



ORIGINAL PLAT
 LOT 1 (PART OF), BLOCK 1, BATTS ADDITION
 RECORDED IN VOLUME 38, PAGE 562

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gilbert Barron, 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 12780, 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 shown hereon for the purposes identified.

Gilbert Barron
 Gilbert Barron

APPROVAL OF THE CITY PLANNER

I, Malin Zimmerman, 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 24 day of July, 2024.

Malin Zimmerman R.C.
 City Planner, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gilbert Barron, 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 the purposes stated.

Given under my hand and seal on this 26 day of July, 2024.

Jeffery L. Robertson
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam Nacore, 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 24 day of July, 2024.

Sam Nacore S.E.
 City Engineer, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract 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 560 of the Brazos County Deed Records (S.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 Barron recorded in Volume 12780, Page 79 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at 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 on a 50-foot width);

THENCE: S 86°27'49" W along the north right-of-way line of said 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 Cranshaw Street (based on a 40-foot width);

THENCE: N 07°54'58" W along the east right-of-way line of said Batts Street for a distance of 128.77 feet to a found 1/2-inch iron rod marking the northeast corner of the James Nicholas Chirba tract, said iron rod also marking the southwest corner of the James Nicholas Chirba tract recorded in Volume 15938, Page 274 (O.P.R.B.C.), said Chirba 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°46'19" 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 acres of land.

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

Doc Number: 2024-1535472
 Volume - Page: 19369-24
 Number of Pages: 1
 Amount: 72.00
 Order#: 2024080100092
 By: LG

Karen McCQueen
 County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Cody Karbach, 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 Karbach 6-2024
 Cody Karbach, R.P.L.S. No. 7004

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'

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation. The actual measured distance to the monuments are consistent with the plat recorded in Volume 38, Page 560, Deed Records, Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0218F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - 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.
 - 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 Case# 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 corners.
 - - 1/2" Iron Rod Set
 - - 3/4" Iron Pipe Found (CM)
 - - 5/8" Iron Rod Found (CM)
 - - 1" Iron Pipe Found (CM)
- Legend & Abbreviations:**
- P.O.B. - Point of Beginning
 CM - Controlling Monument
 CV - Communications Vault
 GA - Guy Anchor
 PP - Power Pole
 SC - Sewer Cleanout
 UP - Utility Pole
 WM - Water Meter
 —○— - Overhead Electrical Line
 —S— - Underground Sewer Line w/ Size
 —W— - Underground Water Line w/ Size
 (350) - 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
 SCALE: 1" = 20'

SUBMITTER: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 683-3638