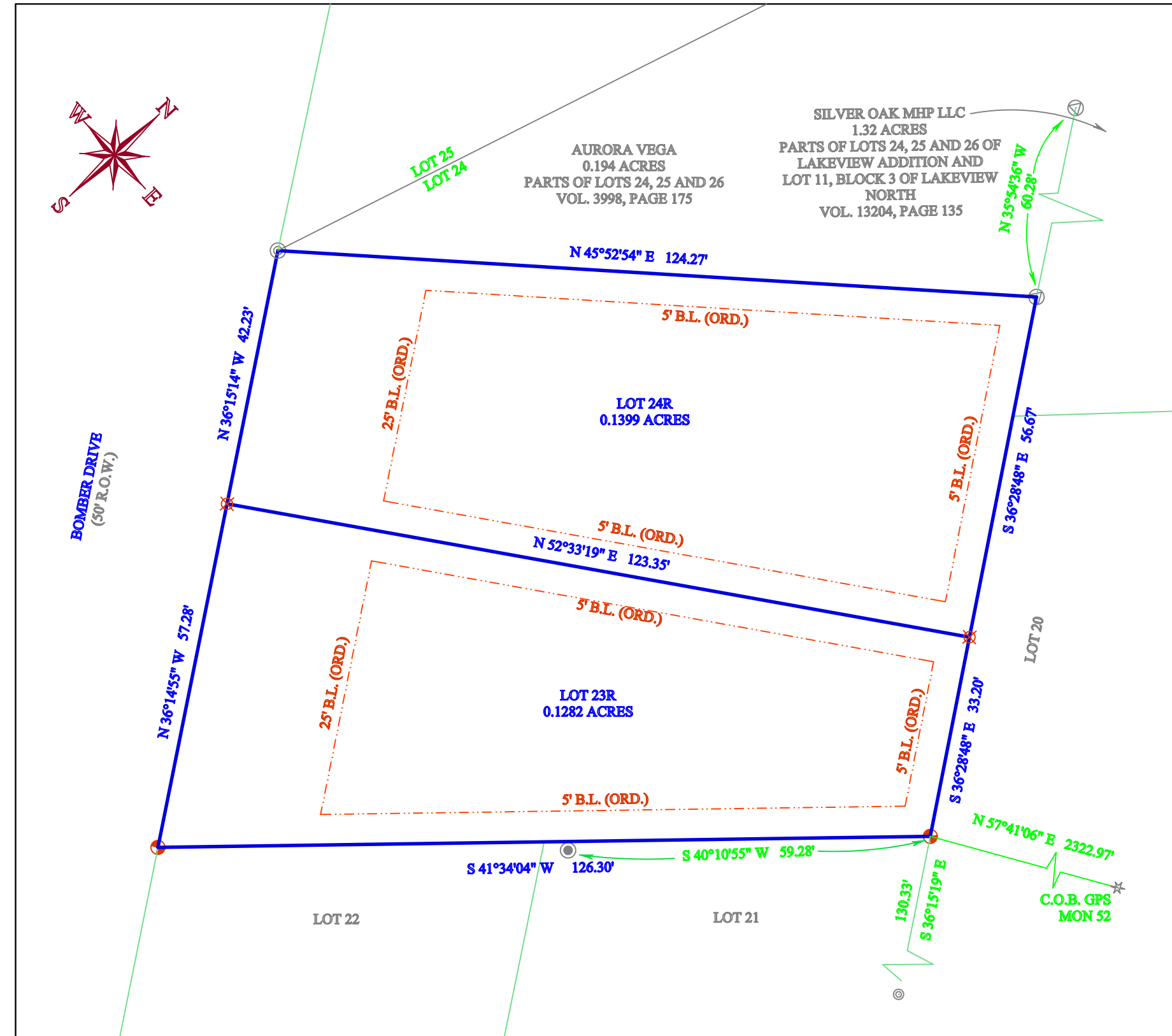
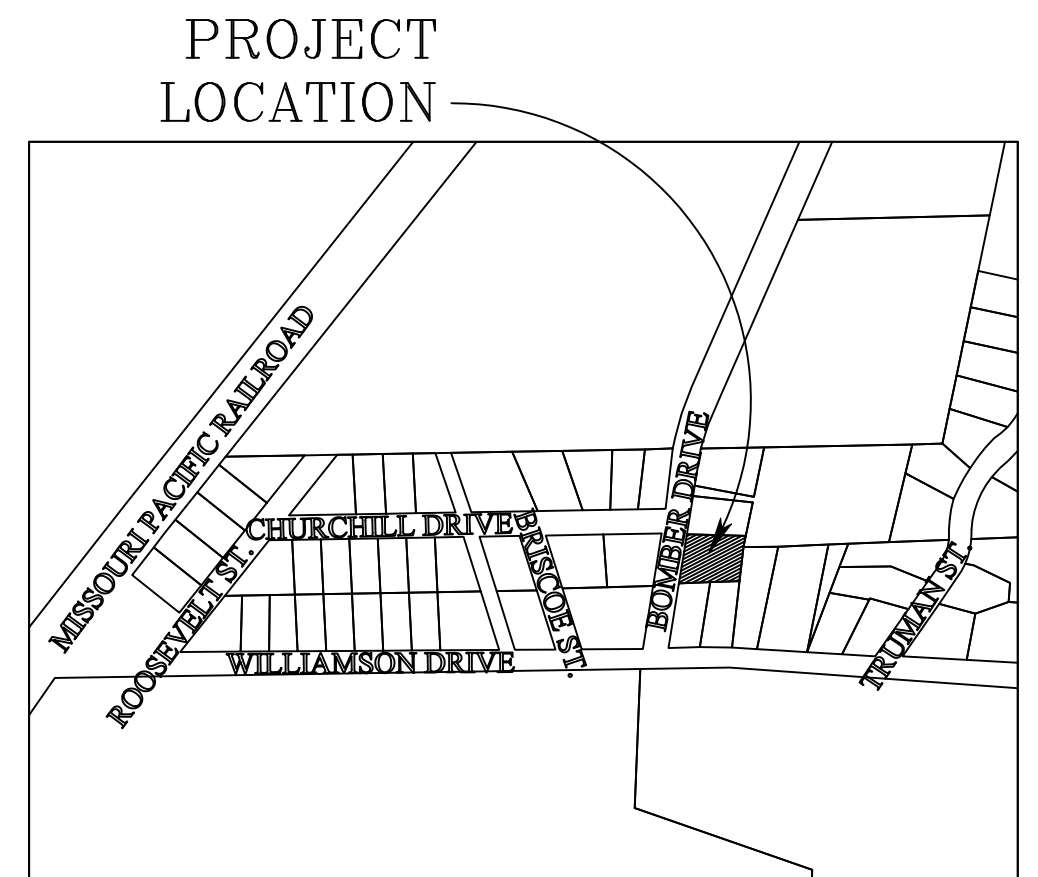


ORIGINAL PLAT



REPLAT



VICINITY MAP  
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2681 acres, being a part of Lots 23 and 24, Lakeview Addition, Brazos County, Texas, as plat recorded in Vol. 123, Page 261, of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 6346, Page 64 of the 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 called for and found as noted in the previously recorded deed, and as surveyed on the ground on March 13th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05935, and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found for the west corner of this tract, also being the south corner of the Aurora Vega called parts of Lots 24, 25 and 26, called 0.194 acres, as recorded in Vol. 3998, Page 175 of the B.C.O.R., also being a point in the northeast right-of-way line of Bomber Drive (50' R.O.W.);

**TERMINCE** North 45°52'54" East, a distance of 124.27 feet along the common line between this tract and said Vega tract to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the north corner of this tract, also being a point in the southwest line of Silver Oak MHP LLC called 1.32 acres, including parts of Lots 24, 25 and 26 of Lakeview Addition and Lot 11, Block 3 of Lakeview North, as recorded in Vol. 13204, Page 135 of the B.C.O.R., from which another 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears N 35°54'36" W, a distance of 60.28 feet for reference;

**TERMINCE** South 36°28'48" East, a distance of 18.00 feet along the common line between this tract and said 1.32 acre tract to calculated point in the northeast line of this tract;

**TERMINCE** South 36°28'48" East, a distance of 71.87 feet along the common line between this tract and said 1.32 acre, and then along Lot 20 to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" found for the east corner of this tract, also being the north corner of Lot 21, from which a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found bears S 40°10'55" W, a distance of 59.28 feet for reference, and a 3/8" iron rod found for reference for the east corner of Lot 21 bears S 36°15'19" E, a distance of 130.33 feet;

**TERMINCE** North 41°34'04" West, a distance of 126.30 feet along the common line between this tract and said Lot 21, and then along Lot 22 to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" found for the south corner of this tract, also being a point in the northeast right-of-way line of Bomber Drive;

**TERMINCE** along the common line between this tract and said Bomber Drive, for the following call:

North 36°15'03" West, a distance of 93.00 feet to a calculated point in the southwest line of this tract;

North 36°15'03" West, a distance of 6.51 feet to the PLACE OF BEGINNING containing 0.2681 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ZEB HOOD of the ZMH CONSTRUCTION LLC, 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 18926, Page 235 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: \_\_\_\_\_

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
	ADJACENT PROPERTY LINE
	UTILITY easement
	ADJACENT BUILDING (LINDRLL)
	PLATTED BUILDING (LINDRLL)
	EXISTING BUILDING (LINDRLL)
	ELECTRICAL LINE
	CHAIN LINE
	WOOD FENCE
	COVERED CONC.
	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4502" FOUND
	1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND
	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND
	3/8" IRON ROD FOUND - 3/8" IRON ROD FOUND
	CALCULATED CORNER
	WATER METER
	ELECTRIC METER
	SEWER METER
	GAS METER
	SEWER CLEANOUT

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" iron rods called for and found as noted on the previous recorded deed.  
2) Drawing Scale is 1"= 30'  
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

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  
Lots 23R and 24R  
of the  
Lakeview Addition  
Being a Replat of  
Parts of Lots 23 and 24 of the  
Lakeview Addition  
0.2334 acres  
Vol. 18926, Page 235  
John Austin League, A-2  
Bryan, Brazos County, Texas

SCALE: 1"=20'  
MARCH, 2024  
OWNER/DEVELOPER:  
ZMH CONSTRUCTION LLC  
C/O ZEB HOOD  
1403 WILLOW LOOP  
COLLEGE STATION, TX 77845  
SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291