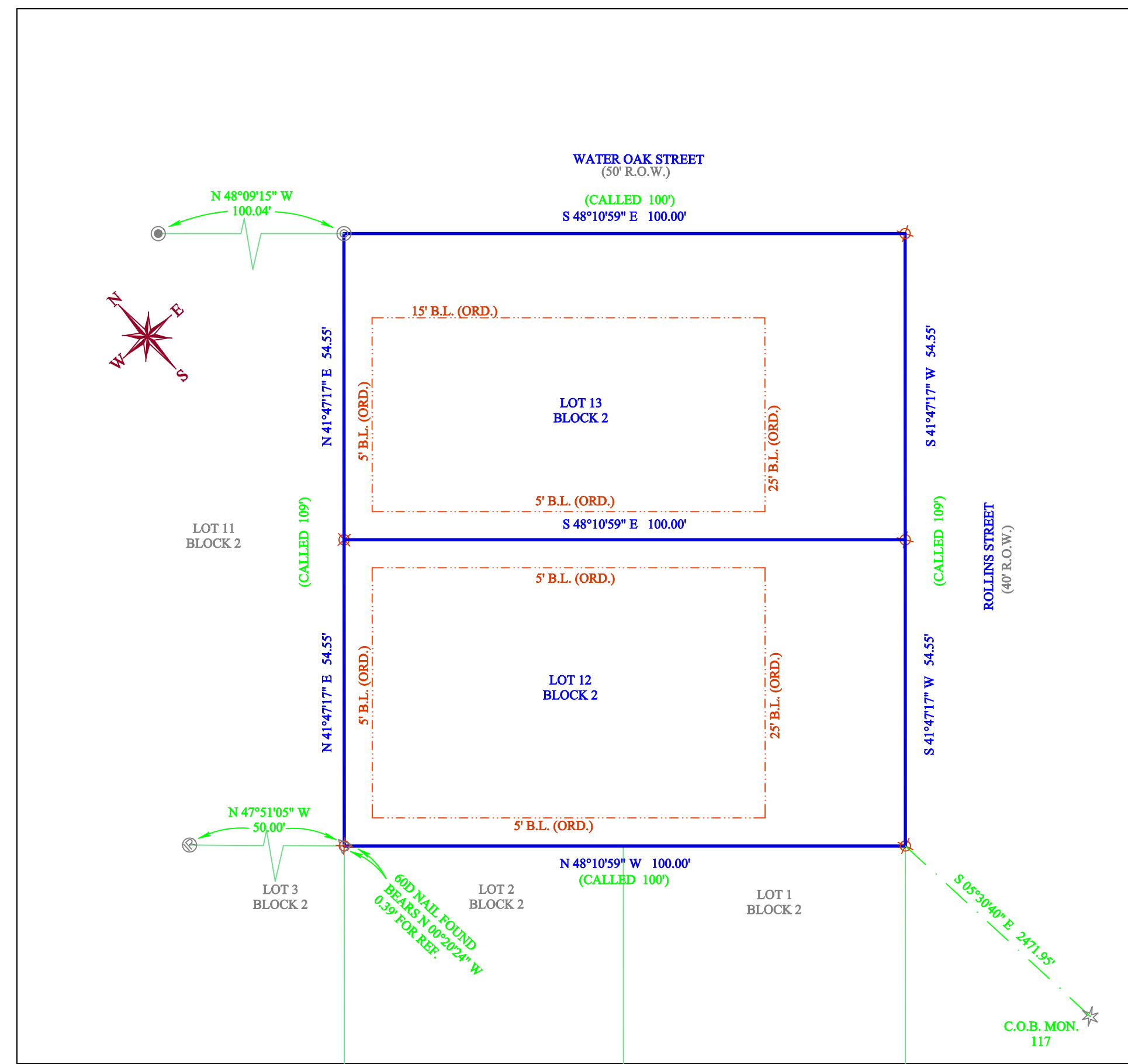
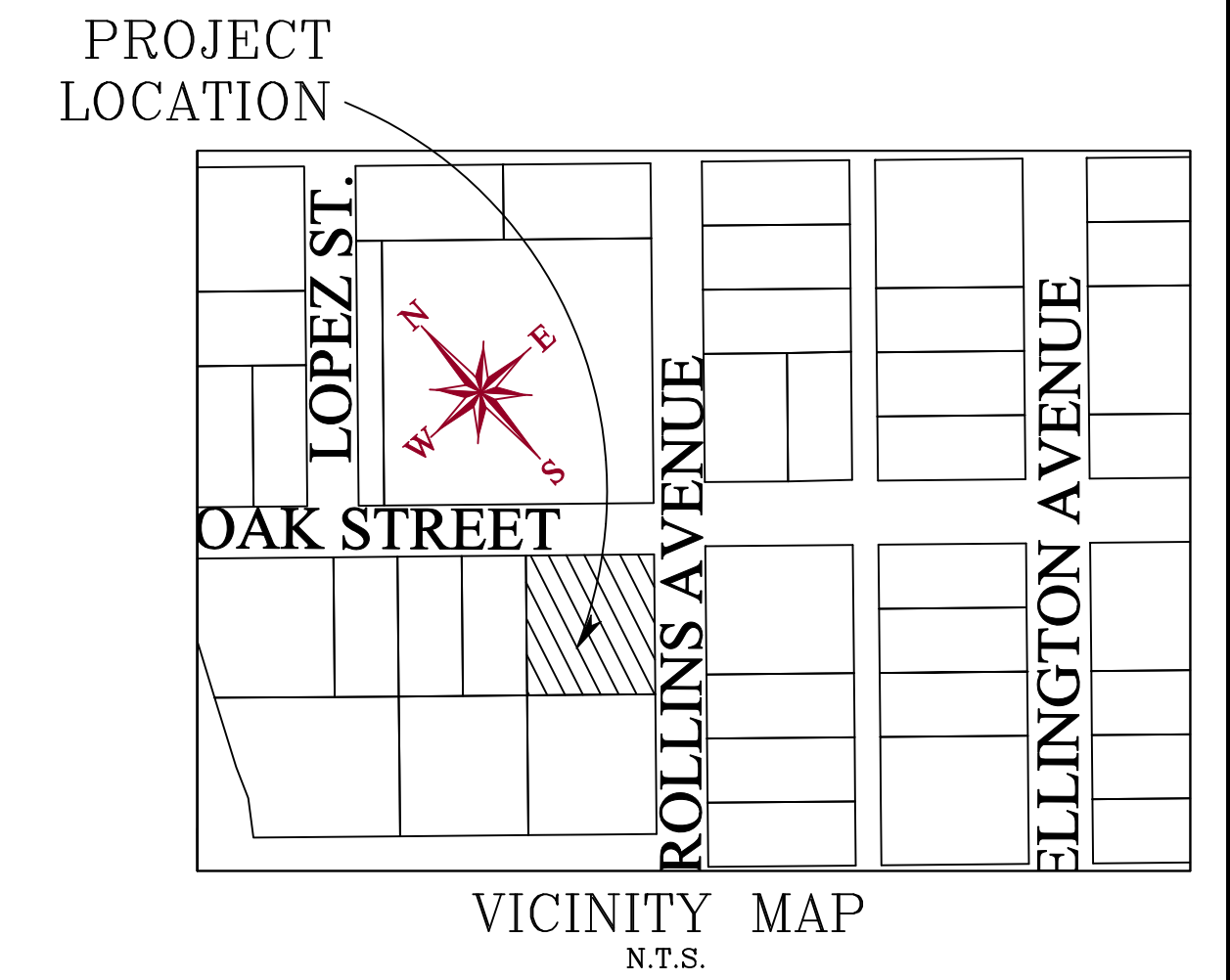


ORIGINAL PLAT



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, L & A TEXAS PROPERTIES, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Dead Records of Brazos County in Volume 18712, Page 126 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 (O.B.L.)
	PLATTED BUILDING LINE (P.B.L.)
	ELECTRICAL LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	WATER METER
	PIPELINE VALVE
	ELECTRIC METER
	POWER POLE
	SEWER CLEANOUT
	60D NAIL FOUND
	1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
	1/2" IRON ROD WITH FADED YELLOW PLASTIC CAP - FOUND
	1/2" IRON ROD FOUND
	COVERED CONC.

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", 3/8", & 5/8" iron rods found and 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. 48041C0185E effective date, 05/16/2012

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

FINAL PLAT
LOT 12R AND LOT 13R
BLOCK 2
PAHOLEK ADDITION
Vol. 119, Page 635
Being a REPLAT OF
LOT 12 AND LOT 13
BLOCK 2
PAHOLEK ADDITION
Bryan, Brazos County, Texas

SCALE: 1"= 20'
OWNER/DEVELOPER:
L & A TEXAS PROPERTIES, LLC
2125 STUBBS DR
BRYAN, TX 77807

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