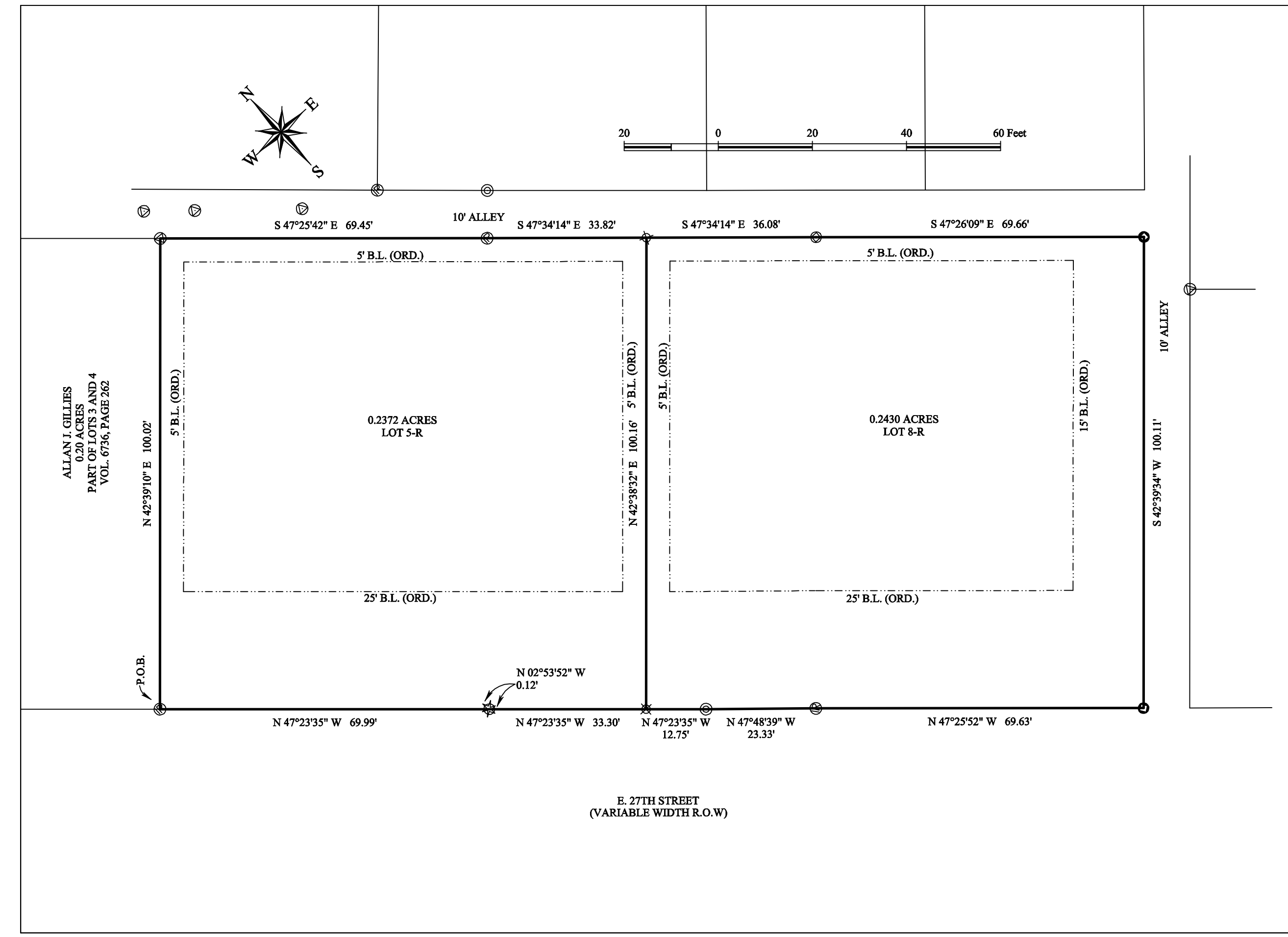
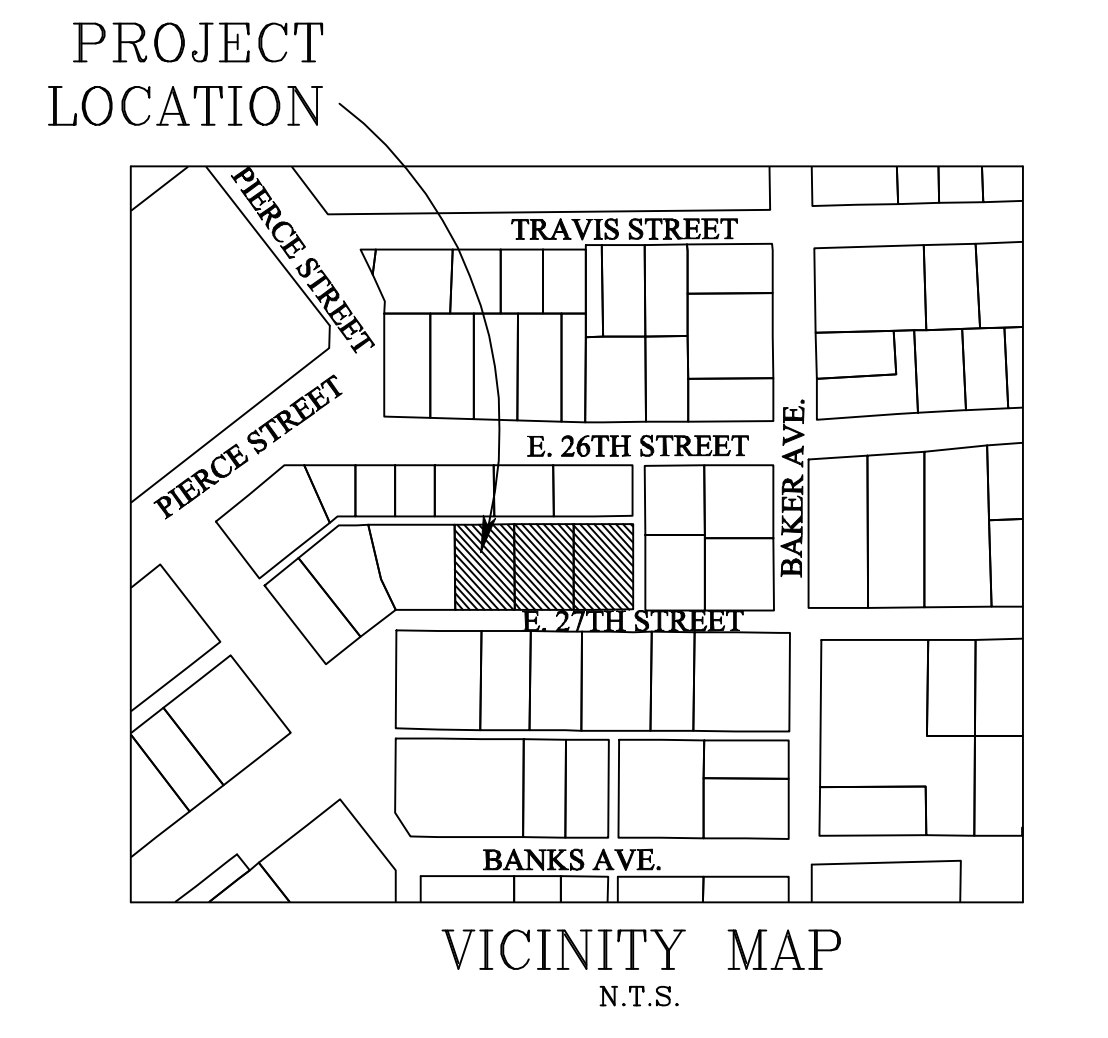


# ORIGINAL PLAT



# REPLAT



**METES AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.4803 acres, being part of Lot 4 and all of Lots 5, 6, 7 and 8, Wiley's Addition, Brazos County, Texas, as plat recorded in Vol. 38, Page 363, of the Brazos County Official Records (B.C.O.R.), also being the same tracts as recorded in Vol. 14623, Page 194 and Vol. 17900, Page 167 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 referred to 1/2", 3/8" and 5/8" iron rods found and referred to the previously recorded plat, and as surveyed on the ground on October 16th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06596, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found for the west corner of this tract, also being a point in the northeast right-of-way line of East 27th Street (Variable Width R.O.W.), also being the south corner of the Allan J. Gillies called 0.20 acres part of Lots 3 and 4, as recorded in Vol. 6734, Page 365 of the B.C.O.R.;

**THENCE** North 42°39'10" East, a distance of 100.02 feet along the common line between this tract and said Gillies tract to a 1/2" iron rod with yellow plastic cap marked "KERR-4502" found for the north corner of this tract, also being a point in the southwest right-of-way line of a 10' alley;

**THENCE** along the common line between this tract and said alley, for the following calls:

South 47°25'42" East, a distance of 69.45 feet to a 5/8" iron rod found for a point in the northeast line of this tract;

South 47°34'14" East, a distance of 33.82 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 47°34'14" East, a distance of 36.08 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

South 47°26'09" East, a distance of 69.66 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the east corner of this tract, also being a point in the northwest line of another 10' alley;

**THENCE** South 42°39'34" West, a distance of 100.11 feet along the common line between this tract and said 10' alley to a 1/2" iron rod with maroon 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 said East 27th Street;

**THENCE** along the common line between this tract and said East 27th Street, for the following call:

North 47°25'52" West, a distance of 69.63 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

North 47°48'39" West, a distance of 23.33 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 23.33 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 12.75 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southwest line of this tract;

North 47°23'35" West, a distance of 33.30 feet to a calculated point in the southwest line of this tract, from which a 5/8" iron rod found bent bears N 02°53'52" W, a distance of 0.12 feet for reference;

North 47°23'35" West, a distance of 69.99 feet to the **PLACE OF BEGINNING** containing 0.4803 acres.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, MARIA JOSE MORA, CHRISTOPHER T. BONNER AND THOMAS LOVATT MARTIN, the owners and developers 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 14623, Page 194 and Volume 17900, Page 167 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.

MARIA JOSE MORA  
Owner

CHRISTOPHER T. BONNER  
Owner

THOMAS LOVATT MARTIN  
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

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

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: \_\_\_\_\_

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 \_\_\_\_\_.

**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 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	⊠	WATER METER
- - -	ADJOINING PROPERTY LINE	⊠	A.C. UNIT
⋯	UTILITY (SEWER)	⊠	ELECTRIC METER
⋯	OBSTACLE BUILDING LINE(B.L.)	⊠	PAPER POLE
⋯	PAVED BUILDING LINE(B.L.)	⊠	GAS METER
⋯	RESTRICTIONS BUILDING LINE(B.L.)	⊠	SEWER CLEANOUT
⋯	ELECTRICAL LINE	⊠	SEWER CLEANOUT
⋯	CHAIN LINK FENCE	⊠	COVERED CONC.
⋯	WOOD FENCE	⊠	COVERED CONC.

**Survey Notes:**

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referred to 1/2", 3/8" and 5/8" iron rods found and referred to the previous recorded plat.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- 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. 4804(CO215F) effective date, 04-02-2014.
- Zoning is Residential 5000 District (RD-5).
- Where electric facilities are installed, RTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

**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 5-R and 8-R**  
**of the**  
**Wiley's Addition**  
**Being a Replat of**  
**Part of Lot 4 and all of Lots 5,**  
**6, 7 & 8**  
**Wiley's Addition**  
**Vol. 14623, Page 194 and**  
**Volume 17900, Page 167**  
**Bryan, Brazos County, Texas**

SCALE: 1"=20'  
OCTOBER, 2024  
OWNER/DEVELOPER:  
MARIA JOSE MORA, CHRISTOPHER  
T. BONNER AND THOMAS LOVATT  
MARTIN  
708 & 712 E. 27TH STREET  
BRYAN, TX 77803  
SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291