

12A  
Replat of Part of Lots 13  
Thru 17 Wilson Heights  
vol. 413, pg. 733

13A

revised July 11, 2023  
- existing waterline added  
- "East" added to street names

Allen Ridge Subdivision  
Phase II, 2.20 acres  
vol. 1244, pg. 669

Proposed 20' Right-of-Way  
Abandonment Tract  
Part of San Antonio Street  
(formerly F.M. 158)  
John Austin league A-2  
Bryan, Brazos Co., Texas

Willow Estates  
Phase I  
vol. 404, pg. 797

Note:  
This described tract includes  
the northeast portions of  
Wilson Heights lots 16 thru 21.



East Villa Maria Road  
100' R.O.W. (City of Bryan)  
vol. 102, pg. 508

San Antonio Street  
(formerly Boonville Rd., Ursuline Ave. & F.M. 158)  
100' R.O.W. (State of Texas)  
vol. 131, pg. 183

18 Wilson Heights  
Addition  
vol. 38, pg. 309

19 -record owner-  
Jimmy D. Ford and  
wife, Linda A. Ford  
0.68 acre (per deed)  
vol. 1204, pg. 116

Public Utility Easement  
vol. 893, pg. 452

East William Joel Bryan  
Parkway (F.M. 158)  
variable R.O.W. (originally Nall Lane)

Proposed 20' R.O.W.  
Abandonment Tract  
5925 sq. ft.

S 63°21'30"W-662.8'  
monument GPS-34

5/8"IR/cap found  
"KERR RPLS 4502"

P.O.B.

17

S 47°16'35" E - 237.98'  
N 47°16'35" W - 237.98'

Δ = 4°24'55" R = 746.20'  
Ch. = S 49°29'03"E-57.49'

asphalt pavement

1/2"IR/cap set  
"JOE ORR BASELINE"

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Ch. = S 49°29'03"E-57.49'

1/2"IR/cap set  
"JOE ORR BASELINE"

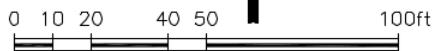
S 38°18'30"W  
20.00'

5/8"IR/cap found  
"KERR RPLS 4502"

Drainage Easement  
vol. 893, pg. 452

5/8"IR found  
(bert)

April 2023



Bearings are Texas State Plane,  
Central Zone NAD83 datum, based  
on City of Bryan control  
monuments GPS-33 and GPS-35  
(N 86°22'48"W, 2001 data).

Utilities, surface features, trees and  
some existing easements outside of  
the subject area are not shown.

See separate metes and bounds  
description prepared with this plat.

**BASELINE**

**DCCM**

Baseline | DCCM | TxSurv F-10030200  
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