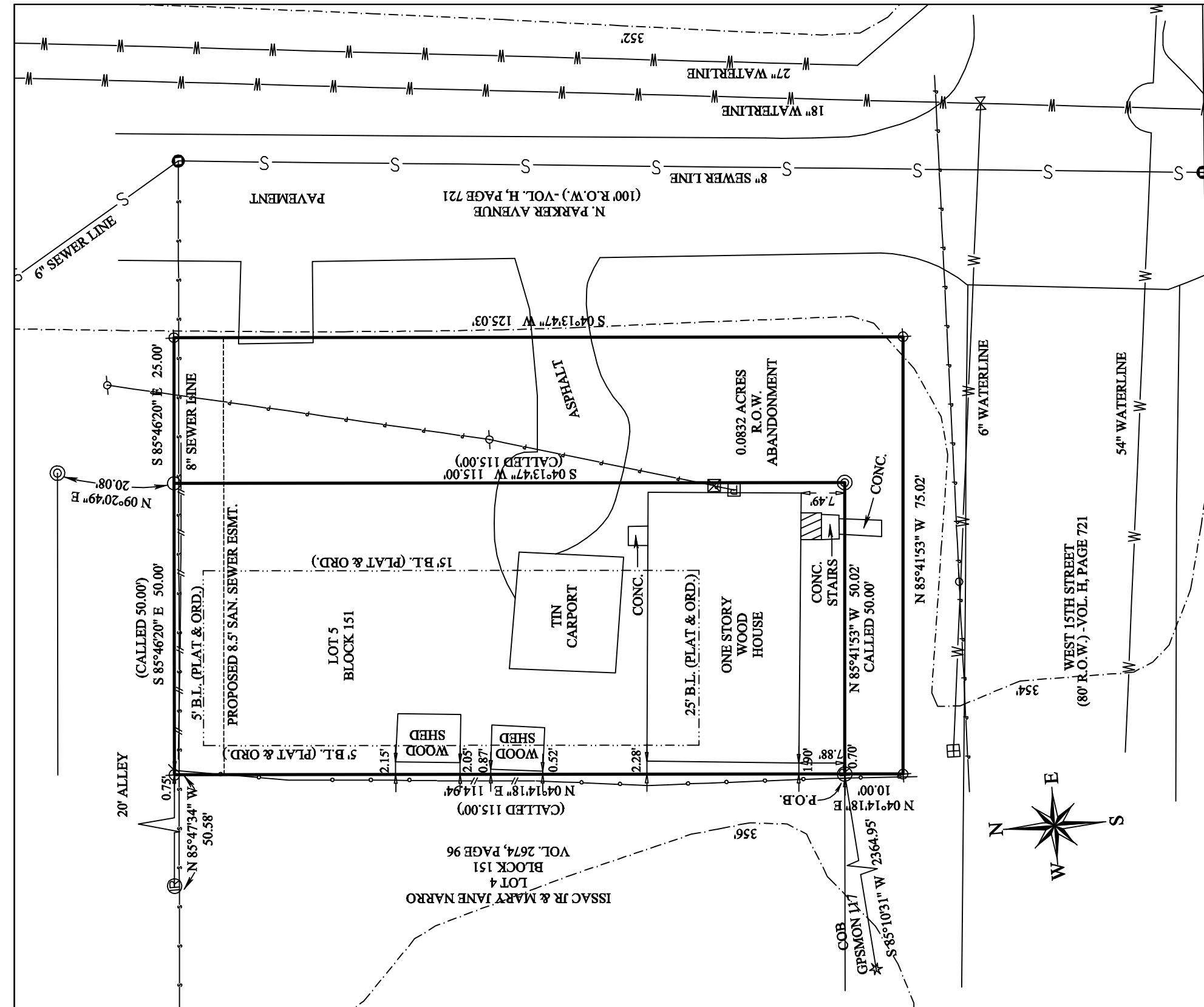


FINAL PLAT



ORIGINAL PLAT

EXISTING PROPERTY: LOT 5, BLOCK 151

METES AND BOUND DESCRIPTION OF RIGHT-OF-WAY TO BE ABANDONED
 Being a tract of land containing 0.0832 acres, being parts of West 15th Street (80' R.O.W.) and North Parker Avenue (100' R.O.W.) of the City of Bryan, Brazos County, Texas, as plat recorded in Vol. H, Page 721, of the Brazos County Official Records (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 rod found and referred to in the previously recorded plat, set as surveyed on the ground on September 14th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04569, said being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for a north corner of this tract, also being the south corner of Lot 4, Block 151, also being the west corner of Lot 5, Block 151;
- THENCE along the common line between this tract and said Lot 5, for the following calls:
 South 85°41'53" East, a distance of 50.02 feet to a 3/8" iron rod found for a bend in this tract;
 North 4°13'47" East, a distance of 115.00 feet to a calculated north corner of this tract, also being a point in the southwest right-of-way line of a 20' alley, from which a 3/8" iron rod found bears N 09°20'49" E, a distance of 20.08 feet for reference;
- THENCE South 85°46'20" East, a distance of 25.00 feet along the common line between this tract and said 20' alley, severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northeast corner of this tract;
- THENCE South 41°14'47" West, a distance of 125.03 feet severing said North Parker Avenue to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract;
- THENCE North 85°41'53" West, a distance of 75.02 feet severing said West 15th Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract;
- THENCE North 4°14'18" East, a distance of 10.00 feet across said West 15th Street to the PLACE OF BEGINNING containing 0.0832 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Timothy Austin Ward, 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 dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

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____.

County Planner, 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 exhibits of _____, in the Official Records of Brazos County in Volume _____, Page _____, is correct and true.

County Clerk Brazos County, 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: _____

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 I have personally examined the plat and the exhibits thereof, and that the same are true and correct as the same were prepared by me and that the same were prepared under my supervision and that the same were prepared in accordance with the laws and customs according to such profession and describe a closed geometric form.

Adam Wallace
 Registered Professional Land Surveyor, Number 6132

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

SCALE: 1" = 20'
 OWNER/DEVELOPER: TIMOTHY AUSTIN WARD
 500 WEST 15TH ST
 BRYAN, TX 77803
 SURVEYOR: Adam Wallace, RPLS 6132
 ATM Surveying
 1405 Lemon Tree
 College Station TX 77840
 (979) 209-9291
 NOVEMBER, 2022

- SURVEY LEGEND
- R.O.W. RIGHT-OF-WAY
 - ABANDONMENT
 - PROPOSED 8.5' SAN. SEWER ESMT.
 - 20' ALLEY
 - 5' B.L. (PLAT)
 - 15' B.L. (PLAT)
 - 25' B.L. (PLAT)
 - CONC. (CONCRETE)
 - TIN CARPORT
 - ONE STORY HOUSE
 - CONC. STAIRS
 - WOOD SHED
 - SHED
 - COB (CEMENT ON BITUMEN)
 - GPS MONITOR
 - 20' ALLEY
 - 5' B.L. (PLAT)
 - 15' B.L. (PLAT)
 - 25' B.L. (PLAT)
 - CONC. (CONCRETE)
 - TIN CARPORT
 - ONE STORY HOUSE
 - CONC. STAIRS
 - WOOD SHED
 - SHED
 - COB (CEMENT ON BITUMEN)
 - GPS MONITOR

ATM Surveying
 P.O. Box 0813, College Station, TX 77840
 500 WEST 15TH ST
 BRYAN, TX 77803
 PHONE: 979-209-9291
 WWW.ATMSURV.COM