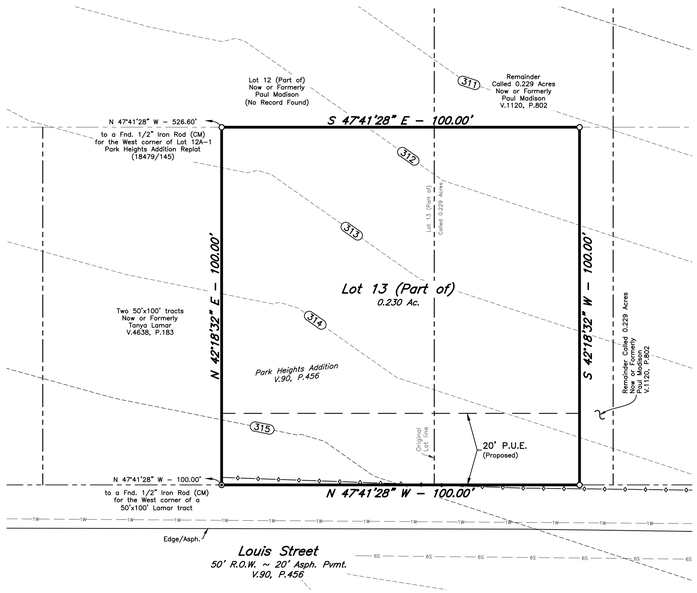
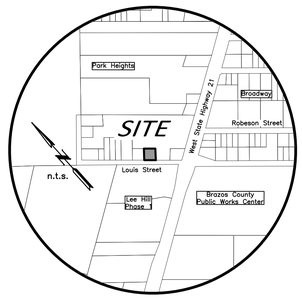


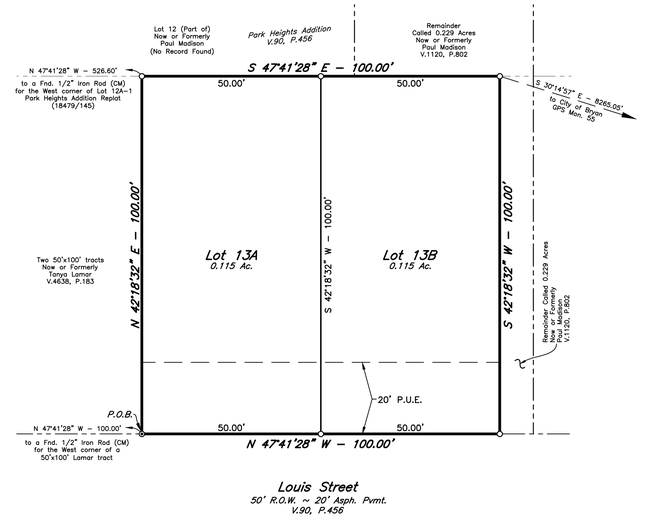
ORIGINAL PLAT

LOT 13
PARK HEIGHTS ADDITION AS RECORDED
IN VOLUME 90, PAGE 456

Scale:
1"=20'



VICINITY MAP



REPLAT

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E, Map Revised May 16, 2012, LOMR 23–06–2592P, effective date January 22, 2025 and LOMR 12–06–1920P, effective date May 9, 2014, this property is not located in a Special Flood Hazard Area.
3. 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.
4. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for Residential District–5000 (RD–5) zoning district. Additional building setbacks may be required by deed restrictions.
5. The subject property is zoned Residential District – 5000 (RD–5) as approved by the Bryan City Council on October 13, 2026 per Ordinance No. _____.
6. Purpose of this Replat is to create two residential lots out of part of the remaining Lot 13.
7. All access to the proposed lots shall come from Louis Street.
8. Property was surveyed March of 2026.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

   ⊗ – 1/2" Iron Rod Found (CM)
   O – 1/2" Iron Rod Set

10. Abbreviations:

P.O.B.	–	Point of Beginning
P.U.E.	–	Public Utility Easement
CM	–	Controlling Monument
–ss–	–	Underground Sewer Line w/ Pipe Size
–w–	–	Underground Water Line w/ Pipe Size
(313)	–	Contour Elevations

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul E. Madison, Sr., owner and developers of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1120, Page 802 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Paul E. Madison, Sr.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul E. Madison, Sr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Cody Karisch, R.P.L.S. No. 7004

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, Texas 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 & 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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being part of Lot 13, PARK HEIGHTS ADDITION according to the Final Plat recorded in Volume 90, Page 456 of the Brazos County Deed Records (B.C.D.R.) and being further described as part of the called 0.229 acre tract described in the deed from Richard Pena to Paul E. Madison recorded in Volume 1120, Page 802 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8–inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner of a called 50'x100' Tanya L. Lamar tract recorded in Volume 4638, Page 183 (O.R.B.C.) and being in the northeast margin of Louis Street, from whence a found 1/2–inch iron rod marking the west corner of another called 50'x100' Lamar tract bears N 47° 41' 28" W at a distance of 100.00 feet for reference;

THENCE: N 42° 18' 32" E along the common line of this tract and a called 50'x100' Lamar tract for a distance of 100.00 feet to a 1/2–inch iron rod set for the north corner of this tract, said iron rod also marking the east corner of the called 50'x100' Lamar tract and being in the southwest line of Lot 12 of said PARK HEIGHTS ADDITION, from whence a found 1/2–inch iron rod marking the west corner of Lot 12A–1, PARK HEIGHTS ADDITION according to the Replat recorded in Volume 18479, Page 145 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and the north corner of said Lot 13 bears N 47° 41' 28" W at a distance of 526.60 feet for reference;

THENCE: along the common line of this tract, said Lot 12 and into and through the called 0.229 acre Madison tract for the following two (2) calls:

1) S 47° 41' 28" E for a distance of 100.00 feet to a 1/2–inch iron rod set for the east corner of this herein described tract, from whence City of Bryan GPS Monument Number 55 bears S 30° 14' 57" E at a distance of 8,265.05 feet for reference, and
2) S 42° 18' 32" W for a distance of 100.00 feet to a 1/2–inch iron rod set for the south corner of this tract, said iron rod also being in the northeast margin of said Louis Street;

THENCE: N 47° 41' 28" W along the northeast margin of said Louis Street for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.230 acres of land.

FINAL PLAT

LOTS 13A & 13B PARK HEIGHTS ADDITION

BEING A REPLAT OF PART OF
LOT 13, PARK HEIGHTS ADDITION
AS RECORDED IN VOLUME 90, PAGE 456

0.230 ACRES

STEPHEN F. AUSTIN LEAGUE No.9, A–62
BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2026
SCALE: 1" = 20'

Owner:
Paul E. Madison, Sr.
P.O. Box 3554
Bryan, Texas 77805

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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