

PARTIAL RIGHT-OF-WAY ABANDONMENT BY CITY ORDINANCE

The former portion of the right-of-way of San Antonio Street included in Lot 1, Block 1 of this replat was abandoned on _____ by the Bryan City Council with Ordinance # _____

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

Willow Estates
Phase I
vol. 404, pg. 797

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this 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 approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning and Zoning Commission,
Bryan, Texas

APPROVAL OF CITY PLANNER

I, _____, 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

NOTES:

- 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).
- Distances are as measured on the ground (surface).
- No part of this property lies within a 1% flood hazard area (100 year floodplain), according to FIRM panel no. 48041C0215F, rev. April 2, 2014.
- Zoning and Building setback distances shall be as prescribed by City of Bryan Ordinances.
- This property is currently zoned Commercial District (C-3).
- Access to Lot 1 will not be allowed from East Villa Maria Road nor East William Joel Bryan Parkway, due to driveway spacing standards.

APPROVAL OF THE CITY ENGINEER

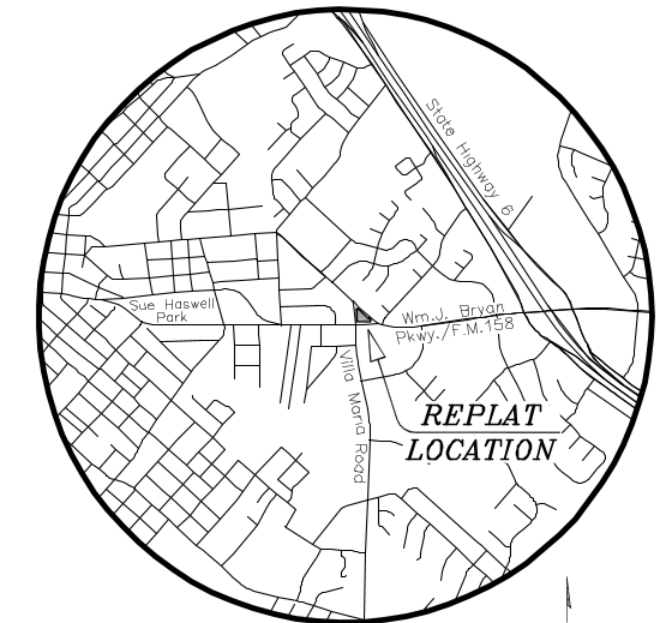
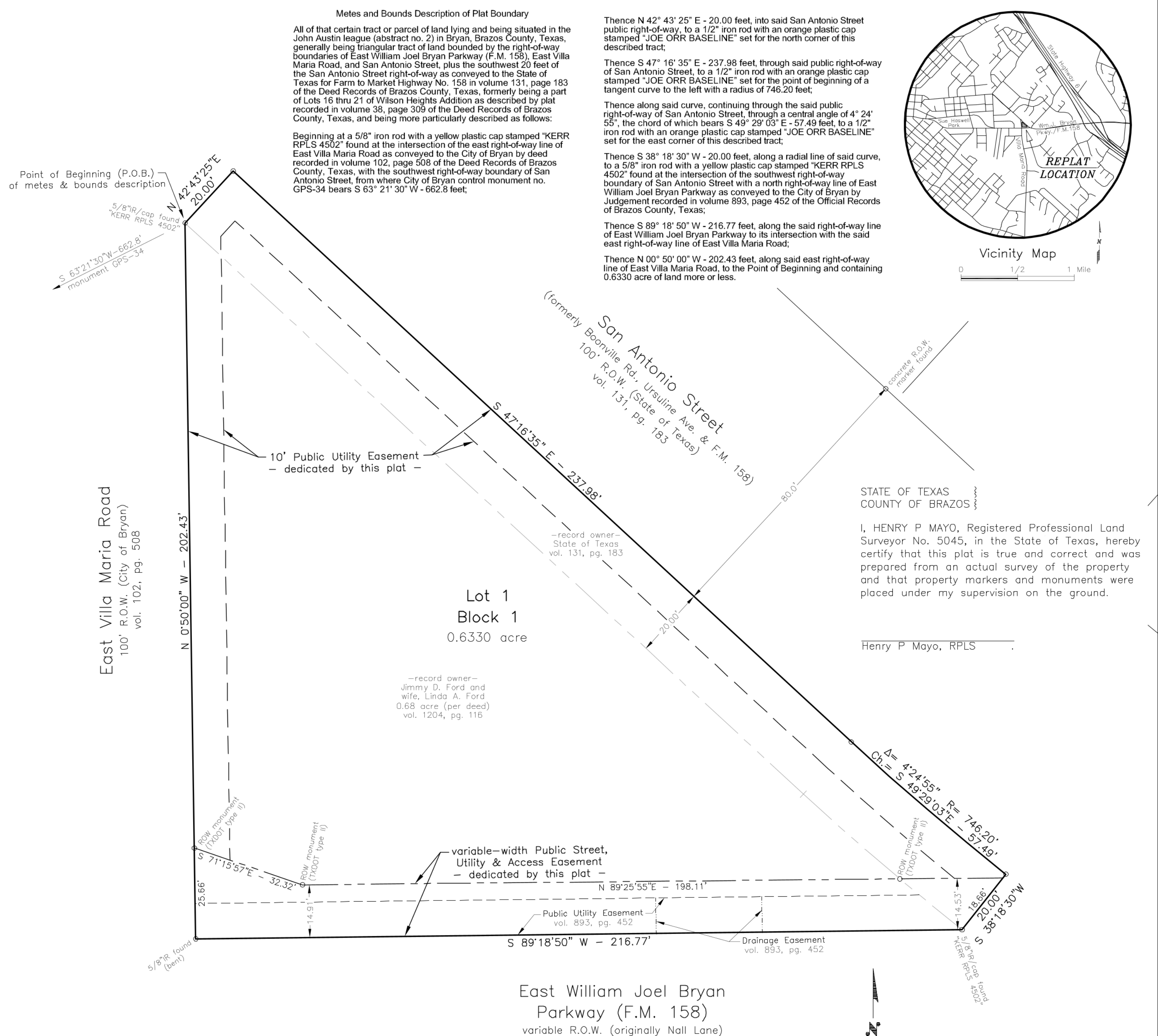
I, _____, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

FILING CERTIFICATE OF 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 Public Records of Brazos County in Volume _____, Page _____.

County Clerk



STATE OF TEXAS
COUNTY OF BRAZOS }
I, HENRY P. MAYO, Registered Professional Land Surveyor No. 5045, 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.

Henry P. Mayo, RPLS

0 5 10 20 40 Feet

REPLAT

PRELIMINARY - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

FINAL PLAT
Lot 1, Block 1
FORD TRI-MOTOR
SUBDIVISION

A Replat of Parts of Lots 16-21, Block 2
Wilson Heights Addition - vol. 38, pg. 308
0.6330 acres - John Austin league A-2
Bryan, Brazos County, Texas
February 2023

OWNER
Jimmy D. & Linda A. Ford
5833 Wilcox Lane
Bryan, TX 77808
(979) 822-2121

BASELINE
DCCM
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