



ORIGINAL PLAT

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 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.

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 office this _____ day of _____, 20____. 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____.

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: _____

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 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.)
	RESTRICTIONS BUILDING LINE (B.L.)
	ELECTRICAL LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	SEWER MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	ELECTRIC METER
	POWER POLE
	GAS METER
	UNDERGROUND SEWER MARKER
	UNDERGROUND WATER MARKER
	UNDERGROUND GAS MARKER

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referred to 1/2" & 1" iron rods found and referred to the previous recorded plat.
- Drawing Scale is 1"=60'
- Drawn by: Adam Wallace
- 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

COVERED CONC.

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
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

SCALE: 1"=20'

JULY, 2023

OWNER/DEVELOPER:
 HMK PATHFINDER PROPERTIES LLC
 C/O MARY KATRINA HIRSCH
 PO BOX 12315
 COLLEGE STATION, TX
 77842-2315

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