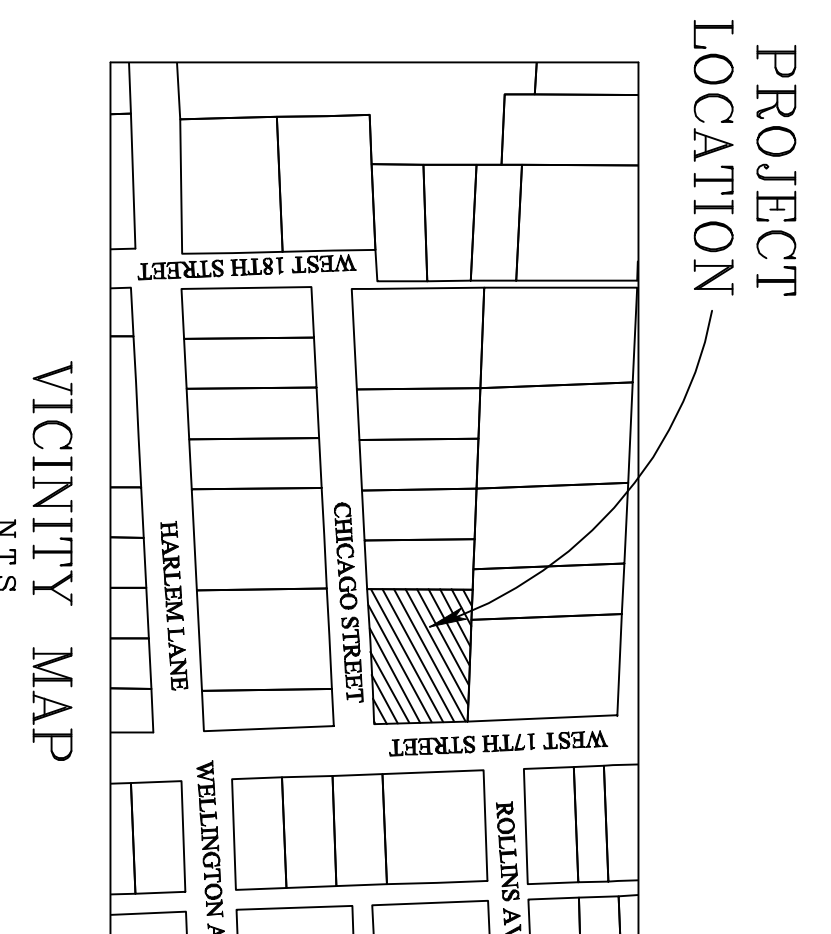


ORIGINAL PLAT

REPLAT



METERS AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2945 acres, being all of Lots 7, 8 and 9 Block 4, of the Zimmerman Addition, Brazos County, Texas, being the same tract as recorded in Vol. 17745, Page 47 of the Official Records of Brazos County, Texas, and being the same tract as recorded in the Texas State Plane Coordinate System, Current Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" from not found and referred to in the previously recorded deed, and as surveyed on the ground on April 28th of 2022. This tract is being subdivided into two lots, Lot 7 and Lot 8, and a portion of Lot 9, and being more particularly described as follows:

BEING 0.2945 acres of a 1/2" tract and only other plat(s) on record and 2022' found for the north half of a 3/4 acre tract, as recorded in Vol. 79, Page 9 of the B.C.O.R., also being a point in the southwest right-of-way line of West 17th Street (Variable Width R.O.W.);

THENCE South 49°05'23" East, a distance of 92.50 feet along the common line between this tract and said West 17th Street to the east corner of this tract, also being a point in the southwest right-of-way line of Chicago Street (V. 263479);

THENCE along the common line between this tract and said Chicago Street, for the following calls:

South 39°33'44" West, a distance of 11.39 feet to a 1/2" iron rod with manure plastic cap marked "R24.5 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 39°33'44" West, a distance of 52.41 feet to a 1/2" iron rod found for the south corner of this tract, also being the east corner of Lot 6, Block 4;

THENCE North 47°16'08" West, a distance of 101.39 feet along the common line between this tract and said Lot 6 to a 1/2" iron rod found for the west corner of this tract, also being a point in the southeast line of the Blille 1 Wilson called 0.179 acres tract, as recorded in Vol. 511, Page 5 of the B.C.O.R.;

THENCE North 43°24'04" East, a distance of 52.13 feet along the common line between this tract and said West 17th Street to the east corner of this tract, also being a point in the southwest right-of-way line of Chicago Street (V. 263479);

THENCE North 49°05'23" East, a distance of 92.50 feet along the common line between this tract and said West 17th Street to the east corner of this tract, also being a point in the southwest right-of-way line of Chicago Street (V. 263479);

THENCE North 43°24'04" East, a distance of 78.51 feet along the common line between this tract and said Young tract to the PLACE OF BEGINNING containing 0.2945 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANCISCO M. HERNANDEZ RANGEL, 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 17745, Page 47 and whose name is subscribed hereon, hereby dedicate to the public forever all streets, alleys, parks, sidewalks, drains, easements and public places shown shown for the purposes identified.

Owner: _____
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MANUEL MARTINEZ and MARTHA O. MARTINEZ, 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 purposes stated, Given under my hand and seal of office this _____ day of _____, 20____, Notary Public, Brazos County, Texas.

Notary Public, Brazos County, 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 this _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____

County Clerk Brazos County, 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 ordinance and resolution of approval, 20____, the Planning and Zoning Commission of Bryan on the _____ day of _____, 20____, by said Commission, and same was duly approved on the _____ day of _____, 20____.

Chair, Planning & Zoning Commission 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 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: _____

CERTIFICATE OF SURVEYOR

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, do hereby certify that the survey and monumentation were placed under my authority and that the same are in accordance with the laws and regulations of the State of Texas regarding the survey and monumentation of land. My commission expires on 06/15/2012.

Adam Wallace
Registered Professional Land Surveyor
Number 6132

SURVEY LEGEND

- 0 5/8" BENCH MARK
- 1 1/2" BENCH MARK
- 2 1/2" BENCH MARK
- 3 1/2" BENCH MARK
- 4 1/2" BENCH MARK
- 5 1/2" BENCH MARK
- 6 1/2" BENCH MARK
- 7 1/2" BENCH MARK
- 8 1/2" BENCH MARK
- 9 1/2" BENCH MARK
- 10 1/2" BENCH MARK
- 11 1/2" BENCH MARK
- 12 1/2" BENCH MARK
- 13 1/2" BENCH MARK
- 14 1/2" BENCH MARK
- 15 1/2" BENCH MARK
- 16 1/2" BENCH MARK
- 17 1/2" BENCH MARK
- 18 1/2" BENCH MARK
- 19 1/2" BENCH MARK
- 20 1/2" BENCH MARK
- 21 1/2" BENCH MARK
- 22 1/2" BENCH MARK
- 23 1/2" BENCH MARK
- 24 1/2" BENCH MARK
- 25 1/2" BENCH MARK
- 26 1/2" BENCH MARK
- 27 1/2" BENCH MARK
- 28 1/2" BENCH MARK
- 29 1/2" BENCH MARK
- 30 1/2" BENCH MARK
- 31 1/2" BENCH MARK
- 32 1/2" BENCH MARK
- 33 1/2" BENCH MARK
- 34 1/2" BENCH MARK
- 35 1/2" BENCH MARK
- 36 1/2" BENCH MARK
- 37 1/2" BENCH MARK
- 38 1/2" BENCH MARK
- 39 1/2" BENCH MARK
- 40 1/2" BENCH MARK
- 41 1/2" BENCH MARK
- 42 1/2" BENCH MARK
- 43 1/2" BENCH MARK
- 44 1/2" BENCH MARK
- 45 1/2" BENCH MARK
- 46 1/2" BENCH MARK
- 47 1/2" BENCH MARK
- 48 1/2" BENCH MARK
- 49 1/2" BENCH MARK
- 50 1/2" BENCH MARK

Survey Notes: This survey is based on the Texas State Plane Coordinate System, Current Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found as and referred to in the previous recorded plat(s).

3) Drawn by: Adam Wallace

4) Shall be done and kept to be under the 100 year flood plain, as shown on the Flood Hazard Map of Brazos County, Texas, and as shown on the Community Flood No. 4884(CD)3155 effective date, 06/15/2012.

ZIMMERMAN ADDITION
LOTS 7R (0.1197 ACRES) AND
8R(0.1748 ACRES) OF BLOCK 4
BEING A REPLAT OF
ZIMMERMAN ADDITION
LOTS 7, 8 AND 9 OF BLOCK 4
(0.2945 ACRES)
Bryan, Brazos County, Texas

SCALE: 1" = 20'
MAY, 2022
SURVEYOR:
Adam Wallace, PRS 6132
OWNER/DEVELOPER:
FRANCISCO M. HERNANDEZ
RANGEL
1905 BASIL COURT
BRYAN, TX 77801
(979) 209-9291

File name: 232414-CHICAGO-914-REPLAT.DWG
Plot date: 04/24/22