of 92.50 feet along the common line between this tract and said West 17th Street 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 right-of-way line of Chicago Street (40' R.O.W.);

**THENCE** along the common line between this tract and said Chicago Street, for the following calls:

South 39°33'44" West, a distance of 81.59 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 39°33'44" West, a distance of 52.41 feet to a 1/2" iron rod found for the south corner of this tract, also being the east corner of Lot 6, Block 4;

**THENCE** North 47°16'08" West, a distance of 101.39 feet along the common line between this tract and said Lot 6 to a 1/2" iron rod found for the west corner of this tract, also being a point in the southeast line of the Billie J. Wilson called 0.173 acre tract, as recorded in Vol. 81, Page 354 of the B.C.O.R.;

**THENCE** North 43°24'04" East, a distance of 52.33 feet along the common line between this tract and said Wilson tract, and then along the said Young tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

**THENCE** North 43°24'04" East, a distance of 78.53 feet along the common line between this tract and said Young tract to the PLACE OF BEGINNING containing 0.2945 acres.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

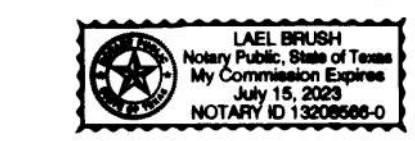
I, FRANCISCO M. HERNANDEZ RANGEL, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 17745, Page 47 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Francisco M. Hernandez Rangel

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Francisco M. Hernandez Rangel, 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 17th day of August, 2022. Notary Public, Brazos County, Texas.

Hail Bunn  
Notary Public, Brazos County, Texas



File name: 22-04141-CHICAGO - 914-REPLAT.DWG  
Plot date: 04/24/22  
Revised: 06/28/22

**CERTIFICATION BY THE COUNTY CLERK**

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/25/2022 1:34:39 PM  
in the PLAT Records

Doc Number: 2022-1481869  
Volume - Page: 18187-241  
Number of Pages: 1  
Amount: 75.00  
Order#: 20220825000063  
By: TC

herby certify that this plat together with its office the \_\_\_\_\_ day of \_\_\_\_\_ in Volume \_\_\_\_\_ Page \_\_\_\_\_.

Karen McQueen  
By: T. Cao



**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 20th day of August, 2022.

City Engineer, Bryan, Texas: Adam Wallace

**APPROVAL OF THE CITY PLANNER**

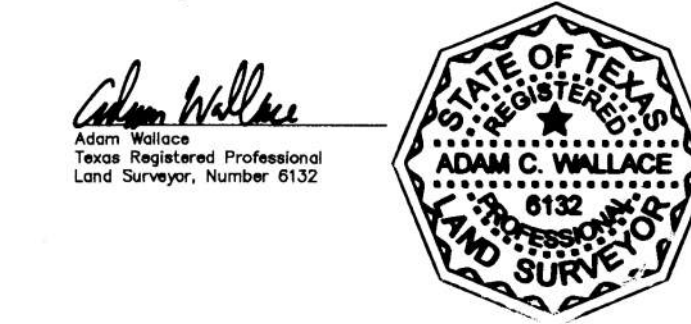
I, Adam Wallace, undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of August, 2022.

City Planner, Bryan, Texas: Adam Wallace

**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.



**SURVEY LEGEND**

--- SUBJECT PROPERTY LINE	○ SEWER MANHOLE
--- ADJACENT PROPERTY LINE	○ STORM SEWER MANHOLE
--- PUBLIC UTILITY EASEMENT	○ BRICK METER
--- PLATTED BUILDING LINE	○ FIRE HYDRANT
--- SETBACK LINE	○ WATER VALVE
--- WATER LINE	○ ELECTRIC METER
--- GAS LINE	○ POWER POLE
--- STORM SEWER LINE	○ GASK METER
	○ SEWER CLEANOUT

1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND  
1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET  
1/2" 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 as and referred to in 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. 46041C018E effective date: 05-16-2012.
  - Actual on the ground survey performed on April 22nd, 2022.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, protect, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

**ATM Surveying**  
P.O. Box 10113, College Station, TX 77840  
PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT**  
**ZIMMERMAN ADDITION**  
**LOTS 7R (0.1197 ACRES) AND**  
**8R (0.1748 ACRES) OF BLOCK 4**  
**BEING A REPLAT OF**  
**ZIMMERMAN ADDITION**  
**LOTS 7, 8 AND 9 OF BLOCK 4**  
**(0.2945 ACRES)**  
**Bryan, Brazos County, Texas**

SCALE: 1" = 20'  
OWNER/DEVELOPER:  
FRANCISCO M. HERNANDEZ  
RANGEL  
1905 BASIL COURT  
BRYAN, TX 77801

JUNE, 2022  
SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291