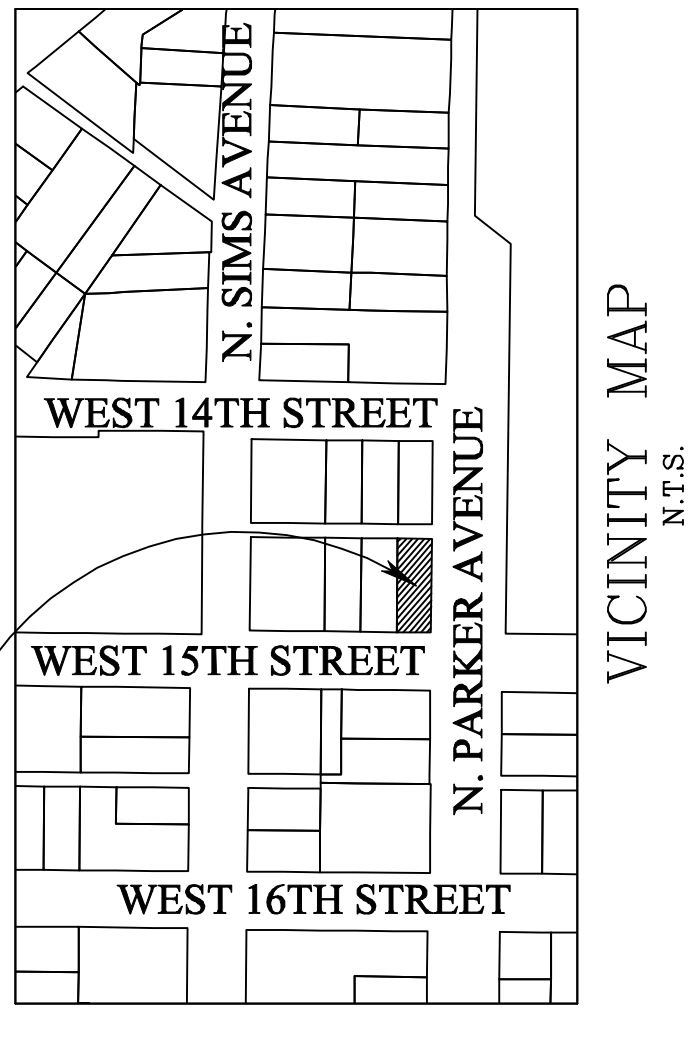


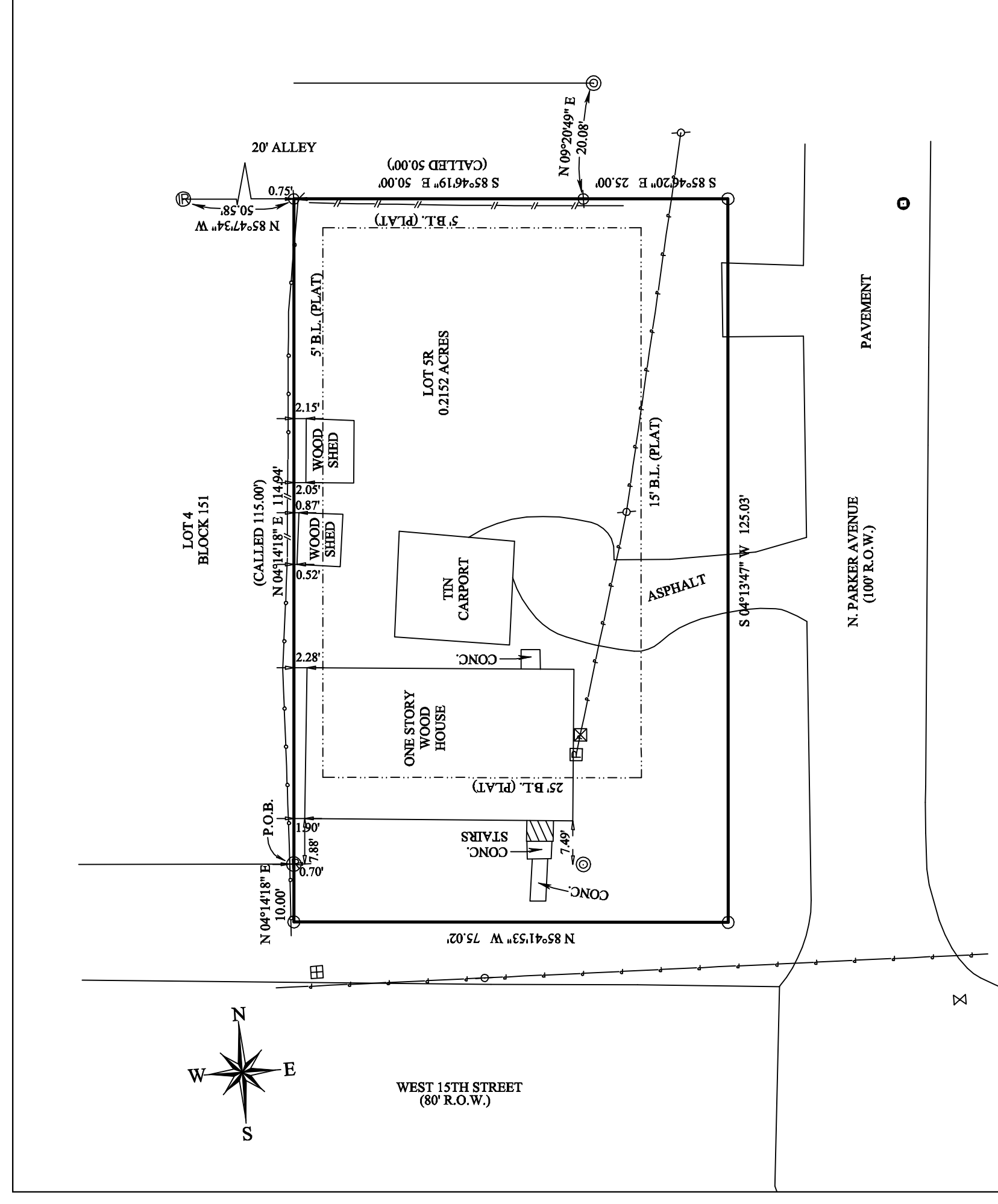
PROJECT LOCATION



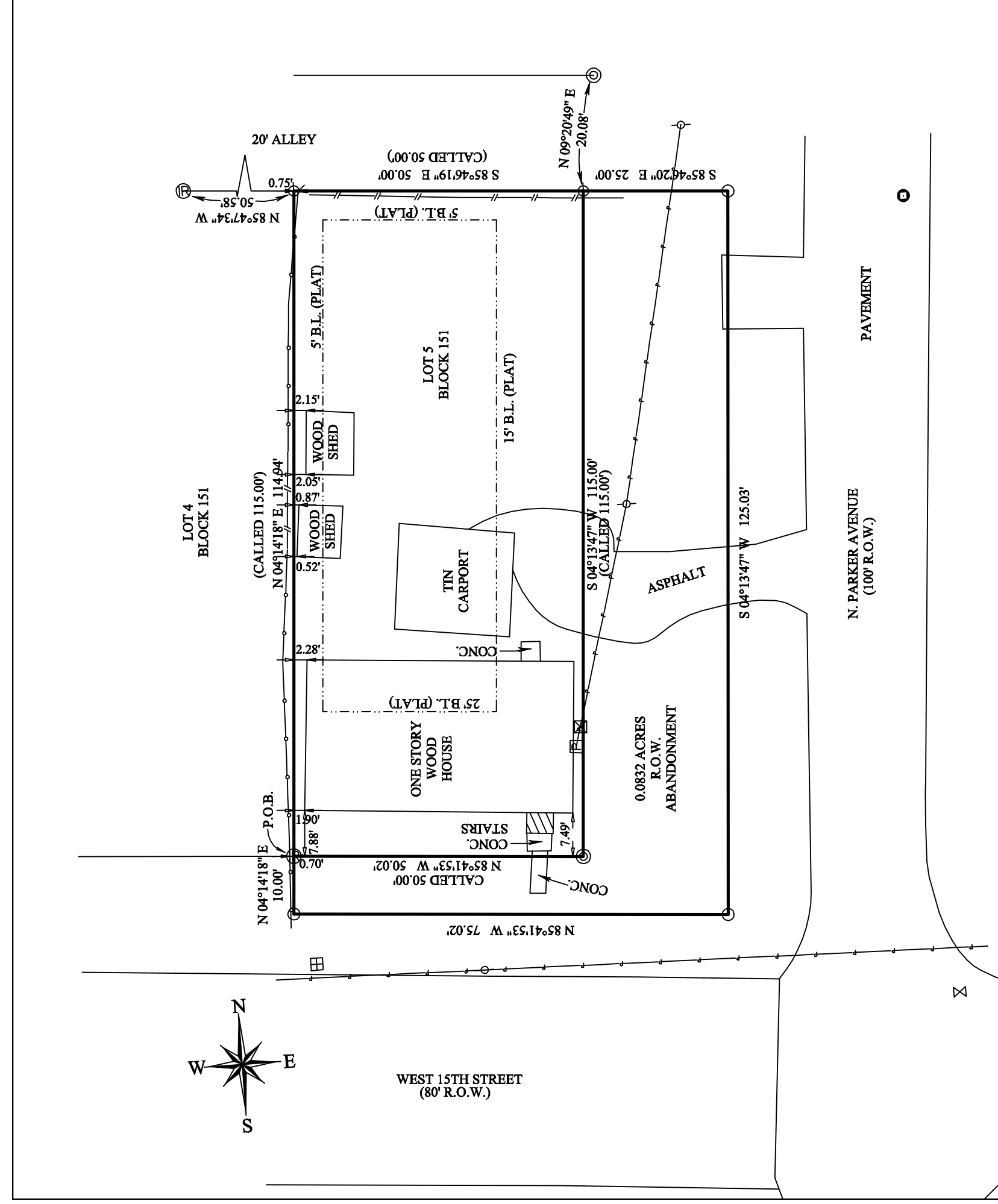
METES AND BOUND DESCRIPTION

Being a tract of land containing 0.2152 acres, being all of Lot 5, Block 151 of the City of Bryan, Brazos County, Texas, as shown on the plat of Lot 5, Block 151, Bryan, Brazos County, Texas, recorded in the Public Records of Brazos County in Volume 18194, Page 275 of the B.C.O.R., including a portion of North Parker Avenue (100' R.O.W.) and West 15th Street (80' R.O.W.). 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 rod found and referred to in the previously recorded plat, and as surveyed on the ground on September 14th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04869, and being more particularly described as follows:

- BEGINNING** at a 1/2" iron rod found for a point in the west line of this tract, also being a point in the north right-of-way line of West 15th Street, also being the southeast corner of Lot 4, Block 151;
- TRENCE** North 4°14'18" East, a distance of 114.94 feet along the common line between this tract and said Lot 4 to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northwest corner of this tract, also being a point in the south right-of-way line of a 20' alley, from which a 1/2" iron rod found bears N 89°47'34" W, a distance of 50.38 feet for reference;
- TRENCE** South 89°46'19" East, a distance of 50.00 feet along the common line between this tract and said 20' alley to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northeast corner of this tract, also being a point in the west right-of-way line of said North Parker Avenue, from which a 3/8" iron rod found bears N 09°20'49" E, a distance of 20.08 feet for reference;
- TRENCE** South 89°46'18" East, a distance of 25.00 feet across said North Parker Avenue to a calculated northeast corner of this tract;
- TRENCE** South 4°13'47" West, a distance of 125.03 feet severing said North Parker Avenue to a calculated southeast corner of this tract;
- TRENCE** North 85°41'53" West, a distance of 75.02 feet severing said West 15th Street to a calculated southwest corner of this tract;
- TRENCE** North 4°14'18" East, a distance of 10.00 feet across said West 15th Street to the PLACE OF BEGINNING containing 0.2152 acres.



FINAL PLAT



ORIGINAL PLAT

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.

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 OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Timothy Austin Word, 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 18194, Page 275 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 herein shown for the purposes identified.
Owner: _____

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, do 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
STATE OF TEXAS
COUNTY OF BRAZOS
I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, do hereby certify that I am the duly qualified and authorized Surveyor of the property and that the survey of the property and that property markers and monuments were placed under my supervision on the ground for the purpose stated in the notes and bounds describing said subdivision and according to the applicable laws of the State of Texas.
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

Notary Public, Brazos County, Texas

Notary Public, Brazos County, Texas

FINAL PLAT
LOT 5R 0.2152 ACRES
AND RIGHT-OF-WAY
ABANDONMENT
OF CITY OF BRYAN
Vol. H, Page 721
Bryan, Brazos County,
Texas

SCALE: 1" = 20'
OWNER/DEVELOPER: TIMOTHY AUSTIN WORD
300 WEST 15TH ST
BRYAN, TX 77803
PHONE: 817-837-9393
WWW.ATMSURVEYING.COM

OCTOBER, 2022
SURVEYOR: Adam Wallace, RPLS 6132
ATM Surveying
1405 Lemon Tree
College Station TX 77840
(979) 209-9291

SURVEY LEGEND

- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TRENCE
- UNDEVELOPED LAND
- WATER
- ROAD
- RAILROAD
- AIRWAY
- EASEMENT
- ENCUMBRANCE
- SURVEY
- MONUMENT
- MARKER
- BENCH MARK
- ELEVATION
- BEARING
- DISTANCE
- AREA
- PERIMETER
- PLAT
- RECORD
- VOLUME
- PAGE
- COUNTY
- STATE

Survey Notes:
1. This survey was based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" and 3/8" iron rods found and referred to in the previously recorded plat.
2. Drawing Scale: 1"=20'
3. Drawn by: Adam Wallace
4. Steel lot does not appear to be under the 100 year flood plain, as indicated on the FEMA Flood Insurance Rate Map (FIRM) 13082A-0104-02-2014 Community Flood No. 4804 (2013) effective date, 04-02-2014.