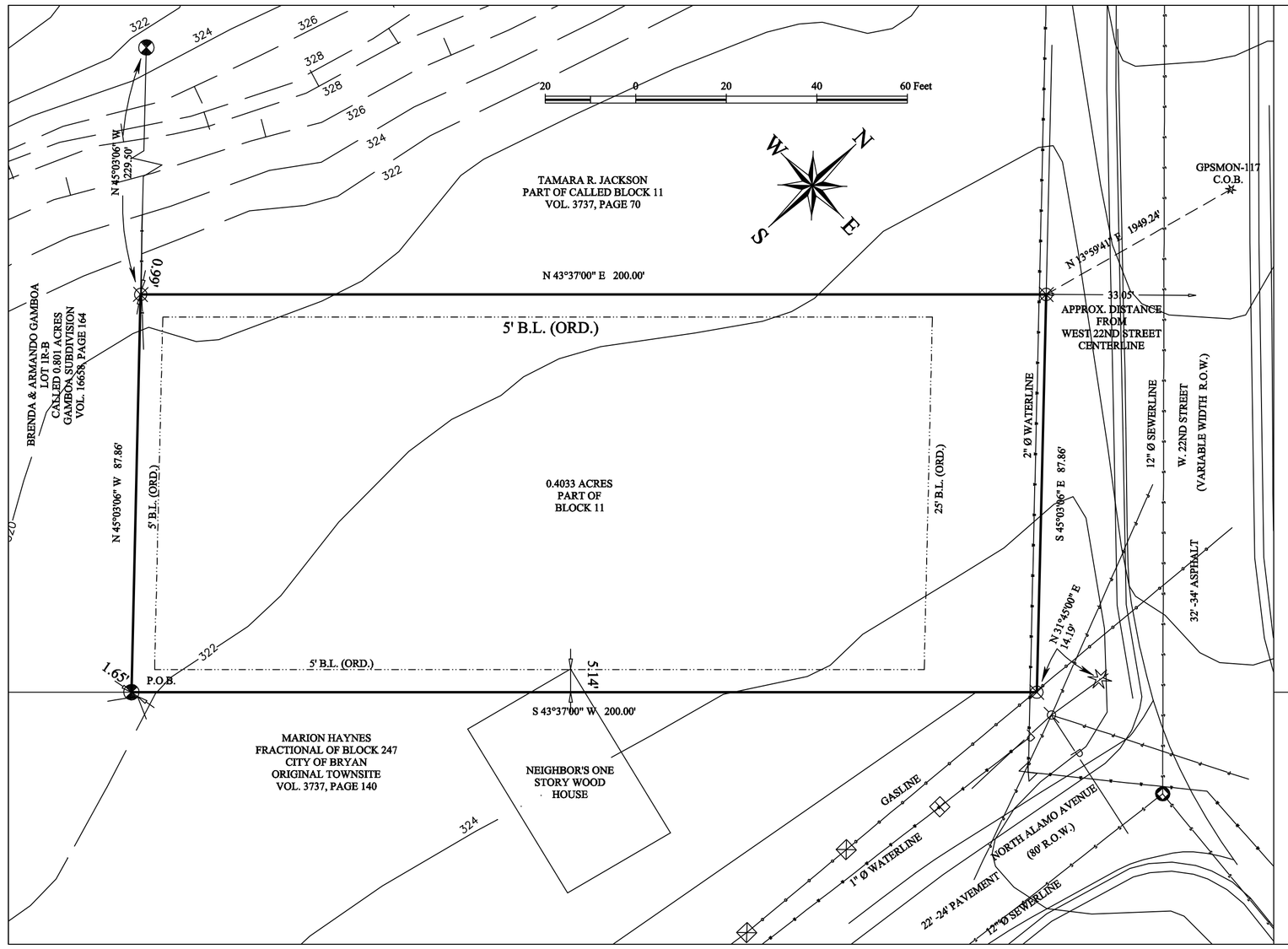
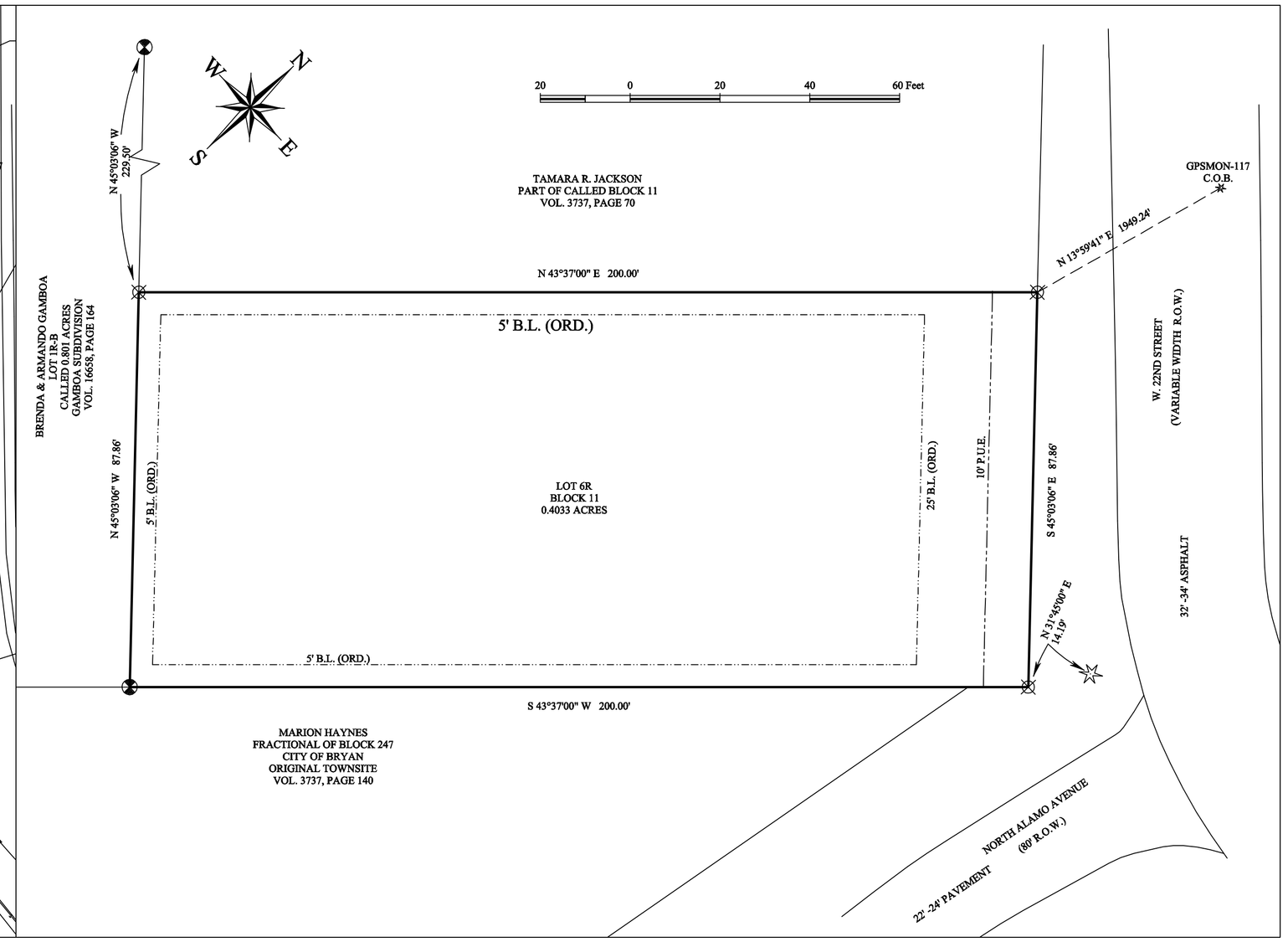
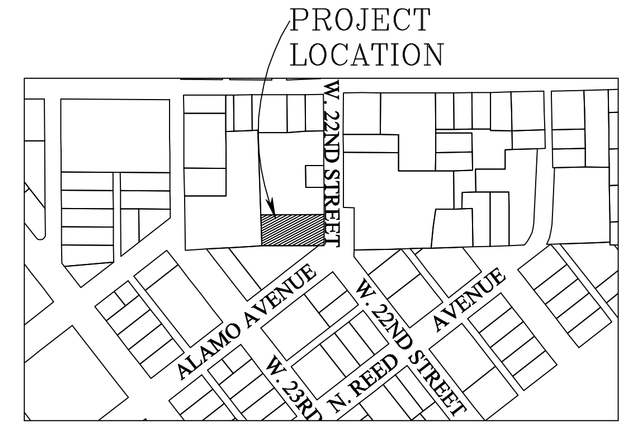


PRELIMINARY PLAN



FINAL PLAT



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4033 acres, being part of Block 11 of the Bryan's Second Addition, Brazos County, Texas, being the same tract as recorded in Vol. 3737, Page 58, of the Brazos County Deed Records (B.C.D.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 5/8" iron rods found and referred the previously recorded deed, and adjoining tracts in Vol. 16658, Page 164, and Vol. 3737, Page 70, and as surveyed on the ground on October 14th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-03620, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the south corner of this tract, also being a point in the northwest line of the Marion Haynes called fractional of Block 247 of the City of Bryan Original Townsite, as recorded in Vol. 3737, Page 140 of the B.C.O.R., also being the east corner of the Brenda and Armando Gamboa called Lot 1R-B Block 1, called 0.801 acres of the Gamboa Subdivision, as recorded in Vol. 16658, Page 164 of the Brazos County Official Records(B.C.O.R.);

THENCE North 45°03'06" West, a distance of 87.86 feet along the common line between this tract and said Gamboa tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the south corner of the Tamara R. Jackson called part of Block 11, as recorded in Vol. 3737, Page 70 of the B.C.O.R. from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found bears N 45°03'06" W, a distance of 229.50 feet for reference;

THENCE North 43°37'00" East, a distance of 200.00 feet along the common line between this tract and said Jackson tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the southwest right-of-way line of West 22nd Street (Variable Width R.O.W.);

THENCE South 45°03'06" East, a distance of 87.86 feet along the common line between this tract and said West 22nd Street to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the southwest right-of-way line of Alamo Avenue (80' R.O.W.);

THENCE South 43°37'00" West, a distance of 200.00 feet across said Alamo Avenue, and then along the east Haynes tract to the **PLACE OF BEGINNING** containing 0.4033 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, PEDRO ULLOA CANIZALES, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Deed Records of Brazos County in Volume 17467, Page 87 and 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 offfice 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 the _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

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 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

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
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIVE BUILDING LINE(B.L.)
- ELECTRICAL LINE
- BARBED WIRE FENCE
- WATER MISTER
- POWER POLE

⊙ 5/8" IRON ROD FOUND - BENT
● 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
◆ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

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 5/8" iron rods found & referred to the previous recorded deed.
2). Drawing Scale is 1"=20'
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. 48041C0195E effective date, 05-16-2012.
5). Property is zoned Residential District - 5000 (RD-5).
6). Where electric facilities are installed, BTU 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
BRYAN'S ESTATE
LOT 6R (0.4033 ACRES)
BLOCK 11
BEING A PLAT OF
BRYAN'S SECOND ADDITION
0.4033 ACRES
PORTION OF BLOCK 11
Bryan, Brazos County, Texas

SCALE: 1"= 20'

JANUARY, 2023

OWNER/DEVELOPER:
PEDRO ULLOA CANIZALES
1101 WEST 22ND STREET
BRYAN, TX 77803

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

File name: 22 - 04869 - W. 22ND STREET - 1101-REPLAT.DWG.DWG
Plot date: 12/15/22
Revised: 01/18/23