

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:

METES AND BOUNDS DESCRIPTION

VICINITY N.T.S.

MAP

WEST 18TH STREET

GO STREET

WEST 17TH STREET

HARLEM

N N

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 5132 - 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.);

this tract and said Chi

go Street, for the

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

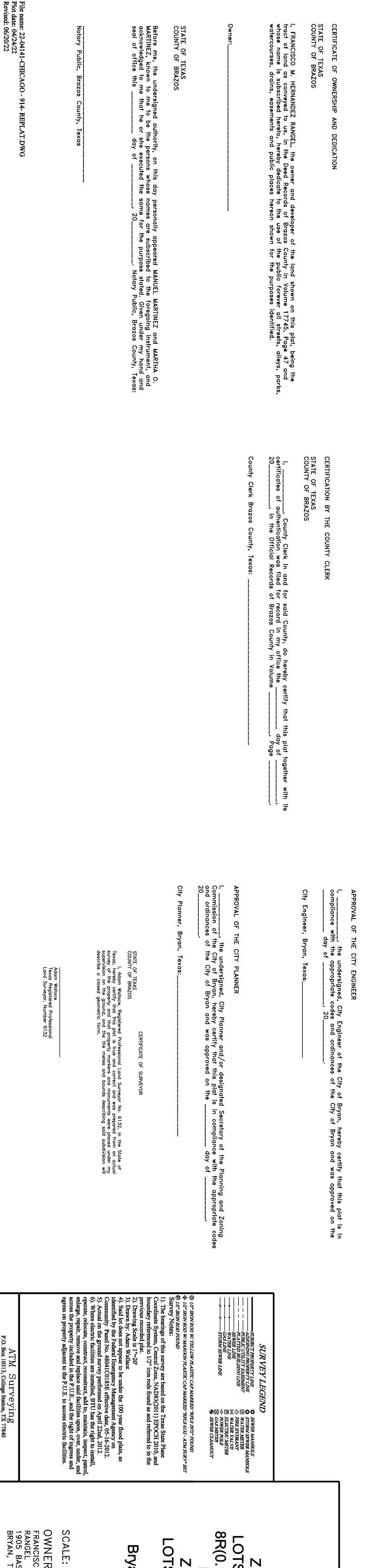
BEGINNING at a 1/2" iron rod with yellow plastic cap marked "RPLS 2972" found for the north corner of this tract, also being the east corner of the Beatrice M. Young called north half of a 3/4 acre tract, as recorded in Vol. 79, Page 5 of the B.C.O.R., also being a point in the southwest right-of-way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

THENCE 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.

IHENCE North 43°24'04" East, a distance of 78.53 feet along the cohis tract and said Young tract to the PLACE OF BEGINNING cont

non line between ing 0.2945 acres.

PROJECT LOCATION



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

OWNER/DEVELOPER:
FRANCISCO M. HERNANDEZ
RANGEL
1905 BASIL COURT
BRYAN, TX 77801 _; 20' SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291 JUNE, 2022

ATM Surveying
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