

LOT 1, BLOCK 3, BROADWAY ADDITION

AS RECORDED IN VOLUME 121, PAGE 275

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF BRAZOS I, MATT ABEGGLEN 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

Watt // Sol Matt Abegglen

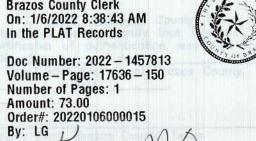
STATE OF TEXAS COUNTY OF BRAZOS

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 purpose stated.

of November, 2021. Notary Public, State of Texas Comm. Expires 03-07-2025 Notary IS 11061174

CERTIFICATION BY THE COUNTY CLERK

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 1/6/2022 8:38:43 AM In the PLAT Records Doc Number: 2022 - 1457813



Knien McQueen by Ma Chause

APPROVAL OF THE CITY PLANNER

APPROVAL OF THE CITY ENGINEER

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 November 1, 20

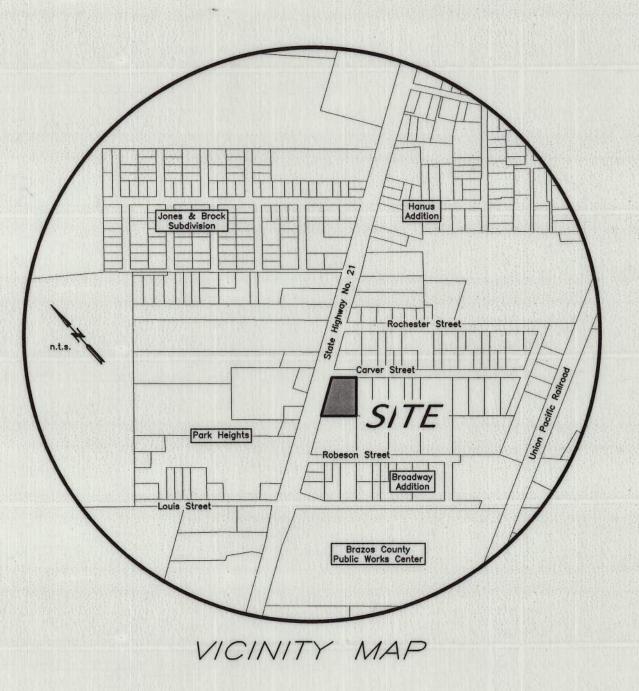
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CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS

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.

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





Scale: 1"=30'

- GENERAL NOTES:

 1. 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.

 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective May 16, 2011, this property is not located in a Special Flood Hazard Area.

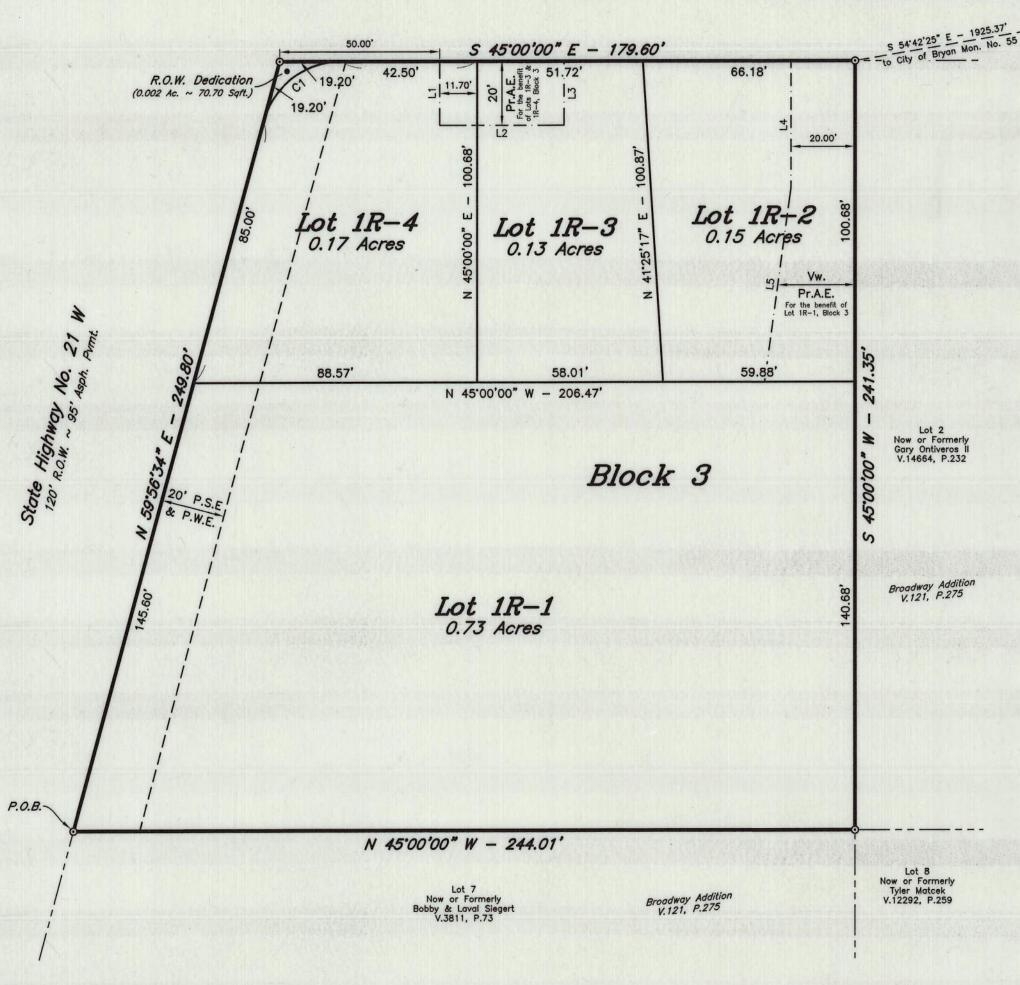
 3. This property is currently zoned Residential District—5000 (RD—5).
- Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
 Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain inspect parts. 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.

 6. Unless otherwise indicated 1/2" Iron Rods are set at all

O - 1/2" Iron Rod Found
O - 1/2" Iron Rod Set

7. Abbreviations:
Pr.A.E. - Privet
P.O.B. - P
P.S.E.
P.W.E.
Vw. Private Access Easement
Point of Beginning
Public Sewer Easement
Public Water Easement - Variable Width - Contour Elevation

Carver Street 50' R.O.W. ~ 28' Asph. Pvmt. V.121, P.275



REPLAT

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 follow: 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 59'56'34" 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 6, 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	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'

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

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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