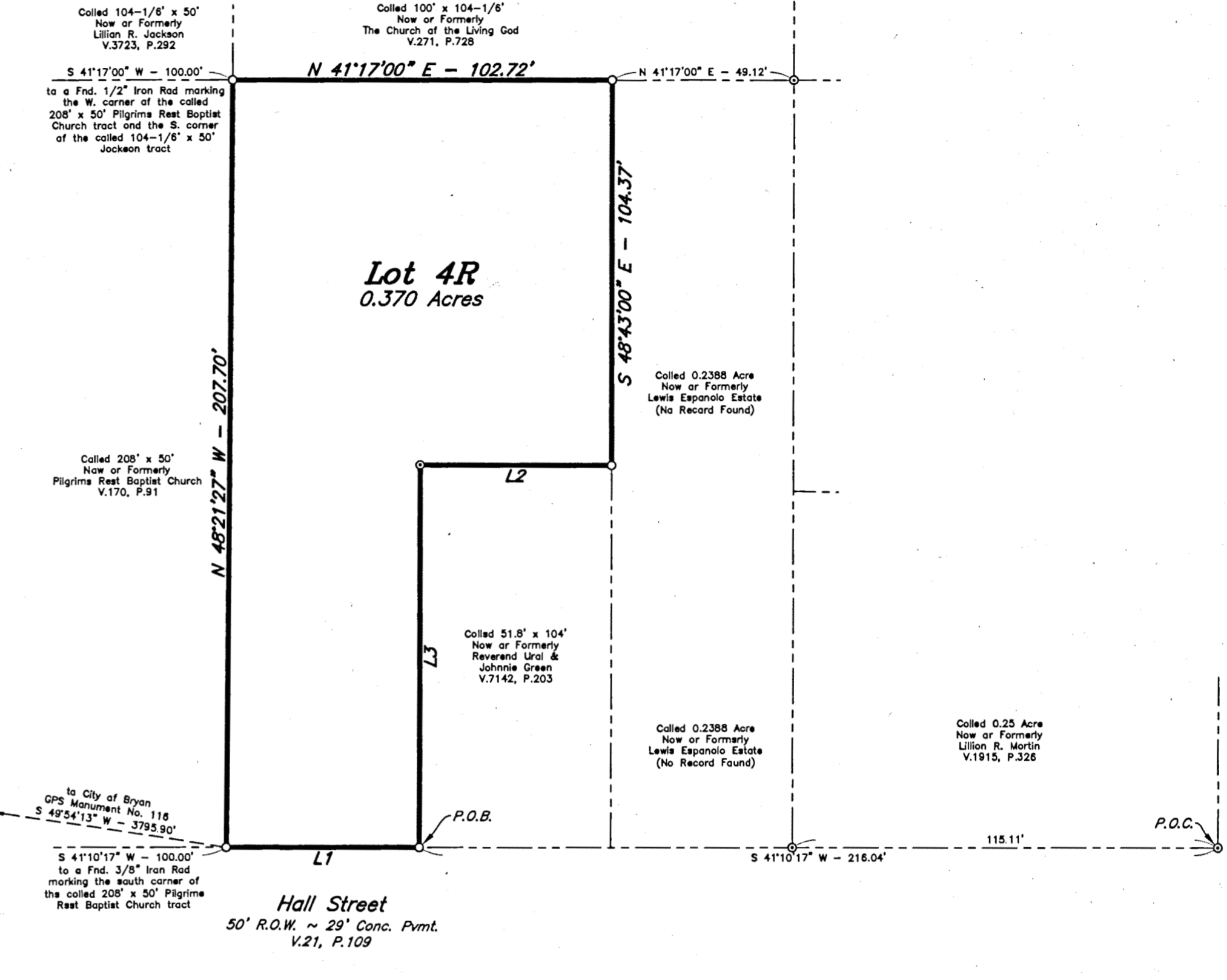
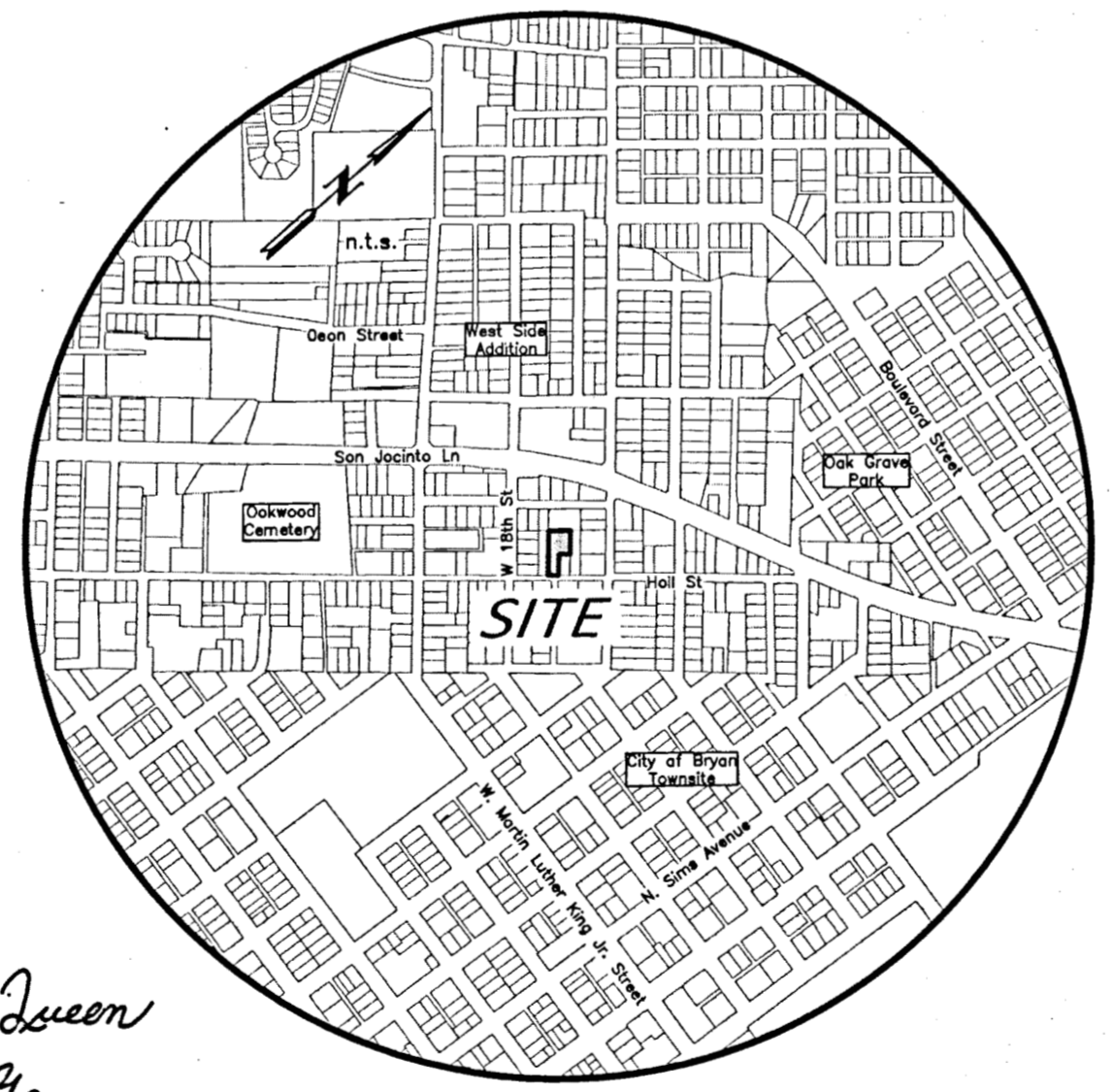


LINE	BEARING	DISTANCE
L1	S 41°10'17\" W	52.23'
L2	S 41°17'00\" W	51.80'
L3	S 48°43'00\" E	103.23'

ORIGINAL PLAT
 LOTS 1 & 2 (PART OF)
 J.A. CHEWS SUBDIVISION (21/109)



REPLAT



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Belson Construction, 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 Public Records of Brazos County, Texas in Volume 18821, Page 134 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places shown hereon for the purposes identified.

Gustavo Baltan
 Owner

CERTIFICATION BY THE COUNTY CLERK

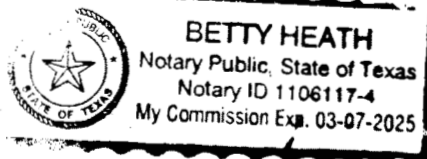
(STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Laren McQueen, County Clerk of Brazos County, Texas, do hereby certify on was filed for 20 in 11/22/2023 8:45:45 AM in the PLAT Records.
 Doc Number: 2023-1516398
 Volume - Pages: 18341-91
 Number of Pages: 1
 Amount: 73.00
 Order#: 20231122000009
 By: PS

Laren McQueen
 County Clerk
 By: Robert St. George

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gustavo Baltan, 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 31 day of October, 2023.

Betty Heath
 Notary Public, Brazos County, Texas



APPROVAL OF THE CITY ENGINEER

I, Paul 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 13th day of November, 2023.

Paul Kasper
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Cody Karisch, 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 Karisch
 Cody Karisch, R.P.L.S. No. 7004



APPROVAL OF THE CITY PLANNER

I, Madis 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 13th day of November, 2023.

Madis Zimmerman
 City Planner, Bryan, Texas

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. 62, in Bryan, Brazos County, Texas and being all of the called 50 x 104 First Tract and all of the called 50' x 104' Second Tract described in the deed from John Gabriel Harmsberry, individually and as Independent Executor of the Estate of Johnnie Thelma Harmsberry to Belson Construction, LLC, recorded in Volume 18821, Page 134 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of Lots 1 and 2, J.A. CHEWS SUBDIVISION according to the Final Plat recorded in Volume 21, Page 109 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the common east corner of the called 0.25 acre Lillian R. Martin tract recorded in Volume 1915, Page 326 of the Official Records of Brazos County, Texas (O.R.B.C.) and said Lot 1, J.A. CHEWS SUBDIVISION, said iron rod also being in the northwest right-of-way of Hall Street (based on a 50-foot width) and the southeast margin of West 17th Street;

THENCE: S 41° 10' 17" W along the northwest right-of-way of said Hall Street, at 115.11 feet pass a found 1/2-inch iron rod marking the south corner of the called 0.25 acre Martin tract and the east corner of the 0.2388 acre Lewis Espanola Estate tract (No record found), continue for a total distance of 216.04 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also marking the south corner of the called 51.8' x 104' Reverend Ural Green and Johnnie Green tract recorded in Volume 7142, Page 203 (O.R.B.C.) and the POINT OF BEGINNING;

THENCE: S 41° 10' 17" W continue along the northwest right-of-way of said Hall Street for a distance of 52.23 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, said iron rod also marking the east corner of the called 208' x 50' Pilgrims Rest Baptist Church tract recorded in Volume 170, Page 91 (B.C.D.R.), from whence a found 3/8-inch iron rod marking the south corner of the called 208' x 50' Pilgrims Rest Baptist Church tract bears S 41° 10' 17" W at a distance of 50.00 feet for reference;

THENCE: N 48° 21' 27" W along the common line of this tract and the called 208' x 50' Pilgrims Rest Baptist Church tract for a distance of 207.70 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the north corner of the called 208' x 50' Pilgrims Rest Baptist Church tract, the east corner of the called 104-1/8' x 50' Lillian R. Jackson tract recorded in Volume 3723, Page 292 (O.R.B.C.) and the south corner of the called 100' x 104-1/8' The Church of the Living God tract recorded in Volume 271, Page 728 (B.C.D.R.), from whence a found 1/2-inch iron rod marking the west corner of the called 208' x 50' Pilgrims Rest Baptist Church tract and the south corner of the called 104-1/8' x 50' Jackson tract bears S 41° 17' 00" W at a distance of 50.00 feet for reference;

THENCE: N 41° 17' 00" E along the common line of this tract and the called 100' x 104-1/8' The Church of the Living God tract for a distance of 102.72 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also marking the west corner of the 0.2388 acre Lewis Espanola Estate tract, from whence a found 1/2-inch iron rod marking the north corner of the 0.2388 acre Lewis Espanola Estate tract, the west corner of the called 0.296 acre Maurice H. Frederick Trust tract recorded in Volume 13037, Page 51 (O.R.B.C.) and the south corner of the called 0.1321 acre Anthony Samuel Jackson and Jennifer Melynna Jackson tract recorded in Volume 15986, Page 32 (O.R.B.C.) bears N 41° 17' 00" E at a distance of 49.12 feet for reference;

THENCE: S 48° 43' 00" E along the common line of this tract and the 0.2388 acre Lewis Espanola Estate tract for a distance of 104.37 feet to a 1/2-inch iron rod set for an exterior corner of this tract, said iron rod also marking the north corner of the called 51.8' x 104' Green tract;

THENCE: along the common line of this tract and the called 51.8' x 104' Green tract for the following two (2) calls:

- S 41° 17' 00" W for a distance of 51.80 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the west corner of the called 51.8' x 104' Green tract, and
- S 48° 43' 00" E for a distance of 103.23 feet to the POINT OF BEGINNING and containing 0.370 acres of land.

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410155E effective May 16, 2012, 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).
- 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.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ○ - 1/2" Iron Rod Found (CM)
 ○ - 1/2" Iron Rod Set
- Distances shown along curves are arc lengths.
- Abbreviations:
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement
 CM - Controlling Monument
 WM - Water Meter
 -es- - Sewer Line
 -12w- - Water Line
 (350) - Contour Elevations

FINAL PLAT

LOT 4R
J.A. CHEWS SUBDIVISION
 BEING A REPLAT OF LOT 1 & 2 (PART OF)
 RECORDED IN VOLUME 21, PAGE 109
 0.370 ACRES
 STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2023
 SCALE: 1" = 30'

Owner: Belson Construction, LLC
 McClure & Browne Engineering/Surveying, Inc.
 1707 Mockingbird Road
 Bryan, Texas 77803
 (979) 985-0686

Surveyor: Cody Karisch
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838