

The right—of—way the date of \_\_\_\_

plat on is the CITY th the ., the undersigned, City Engineer of the City of Bryan, hereby certify appropriate codes and ordinances of the City of Bryan and was \_\_\_\_\_\_\_\_.

STATE OF TEXAS COUNTY OF BRAZOS

ZONING COMMISSION

File name: 2023 - ATI Plot date: 07/25/23

STATE OF TEXAS COUNTY OF BRAZOS

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STATE OF TEXAS COUNTY OF BRAZOS

Adam Wallace Texas Registered Professional Land Surveyor, Number 6132

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

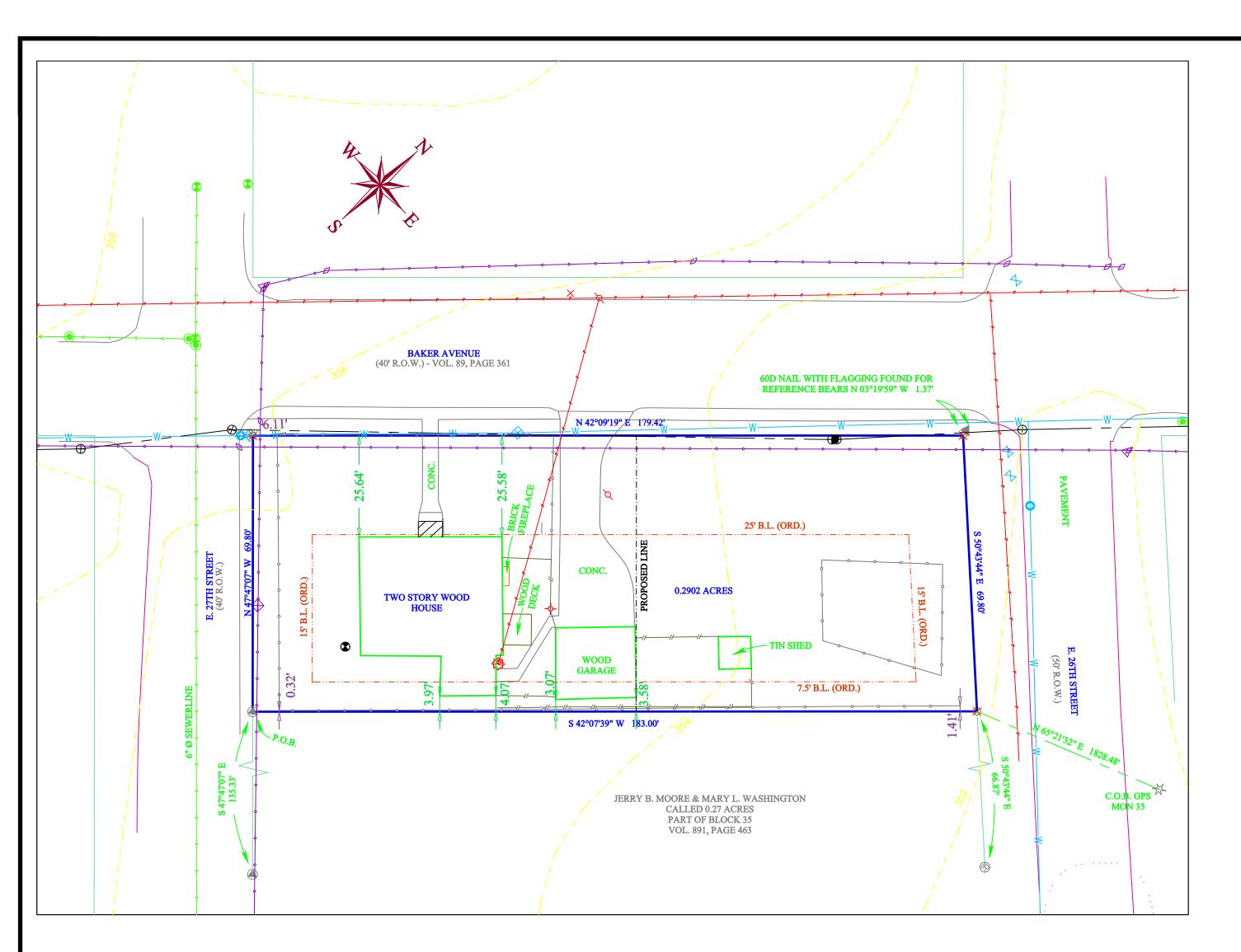
covered covered to the survey are based on the Texas State Plane inate System, Central Zone, NAD83(2011) EPOCH 2010, and ary referenced to 1/2" & 1" iron rods found and referred to the sus recorded plat.

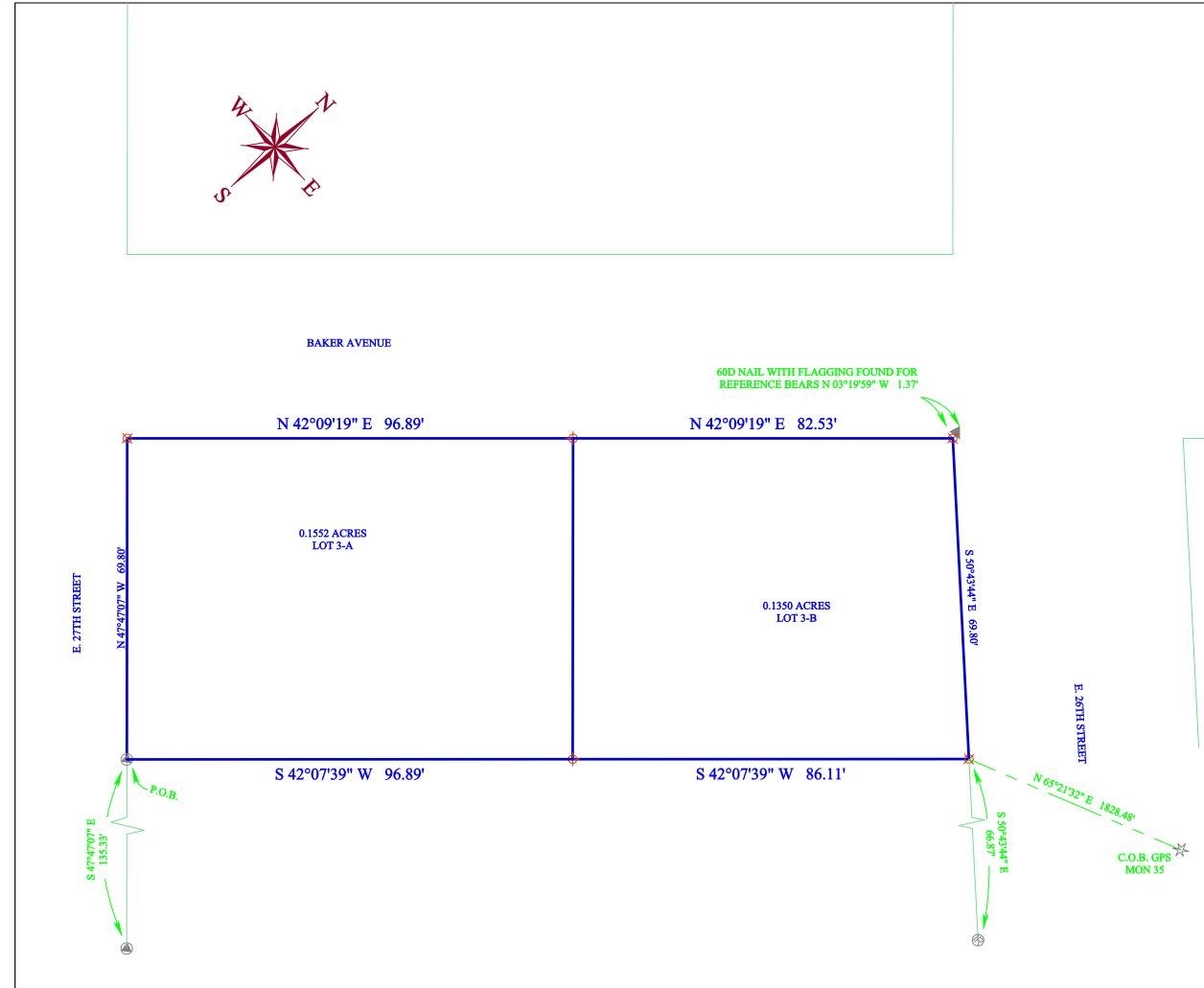
awing Scale is 1"=60' awing Scale is 1"=60' awing Scale is 100 year flood plain, as id lot does not appear to be under the 100 year flood plain, as ided by the Federal Emergency Management Agency on nunity Panel No. 48041C0215F effective date, 04-02-2014 

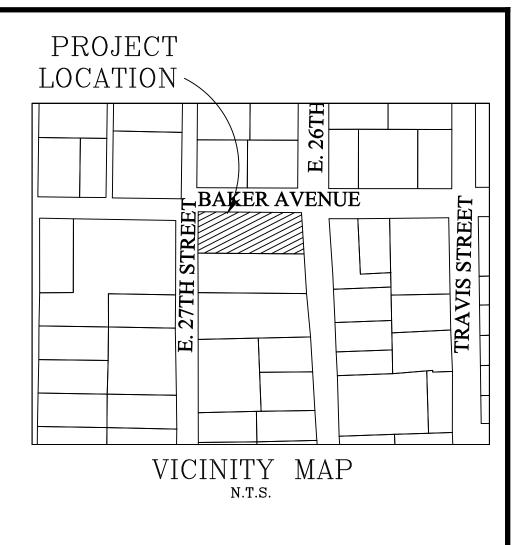
of the MITCHELL'S ADDITION Bryan, Brazos MITCHELL'S ADDITION LOT 3-A AND LOT 3-B Being a REPLAT **⊘**l. PART OF 0.2902 ACRES 17192, FINAL PLAT County, Texas BLOCK 3 Page 95 9

OWNER/DEVELOPER:
HMK PATHFINDER PROPERTIES L
C/O MARY KATRINA HIRSCH
PO BOX 12315
COLLEGE STATION, TX
77842-2315 1"=20 LLC JULY, 2023
SURVEYOR:
Adam Wallace, RPLS 6
ATM Surveying
1403 Lemon Tree
College Station TX 778
(979) 209-9291 6132

SCALE:







## ORIGINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION COUNTY OF BRAZOS

I, MARY KATRINA HIRSCH of the HMK PATHFINDER PROPERTIES LLC, 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 17192, Page 95 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 hereon shown for the purposes identified.

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 office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, Texas

#### APPROVAL OF THE CITY PLANNER

\_\_, 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:\_\_\_\_\_

### 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:\_

# FINAL PLAT

The right-of-way abandonment was approved by the Bryan City Council with Ordinance No. \_\_\_\_\_ on the date of \_\_\_\_\_, \_\_\_\_,

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 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

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.) WATER METER P ELECTRIC METER -- POWER POLE --- RESTRICTIONS BUILDING LINE(B.L.) --- ELECTRICAL LINE --- CHAIN-LINK FENCE --- WOOD FENCE **◯** GAS METER UNDERGROUND WATER MARKER UNDERGROUND GAS MARKER ♦ 1/2" IRON ROD W/ PINK 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 1/2" & 1" iron rods found and referred to the previous recorded plat. 2). Drawing Scale is 1"=60' 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. 48041C0215F effective date, 04-02-2014

OWNER/DEVELOPER: HMK PATHFINDER PROPERTIES LLC C/O MARY KATRINA HIRSCH PÓ BOX 12315 COLLEGE STATION, TX ATM Surveying
P.O. Box 10313, College Station, TX 77840 77842-2315 PHONE: (979)209-9291 email: Adam@ATMsurveying.com www.ATMsurveying.com - FIRM #101784-00

SCALE: 1"=20'

FINAL PLAT LOT 3-A AND LOT 3-B MITCHELL'S ADDITION Being a REPLAT OF 0.2902 ACRES PART OF BLOCK 3 of the MITCHELL'S ADDITION Vol. 17192, Page 95 Bryan, Brazos County, Texas

> JULY, 2023 SURVEYOR: Adam Wallace, RPLS 6132 ATM Surveying 1403 Lemon Tree College Station TX 77840 (979) 209-9291

File name: 2023 - ATM0005381 - BAKER AVE - 1430.DWG Plot date: 07/25/23