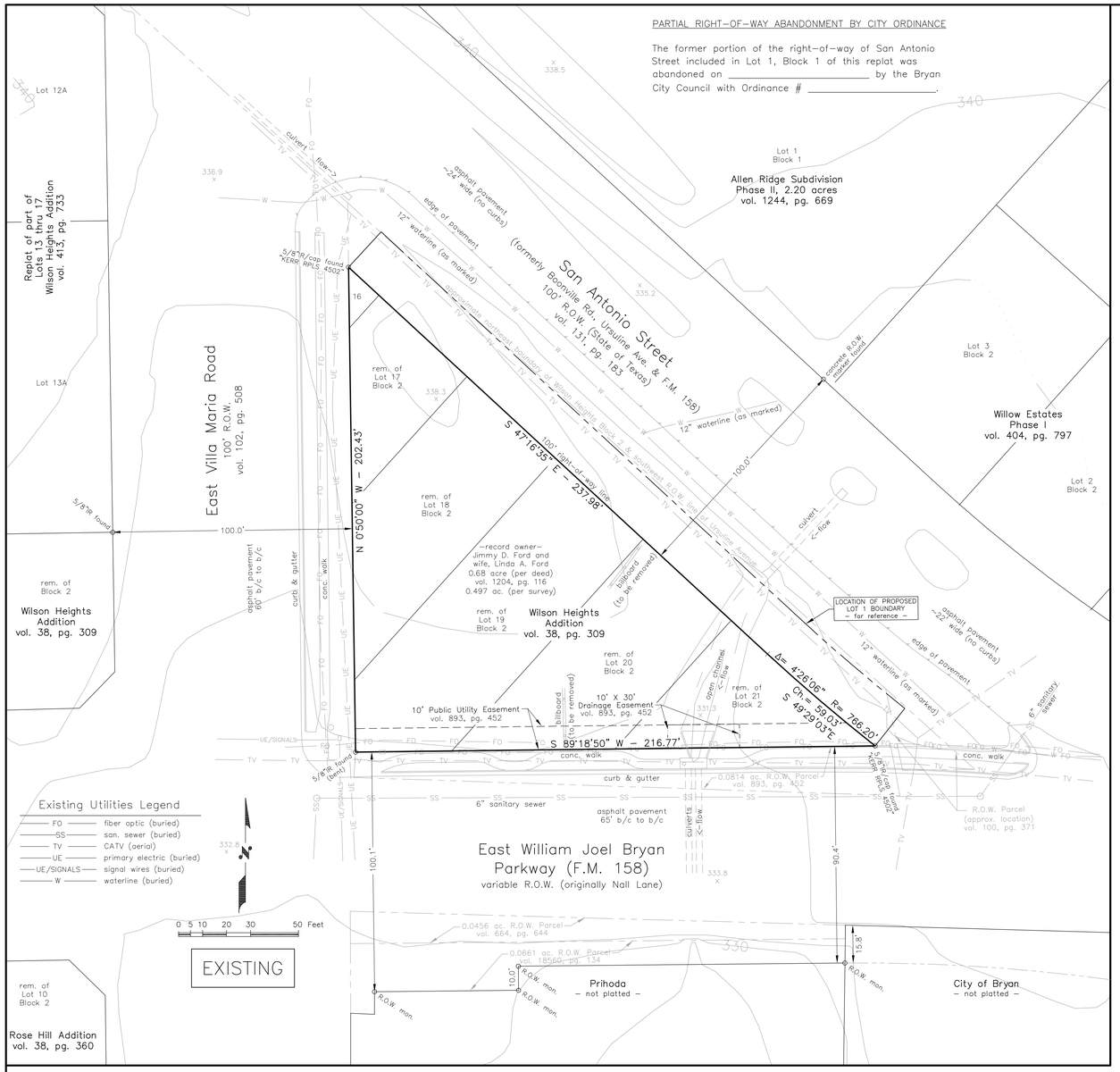
PARTIAL RIGHT-OF-WAY ABANDONMENT BY CITY ORDINANCE

The former portion of the right-of-way of San Antonio Street included in Lot 1, Block 1 of this replat was abandoned on _____ by the Bryan City Council with Ordinance # _____.




Metes and Bounds Description of Plat Boundary

All of that certain tract or parcel of land lying and being situated in the John Austin league (abstract no. 2) in Bryan, Brazos County, Texas, generally being triangular tract of land bounded by the right-of-way boundaries of East William Joel Bryan Parkway (F.M. 158), East Villa Maria Road, and San Antonio Street, plus the southwest 20 feet of the San Antonio Street right-of-way as conveyed to the State of Texas for Farm to Market Highway No. 158 in volume 131, page 183 of the Deed Records of Brazos County, Texas, formerly being a part of Lots 16 thru 21 of Wilson Heights Addition as described by plat recorded in volume 38, page 309 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap stamped "KERR RPLS 4502" found at the intersection of the east right-of-way line of East Villa Maria Road as conveyed to the City of Bryan by deed recorded in volume 102, page 508 of the Deed Records of Brazos County, Texas, with the southwest right-of-way boundary of San Antonio Street, from where City of Bryan control monument no. GPS-34 bears S 63° 21' 30" W - 662.8 feet;

Thence N 42° 43' 25" E - 20.00 feet, into said San Antonio Street public right-of-way, to a 1/2" iron rod with an orange plastic cap stamped "JOE ORR BASELINE" set for the north corner of this described tract;

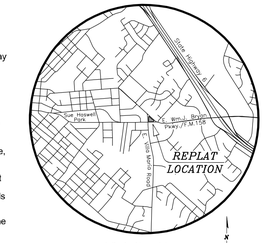
Thence S 47° 16' 35" E - 237.98 feet, through said public right-of-way of San Antonio Street, to a 1/2" iron rod with an orange plastic cap stamped "JOE ORR BASELINE" set for the point of beginning of a tangent curve to the left with a radius of 746.20 feet;

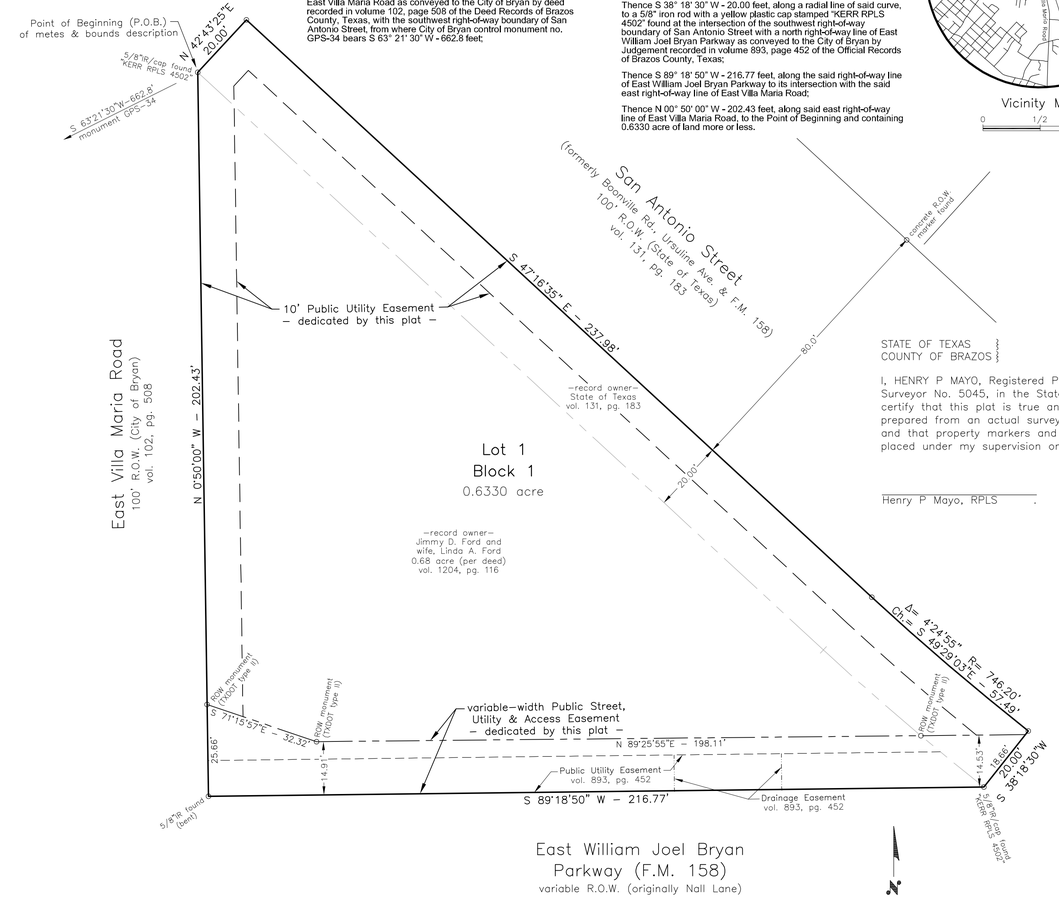
Thence along said curve, continuing through the said public right-of-way of San Antonio Street, through a central angle of 4° 24' 55", the chord of which bears S 49° 29' 03" E - 57.49 feet, to a 1/2" iron rod with an orange plastic cap stamped "JOE ORR BASELINE" set for the east corner of this described tract;

Thence S 38° 18' 30" W - 20.00 feet, along a radial line of said curve, to a 5/8" iron rod with a yellow plastic cap stamped "KERR RPLS 4502" found at the intersection of the southwest right-of-way boundary of San Antonio Street with a north right-of-way line of East William Joel Bryan Parkway as conveyed to the City of Bryan by Judgement recorded in volume 893, page 452 of the Official Records of Brazos County, Texas;

Thence S 89° 18' 50" W - 216.77 feet, along the said right-of-way line of East William Joel Bryan Parkway to its intersection with the said east right-of-way line of East Villa Maria Road;

Thence N 00° 50' 00" W - 202.43 feet, along said east right-of-way line of East Villa Maria Road, to the Point of Beginning and containing 0.6330 acre of land more or less.




STATE OF TEXAS
COUNTY OF BRAZOS

I, HENRY P MAYO, Registered Professional Land Surveyor No. 5045, 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.

Henry P Mayo, RPLS .

NOTES:

1. Bearings are Texas State Plane, Central Zone NAD83 datum, based on City of Bryan control monuments GPS-33 and GPS-35 (N 86° 22' 48" W, 2001 data).
2. Distances are as measured on the ground (surface).
3. No part of this property lies within a 1% flood hazard area (100 year floodplain), according to FIRM panel no. 48041C0215F, rev. April 2, 2014.
4. Zoning and Building setback distances shall be as prescribed by City of Bryan Ordinances.
5. This property is currently zoned Commercial District (C-3).
6. Access to Lot 1 will not be allowed from East Villa Maria Road nor East William Joel Bryan Parkway, due to driveway spacing standards.
7. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
8. Per Memorandum of Agreement executed in December 2022 between the City of Bryan and the landowner, the Public Utility and Access Easement along East William Joel Bryan Parkway is dedicated in lieu of Right-of-Way dedication of the same area and the billboards are to be removed, following the Partial Abandonment (20 ft.) of San Antonio Street right-of-way by the City.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS }
COUNTY OF BRAZOS }

We, JIMMY D. FORD and LINDA A. FORD, owners and developers the land shown on this plat, being the tract of land conveyed to us in the Official Public Records of Brazos County in Volume 1204, Page 116, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes identified.

_____
Jimmy D. Ford .

_____
Linda A. Ford .

STATE OF TEXAS }
COUNTY OF BRAZOS }

Before me, the undersigned authority, on this day personally appeared JIMMY D. FORD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, State of Texas

Before me, the undersigned authority, on this day personally appeared LINDA A. FORD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, State of Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this 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 approved on the _____ day of _____, 20___ by said Commission.

_____
Chair, Planning and Zoning Commission, Bryan, Texas .

APPROVAL OF CITY PLANNER

I, _____, 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, _____, 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

FILING CERTIFICATE OF 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 Public Records of Brazos County in Volume_____, Page_____.

_____
County Clerk .

# FINAL PLAT
## Lot 1, Block 1
# FORD TRI-MOTOR SUBDIVISION

A Replat of Parts of Lots 16-21, Block 2
Wilson Heights Addition - vol. 38, pg. 308
0.6330 acres - John Austin league A-2
Bryan, Brazos County, Texas
February 2023

OWNER
Jimmy D. & Linda A. Ford
5833 Wilcox Lane
Bryan, TX 77808
(979) 822-2121

BASELINE
DCCM
Baseline | DCCM | TxSurv F-10030200
1701 SW Pkwy, Ste 104, College Station, TX 77840
979.693.2777 | BaselineSurveyors.net