

#### ORIGINAL PLAT LOT 1 (PART OF), BLOCK 1, BATTS ADDITION

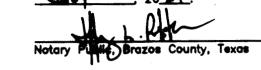
RECORDED IN VOLUME 38, PAGE 562

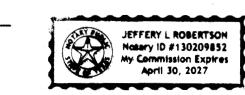
CERTIFICATE OF OWNERSHIP AND DEDICATION

I, <u>Clibert Barron</u>, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 12760, Page 79 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 shawn herean far the purposes identified.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared AILDER CAREN 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





CERTIFICATION BY THE COUNTY CLERK

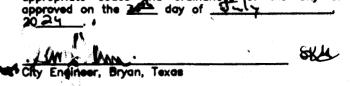
Filed for Record Official Public Records Of: Brazos County Clerk On: 8/1/2024 1:44:25 PM In the PLAT Records Volume - Page: 19359 - 24 Number of Pages: 1 Amount: 72.00 Order#: 20240801000092 ₿y: LG County Clerk Prozos County, Jexas Ry Jame Hidewell APPROVAL OF THE CITY PLANNER

I, Matin Zimmermann, 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 day of July

Jak of	or the same of the	R.O.
Planner, Bryan,	Texas	μ.σ.

APPROVAL OF THE CITY ENGINEER

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 addy of the City of Bryan and the ad



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Cody Kariech, 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.



Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abetract No. 2, in Bryan, Brazos County, Texas and being part of Lot 1, Block 1, BATTS ADDITION according to the plat recorded in Volume 38, Page 580 of the Brazos County Deed Records (B.C.D.R.), said Lot 1, Block 1 being further described as all of the called 0.257 acre tract of land described in the deed from Kathy Elaine Williams and Myron Williams to Gilbert Berron recorded in Volume 12780, Page 79 of the Official Public Records of Brazos County, Texas (0.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: et a found 5/8—inch Iron rod marking the southeast corner of this herein described tract, said Iron rod also marking the southwest corner of Lot 8, Block 1 of said BATTS ADDITION and being in the north right—of—way line of Batts Street (based an a 50—foot width);

THENCE: S 36'27'49" W along the north right—of—way line af sald Batts Street for a distance of 82.30 feet to a found 1—inch Iron pipe marking the southwest corner of this tract and being in the east right—of—way of Crenehaw Street (based an a 40—foot width);

THENCE: N 07'54'58" W along the sast right—of—way line of said Batts Street far a distance of 128.77 feet to a found 1/2—inch iron rod marking the northwest corner of this herein described tract, said iron rod also marking the southwest carner of the James Nicholas Chirda tract recorded in Volume 15938, Page 274 (O.P.R.B.C.), said Chirdo tract being the north 120' of said Lot 1, Block 1;

THENCE: N 85°27°22" E into and through said Lot 1 for a distance of 91.50 feet to a found 3/4—inch iron pipe marking the northeast corner of this tract, said iron pipe also being in the west line of Lot 2, Block 1 of said BATTS ADDITION;

THENCE: S 03'49'19" E along the common line of this tract, said Lot 2, Block 1 and said Lot 8, Block 1 for a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.258

LINE TABLE

LINE BEARING DISTANCE

L1 N 86'05'11" E 18.74'

L2 N 2'29'12" W 11.52'

L3 S 86"05'11" W 19.83'

GF	NERAL NOTES:
	ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State
١.	ORIGIN OF BEARING STSTEM. THE BEATING System is One North, Texas State
	Plane Coordinate System, Central Zone, NAD53 per GPS observation. The actual
	measured distance to the monuments are consistent with the plat recarded in
	Volume 38, Page 560, Deed Records, Brazce County, Texas.
2.	According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas
	and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2,
	and incorporated rates, map that the control of the
	2014, this property is not located in a Special Flood Hazard Area.
3	Where electric facilities are installed RTU has the right to install, operate.

- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove end 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.
   This property is currently zoned Residential District 5000 (RD-5) per City of Bryan Planning and Zoning.
   Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setbacks may be required by deed restrictions.
   This plat has been approved with authorized planning variances from Planning Variance Cases PV24-08 authorized by the Planning and Zoning Commission on July 18, 2024.
   All unimproved parking space will be improved to City of Bryan standards.
   Unless otherwise indicated 1/2" iron Rods are set at all carners.

- O − 1/2" Iron Rod Set

  O − 3/4" Iron Pipe Found (CM)

  O − 5/8" Iron Rod Found (CM)
- - 1" Iron Pipe Found (CM) 9. Legend & Abbreviations:

  - . Point of Beginning
     Controlling Monument
     Cammunications Vault
- Guy Anchor
   Pawer Pole
   Sewer Cleanout
   Utility Pole
   Water Meter

- -OE- Overhead Electrical Line
- -85- Underground Sewer Line w/ Size

## —4W— - Underground Water Line w/ Size (342) - Contour Elevation

# FINAL PLAT

### BATTS ADDITION

LOTS 1R-1 & 1R-2, BLOCK 1

BEING A REPLAT OF LOT 1 (PART OF), BLOCK 1,

BATTS ADDITION RECORDED IN VOLUME 38, PAGE 560 0.258 ACRES

JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS JUNE, 2024

Owner: Glibert Barron 1200 Batte Street Bryan, Texas 77803

SCALE: 1" = 20' McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693—3838

