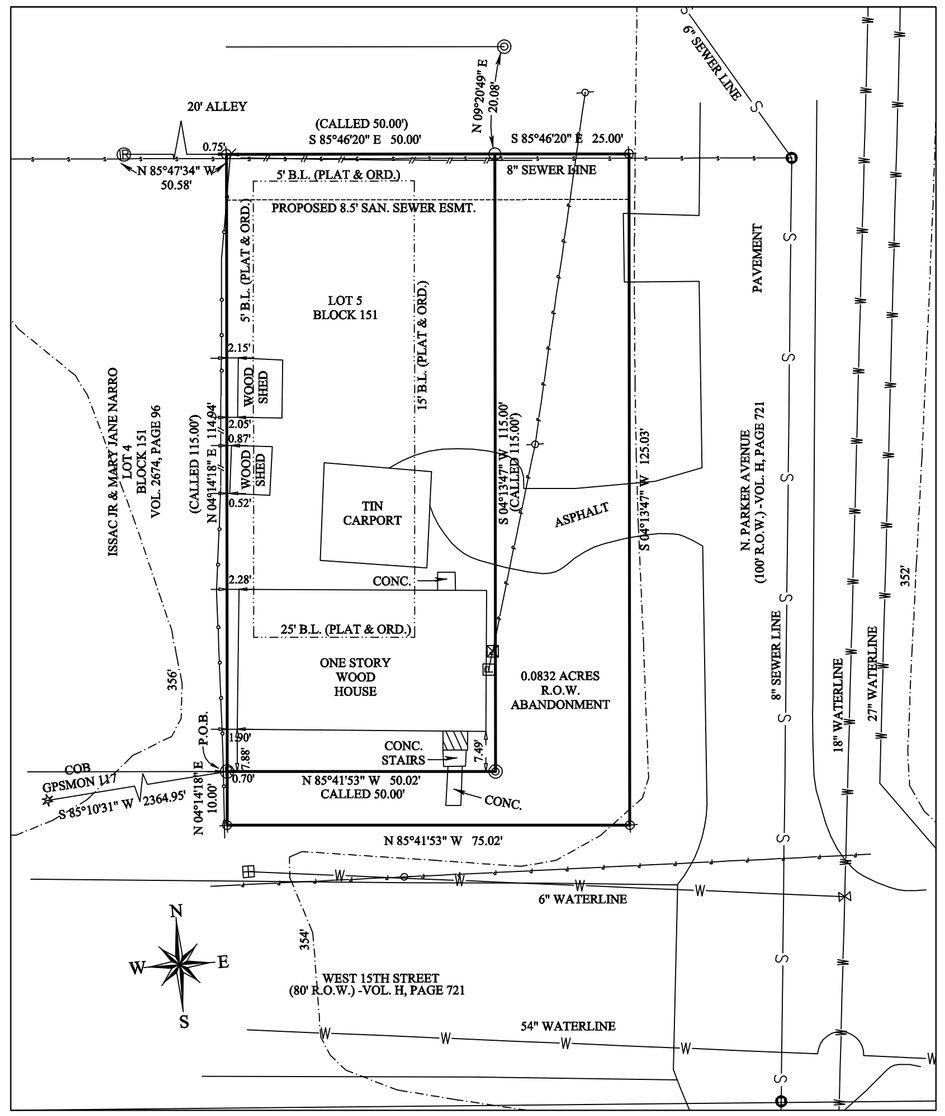
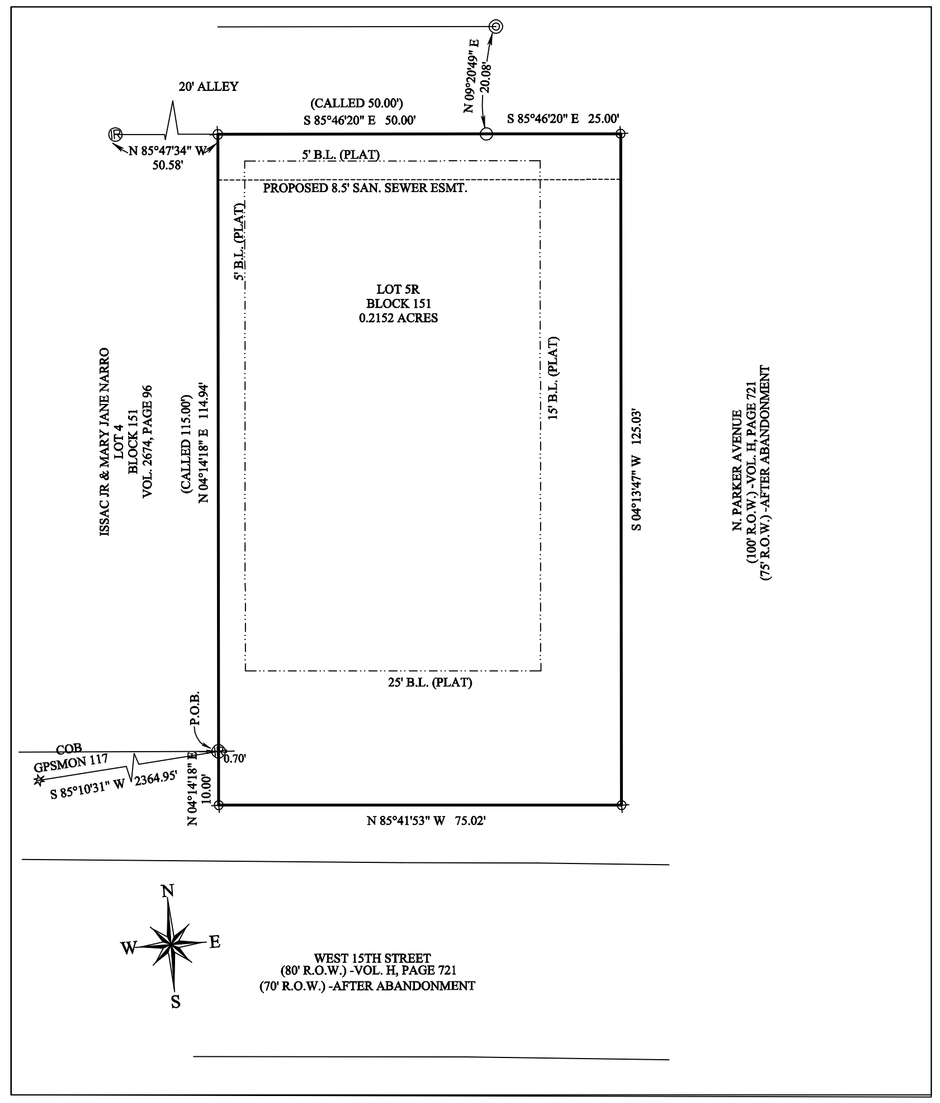
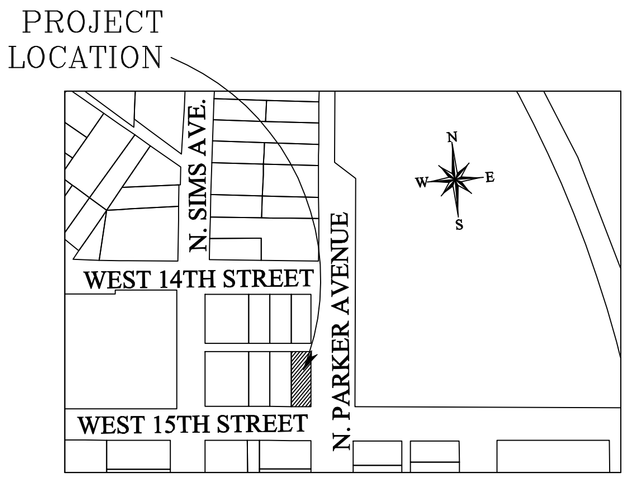


ORIGINAL PLAT



FINAL PLAT



VICINITY MAP
N.T.S.

TRACT 1

EXISTING PROPERTY: LOT 5, BLOCK 151, CITY OF BRYAN, PLAT RECORDED IN VOL. "H", PAGE 721 OF THE BRAZOS COUNTY OFFICIAL RECORDS

TRACT 2

METES AND BOUND DESCRIPTION OF RIGHT-OF-WAY TO BE ABANDONED

Being a tract of land containing 0.0832 acres, being parts of West 15th Street West 15th Street (80' R.O.W.) and North Parker Avenue (100' R.O.W.) of the City of Bryan, Brazos County, Texas, as plat recorded in Vol. H, Page 721, 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 rod found and referred to in the previously recorded plat, and as surveyed on the ground on September 14th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04569, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a north corner of this tract, also being the south corner of Lot 4, Block 151, also being the west corner of Lot 5, Block 151;

THENCE along the common line between this tract and said Lot 5, for the following calls:

South 85°41'53" East, a distance of 50.02 feet to a 3/8" iron rod found for a bend in this tract;

North 4°13'47" East, a distance of 115.00 feet to a calculated north corner of this tract, also being a point in the southwest right-of-way line of a 20' alley, from which a 3/8" iron rod found bears N 09°20'49" E, a distance of 20.08 feet for reference;

THENCE South 85°46'20" East, a distance of 25.00 feet along the common line between this tract and said 20' alley, severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northeast corner of this tract;

THENCE South 4°13'47" West, a distance of 125.03 feet severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract;

THENCE North 85°41'53" West, a distance of 75.02 feet severing said West 15th Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract;

THENCE North 4°14'18" East, a distance of 10.00 feet across said West 15th Street to the **PLACE OF BEGINNING** containing 0.0832 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Timothy Austin Word, 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 18194, Page 275 of the B.C.O.R., 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:_____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20_____.

City Planner, Bryan, Texas:_____

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 appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

City Engineer, Bryan, Texas:_____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____day of _____, 20__ and same was duly approved on the _____day of _____, 20__ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas:_____

The right-of-way abandonment was approved by the Bryan City Council with Ordinance No. _____ on the date of _____, _____ _____

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

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 the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- GAS METER

3/8" IRON ROD FOUND
1/2" IRON ROD FOUND
1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

COVERED CONC.

Survey Notes:
1). 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" iron rods found and referred to the previous recorded plat.
2). Drawing Scale is 1"=20'
3). Drawn by: Adam Wallace
4). 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
5). Zoning for this property is RD-5 (Residential District 5000)

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
LOT 5R 0.2152 ACRES
BLOCK 151
CITY OF BRYAN
Vol. H, Page 721
Being a REPLAT of LOT 5
BLOCK 151
CITY OF BRYAN
AND RIGHT-OF-WAY ABANDONMENT
OF PARTS OF NORTH PARKER AVENUE
AND WEST 15TH STREET
Bryan, Brazos County, Texas

DECEMBER, 2022

SCALE: 1"= 20'

OWNER/DEVELOPER:
TIMOTHY AUSTIN WORD
300 WEST 15TH ST
BRYAN, TX 77803

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

File name: 22 - 04569 - WEST 15TH - 300-Abandonment.DWG
Plot date: 09/14/22
Revised: 12/21/22