

Legend

- Boundary Line
- Property Line
- - - Adjoining Property Line
- - - Easement Line
- - - 100 yr. Floodplain
- 301.10 Minimum Habitable Finished Floor Elevation (NAVD88 Datum)
- ⊙ 5/8" Iron Rod Found
- ⊙ 1/2" Iron Rod Found
- Pr.D.E. - Private Drainage Easement
- P.U.E. - Public Utility Easement
- Vw. - Variable Width

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Bobby Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18 day of September, 2018 and same was duly approved on the 24 day of September, 2018 by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Wayne Adamik, Managing Member of Historic Homes, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11012, Page 99, 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.

Owner: Wayne Adamik, Managing Member
Historic Homes, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Wayne Adamik, Managing Member of Historic Homes, LLC, 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.

Given under my hand and seal on this 8 day of May, 2019.
Betty Heath
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McQueen, County Clerk, in that this plat together with its certifi record in my office the 15 day of July, 2018, Official Records of Brazos County, Amount: 73.00
Karen McQueen
 County Clerk, Brazos County, Texas
By: Michelle Owen

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 6/4/2019 9:56:26 AM
 in the PLAT Records
 Doc Number: 2019-1362637
 Volume-Page: 15361-100
 Number of Pages: 1
 Amount: 73.00
 Order#: 20190604000025
 By: MD



APPROVAL OF THE CITY PLANNER
 I, Maria Zinnemann, 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 18 day of September, 2018.

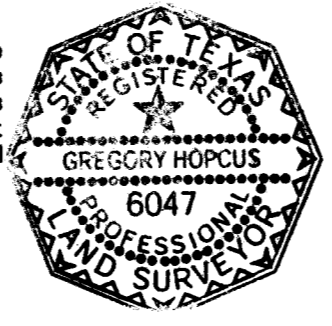
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. P. Kasper, 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 18 day of September, 2018.

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 under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopcus 5/8/19
 Gregory Hopcus, R.P.L.S. No. 6047



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°51'34" W	12.82'
L2	S 5°24'57" E	27.96'
L3	S 5°24'57" E	27.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	41°24'35"	50.00'	36.14'	18.90'	S 15°17'20" W	35.36'
C2	282°49'09"	50.00'	229.35'	-56.69'	S 84°35'03" W	75.00'
C3	41°24'35"	50.00'	36.14'	18.90'	S 26°07'14" E	35.36'

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. 82 in Bryan, Brazos County, Texas and being all of the 2.195 acre tract described in the deed from Nicolaus Rodriguez to Historic Homes, LLC recorded in Volume 11012, Page 99 of the Official Records Brazos County (O.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 west corner of the said 2.195 acre Historic Homes, LLC tract, the east corner of the called 1.83 acre Diwakar K. Singh, Pratulbhai Patel, Jinnikumar Patel and Varsha Patel tract recorded in Volume 14336, Page 46 (O.R.B.C.) and being in the south right-of-way line of Beck Street (based on a 100-foot width);

THENCE: N 84° 35' 03" E along the south right-of-way line of said Beck Street for a distance of 605.32 feet to a found 5/8-inch iron rod marking the east corner of the said 2.195 acre Historic Homes, LLC tract, said iron rod also being common with the most northerly corner of the called 10.448 acre Susan Jones, Elizabeth Jones and Judith Jones tract, described as Tract 4 in the Special Executors Deed recorded in Volume 13053, Page 226 (O.R.B.C.);

THENCE: along the common line of the said 2.195 acre Historic Homes, LLC tract and the called 1.83 acre Singh and Patel tract for the following four (4) calls:

- 1) S 38° 07' 32" W for a distance of 148.08 feet to a found 1/2-inch iron rod marking an angle point,
- 2) S 41° 41' 05" W for a distance of 133.59 feet to a found 1/2-inch iron rod marking an angle point,
- 3) S 41° 09' 04" W for a distance of 89.43 feet to a found 1/2-inch iron rod marking an angle point, and
- 4) S 44° 56' 56" W for a distance of 72.04 feet to a found 1/2-inch iron rod marking the most southerly corner of the called 2.195 acre Historic Homes, LLC tract and the most easterly corner of the called 1.83 acre Singh and Patel tract;

THENCE: along the common line of the said 2.195 acre Historic Homes, LLC tract and the called 1.83 acre Singh and Patel tract for the following two (2) calls:

- 1) N 71° 51' 34" W for a distance of 12.82 feet to a found 5/8-inch iron rod marking an angle point, and
- 2) N 47° 41' 25" W for a distance of 406.21 feet to the POINT OF BEGINNING and containing 2.195 acres of land, more or less.

FINAL PLAT

FOUR POINT 0 SOUTH
SUBDIVISION
 LOTS 1-7, BLOCK 1
 2.195 ACRES
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY, 2018
 SCALE: 1"=30'

Owner: Wayne Adamik, Historic Homes, LLC, 4557 Hallmark Drive, Plano, TX 75024, (972) 208-1752

Surveyor: McClure & Browne Engineering/Surveying, Inc., 100B Woodcreek Dr., Suite 103, College Station, Texas 77845, (979) 693-3638