



GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearings system and actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 121, Page 275 of the Brazos County Deed Records.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410019SE effective May 16, 2011, this property is not located in a Special Flood Hazard Area.
- This property is currently zoned Residential District-5000 (RD-5).
- Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
- 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.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
- Abbreviations:
 - Pr.A.E. - Private Access Easement
 - P.O.B. - Point of Beginning
 - P.S.E. - Public Sewer Easement
 - P.W.E. - Public Water Easement
 - Vw. - Variable Width
 - ⊕ - Contour Elevation

FIELD NOTES

Being all of the called Lot 1, Block 3, BROADWAY ADDITION according to the plat recorded in Volume 121, Page 275 of the Brazos County Deed Records (B.C.D.R.), and being situated in the S.F. AUSTIN LEAGUE, Abstract No. 62, in Bryan, Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner said Lot 1, Block 3, the north corner of Lot 7, Block 3 of said BROADWAY ADDITION, and being in the southeast right-of-way line of State Highway No. 21;

THENCE: N 59°58'34" E along the southeast right-of-way line of said State Highway No. 21 for distance of 249.80 feet to a found 1/2-inch iron rod marking the north corner of said Lot 1, Block 3 and being at the point of intersection of the southeast right-of-way line of said State Highway No. 21 and the southwest right-of-way line of Carver Street (based on 50-foot width);

THENCE: S 45°00'00" E along the southwest right-of-way line of said Carver Street for a distance of 179.60 feet to a found 1/2-inch iron rod marking the east corner of said Lot 1, Block 3 and the north corner of Lot 2, Block 3 of said BROADWAY ADDITION;

THENCE: S 45°00'00" W departing the right-of-way line of said Carver Street and along the common line of said Lots 1 and 2, Block 3 for a distance of 241.35 feet to a found 1/2-inch iron rod marking the south corner of said Lot 1, Block 3, the west corner of said Lot 2, Block 3, the east corner of said Lot 7, Block 3 and the north corner of Lot 5, Block 3 of said BROADWAY ADDITION;

THENCE: N 45°00'00" W along the common line of said Lots 1 and 7, Block 3 for a distance of 244.01 feet to the POINT OF BEGINNING and containing 1.17 acres of land

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	20.00'
L2	S 45°00'00" E	38.85'
L3	S 45°00'00" W	20.00'
L4	S 45°00'00" W	39.92'
L5	S 52°42'28" W	61.31'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	75°03'26"	25.00'	32.75'	19.20'	N 82°31'43" W	30.46'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **MATT ABEGLLEN**, owner and developer of LOTS 1R-1, 1R-2, 1R-3, 1R-4, BLOCK 3, BROADWAY ADDITION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16406, Page 112 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.

Matt Abegglen
 Matt Abegglen

APPROVAL OF THE CITY PLANNER

I, **Martin 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 approved on the 17th day of November, 2021.

Martin Zimmermann
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, **Sam Vernon**, 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 17th day of November, 2021.

Sam Vernon
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **Gregory Hopcus**, Registered Professional Land Surveyor No. 6047, 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 on the ground under my supervision on June 25, 2021, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopcus 11/17/21
 Gregory Hopcus, R.P.L.S. No. 6047

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Matt Abegglen**, 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 17 day of November, 2021.

Betty Heath
 Notary Public, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 11/6/2022 8:38:43 AM
 in the PLAT Records

Doc Number: 2022-1457813
 Volume - Page: 17636 - 150
 Number of Pages: 1
 Amount: 73.00
 Order#: 20220106000015
 By: LG

REPLAT

LOTS 1R-1, 1R-2, 1R-3,
 1R-4, BLOCK 3

BROADWAY ADDITION

BEING A REPLAT OF LOT 1, BLOCK 3, BROADWAY ADDITION, AS RECORDED IN VOLUME 121, PAGE 275

1.17 ACRES

S.F. AUSTIN LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2021
 SCALE: 1" = 30'

Owner:
 4point Ventures, Inc.
 10615 N Sunrise Shores Lane
 Cypress, TX 77433

SURVEYOR:
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 683-3838

