

### FIELD NOTES DESCRIPTION OF A 0.689 ACRE TRACT ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.689 ACRES IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF CALLED A 0.689 ACRE TRACT, BEING ALL OF LOTS 1, 2, 3, AND 4 AND PART OF LOTS 7, 8, AND 9, BLOCK 1 OF THE MIDWAY PLACE ADDITION IN VOLUME 38, PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAID 0.689 ACRES BEING CONVEYED TO EL ELOHIM, LLC IN VOLUME 18196, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.689 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT AN 'X' SET IN CONCRETE ON THE SOUTHEAST RIGHT-OF-WAY OF EAST VILLA MARIA ROAD (VARIABLE WIDTH RIGHT-OF-WAY, RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 312, PAGE 68 (DRBCT), MARKING THE WEST CORNER OF A CALLED 0.15 ACRE TRACT, BEING PART OF LOTS 7 AND 8 OF SAID MIDWAY PLACE ADDITION, CONVEYED TO WILLIAM C. SCARMARDO AND WIFE, PATRICIA A. SCARMARDO IN VOLUME 5550, PAGE 223 (OPRBCT), AND MARKING THE NORTH CORNER HEREOF, FOR REFERENCE, CITY OF BRYAN MONUMENT GPS-107 BEARS N 18' 23' 07" W, A DISTANCE OF 2,794.56 FEET;

THENCE, WITH THE COMMON LINE OF SAID SCARMARDO TRACT AND THIS HEREIN DESCRIBED TRACT, S 33° 28' 20" E, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 10.45 FEET, MARKING THE EAST CORNER OF A RIGHT-OF-WAY EASEMENT IN VOLUME 312, PAGE 68 (DRBCT), FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 25° 31' 14" W. A DISTANCE OF 4.78 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 133.00 FEET TO A POINT FOR CORNER, ON THE NORTHWEST LINE OF A CALLED 5 FEET OF LOT 9 ADJOINING LOT 10, AND ALL OF LOTS 10 AND 11, BLOCK 1, OF SAID MIDWAY PLACE ADDITION, CONVEYED TO ARTURO M. VASQUEZ AND WIFE YOLANDA IN VOLUME 1536, PAGE 301, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), THE SOUTH CORNER OF A CALLED 0.238 ACRE TRACT, BEING ALL OF LOTS 8 AND 9, BLOCK 1, OF SAID MIDWAY PLACE ADDITION, CONVEYED TO NATHAN DANIEL GUINDI, A MARRIED MAN, AND JUAN ARIESCO CARBALLO, AN UNMARRIED MAN IN VOLUME 16213, PAGE 106 (OPRBCT), AND BEING AN EXTERIOR CORNER HEREOF, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS N 80'09'16" W, A DISTANCE OF 7.22 FEET;

THENCE, WITH THE COMMON LINE OF SAID VASQUEZ TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1)S 56" 20' 51" W, FOR A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET; 2)S 33' 28' 20" E, FOR A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF SAID VASQUEZ TRACT, MARKING THE NORTH CORNER OF A CALLED LOTS 5 AND 6, BLOCK 1 OF SAID MIDWAY PLACE ADDITION, CONVEYED TO B-CS PROPERTIES, INC., IN VOLUME 1169, PAGE 77 (ORBCT), AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID B-CS PROPERTIES TRACT AND THIS HEREIN DESCRIBED TRACT, S 56° 20' 51" W, FOR A DISTANCE OF 145.00 FEET TO AN 'X' SET IN CONCRETE ON THE NORTHEAST RIGHT-OF-WAY OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE WEST CORNER OF SAID B-CS PROPERTIES TRACT AND MARKING THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY OF SOUTH COLLEGE AVENUE, N 33° 28' 20" W, PASSING AN 'X' SET IN CONCRETE AT A DISTANCE OF 138.00 FEET, CONTINUING OF FOR A TOTAL DISTANCE OF 184.00 FEET TO THE WEST CORNER HEREOF, BEING THE EAST INTERSECTION OF SOUTH COLLEGE AVENUE AND EAST VILLA MARIA ROAD;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST VILLA MARIA ROAD N 56° 20' 51" E, FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.689 ACRES OF LAND, MORE OR LESS. SURVEYED ON THE GROUND MARCH 2022 UNDER MY SUPERVISION.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### STATE OF TEXAS COUNTY OF BRAZOS

VITAY Kun Managing Partner of El Elohim LLC, owner of the called 0.689 acre tract shown on this plat, being the same tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18196, Page 55, and designated herein as Midway Place Addition Block 1 Lot 1R a Subdivision in Bryan, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all Right-of-Way, Easements, and other public places shown herein.

Sutur Managing Partner of El Elohim, LLC. Owner

## STATE OF TEXAS COUNTY OF BRAZOS

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, VI Jay Lumw 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 \_\_\_\_ day of November , 2022.

Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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 the property markers and monuments were placed under my supervision on

## APPROVAL OF THE CITY PLANNER

designated Secretary of the Planning and 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 day of Determines, 2022

APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_\_\_\_ 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 day of \_\_\_\_\_\_\_, 2022.

MICHAEL KONETSKI

6531

## APPROVAL OF PLANNING AND ZONING COMMISSION

I, Lea Ganzalez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat 

Chair, Planning & Zoning Commission, Bryan, Texas

CTATE OF TEVAC Filed for Record Official Public Records Of: **Brazos County Clerk** On: 12/20/2022 8:59:59 AM In the PLAT Records

CERTIFICATE OF THE COUNTY CLERK



LINE TABLE

25.00' S 56° 20' 51" W

DIRECTION

LINE # LENGTH

said county, do uthentication was Volume \_\_\_\_\_

Doc Number: 2022 - 1491328 Volume - Page: 18387 - 189 Number of Pages: 1 Amount: 73.00 Order#: 2022122000002

By: LG Karen McQueen by: Jana Chrolewell

## **ANNOTATIONS:**

TYP-

Right-of-Way Hot mix Asphaltic concrete HMAC-DRBCT- Deed Records Of Brazos County, Texas ORBCT- Official Records Of Brazos County, Texas OPRBCT- Official Public Records Of Brazos County, Texas Record information

Controlling Monument used to establish property boundaries PUE-Public Utility Easement

Now or Formerly

# Vicinity Map CRANE AVENUE PROJECT LOCATION SOUTH COLLEGE AVENUE B

## General Notes:

- Bearing system shown hereon is based on the Texas State plane Central Zone grid North as established from GPS observation using the LEICA SmartNET NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. to obtain grid distances (not areas) divide by a combined scale factor of 1.00010396494821 (calculated using GEOID12B).
- 3. No portion of this tract lies within a special flood hazard area subject to the 1% annual chance flood (100 year flood plain) according to the Brazos County flood insurance rate map (FIRM) panel NO. 48041C0215F, revised date: 04-02-2014.
- 4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners
- All minimum building setbacks shall be in accordance with current City of Bryan Code of Ordinances. Specifically lots within the Midtown-Corridor (MT-C) District shall adhere to the lot development standards found in section 62-593.
- Utilities shown hereon are approximate located by marks on the ground in accordance with public locate request and City of Bryan GIS data. Additional utilities may exist
- 7. This property is zoned Midtown-Corridor District (MT-C).
- 8. Topography shown is based on survey data.
- 9. 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- 10. This survey plat was prepared to reflect the title report prepared by University Title Company, GF No. 2221464, Certification Dated: March 28th, 2022 Items listed on Schedule B are addressed as follows:
- 10' wide sanitary sewer line easement to the City of Bryan, recorded in Volume 6322, Page 65, OPRBCT, does apply, and is shown hereon.
- . 10' wide sanitary sewer line easement to the city of Bryan, recorded in Volume 6186, Page 7, OPRBCT, does apply, and is shown hereon
- · Variable width right-of-way easement to the City of Bryan, recorded in Volume 312, Page 68, DRBCT. does apply and is shown hereon.
- Reciprocal easement agreement to B-CS Properties Inc., recorded in volume 14942, Page 62, OPRBCT, does apply and is shown hereon.
- All other items are not survey items and/or are not addressed by this plat.

## FINAL PLAT

## Midway Place Addition Lot 1R in Block 1

Being a replat of All of Lots 1, 2, 3, and 4 and part of Lots 7, 8, and 9 0.689 acres

Volume 38, page 598 DRBCT Zeno Phillips League NO. 7, A-45 Bryan, Brazos County, Texas October 2022

El Elohim LLC P.O. Box 161, Wellborn, TX 77845

Surveyor:

Kerr Surveying, LLC

409 N. Texas Ave.

Bryan, TX 77803

979-268-3195

TBPELS #10018500

Proj # 22-157

Engineer:

PO Box 5192 Bryan, TX 77805

979-739-0567 TBPE F-9951