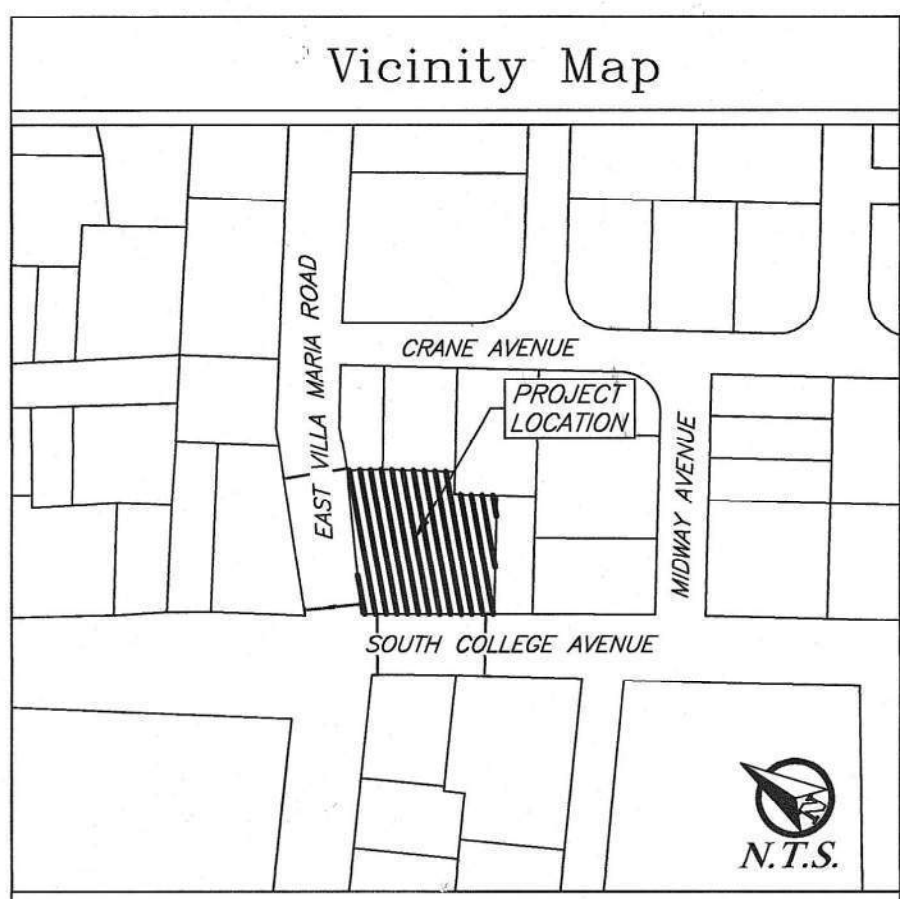
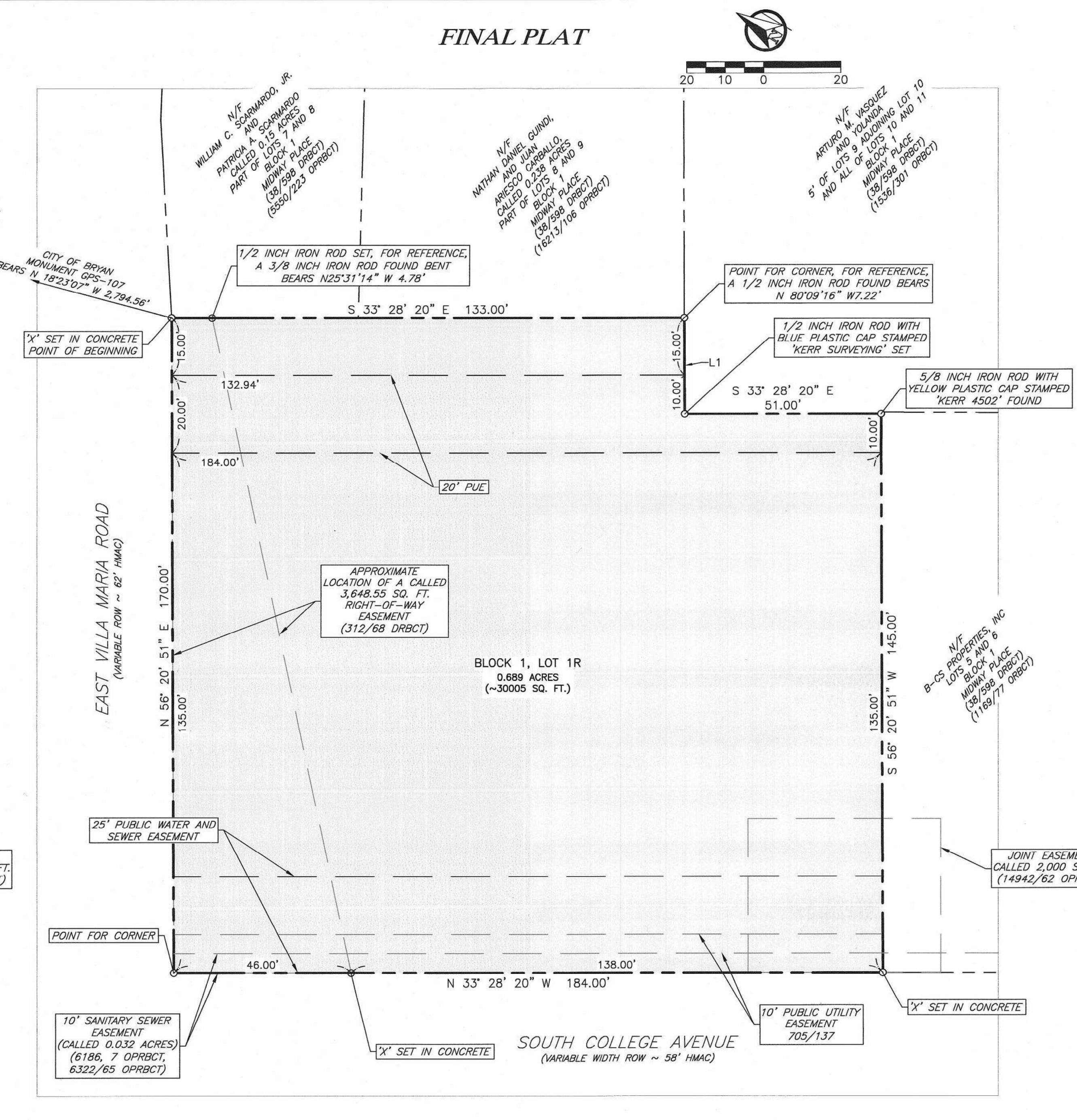
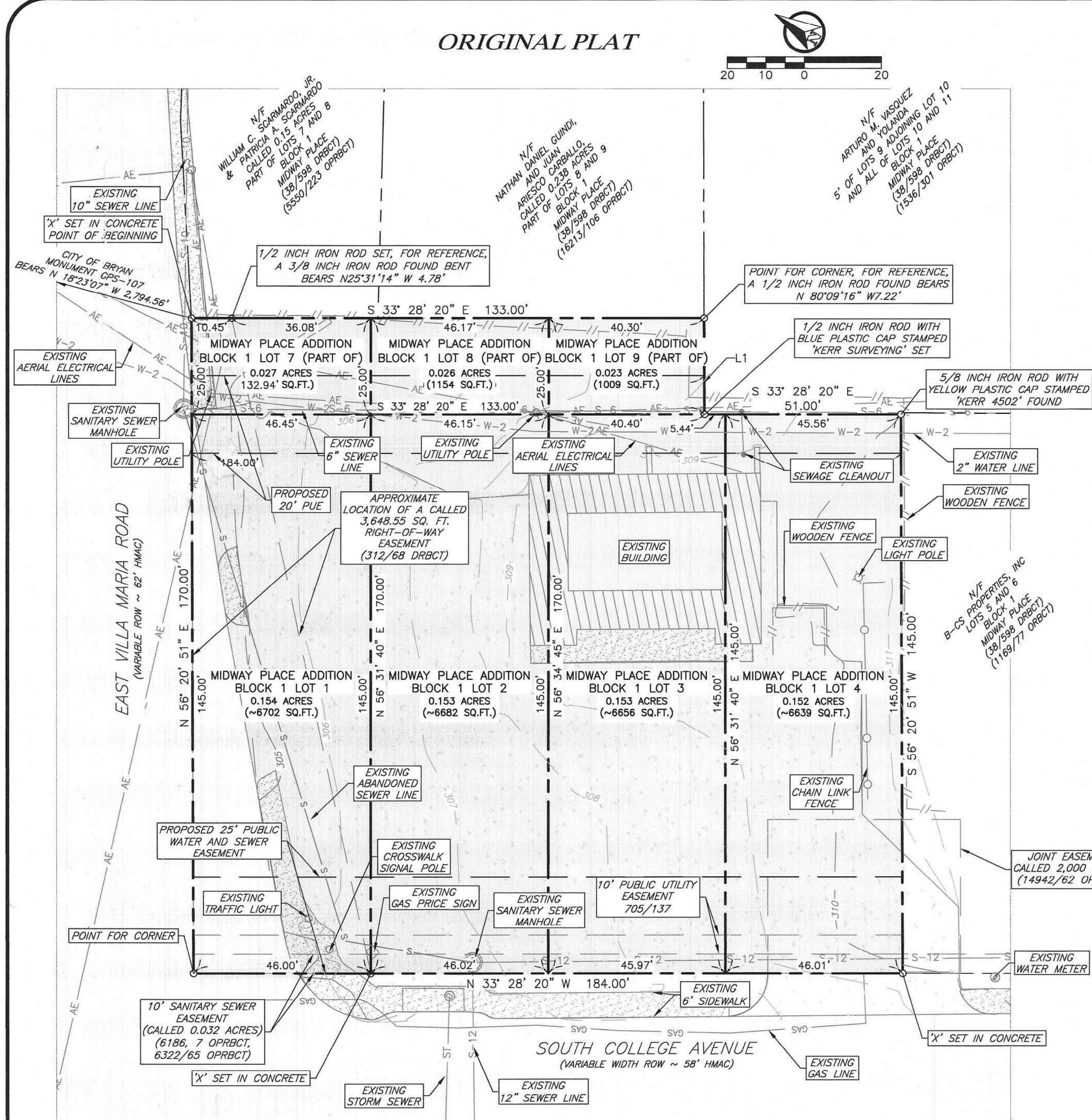


ORIGINAL PLAT

FINAL PLAT



- General Notes: 1. Bearing system shown hereon is based on the Texas State plane Central Zone grid North as established from GPS observation using the LEICA SmartNET NAB03 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS08). 2. Distances shown hereon are surface distances unless otherwise noted. 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 unless otherwise stated. 5. 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 62-693. 6. 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 not shown. 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, VITAY KUMAR, the undersigned, 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.
Managing Partner of El Elohim, LLC. Owner

APPROVAL OF THE CITY PLANNER
I, Martin Zimmermann, the undersigned, City Planner and/or 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 16th day of December, 2022.
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, W. P. [Signature], 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 16th day of December, 2022.
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Leo Gonzalez, Chair 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 28th day of October, 2022, and same was duly approved on the 28th day of October, 2022, by said Commission.
Chair, Planning & Zoning Commission, Bryan, Texas

LINE TABLE
LINE # LENGTH DIRECTION
L1 25.00' S 56° 20' 51" W

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
Owner: El Elohim LLC
P.O. Box 161, Wellborn, TX 77845
Engineer: JA Engineering
PO Box 5192, Bryan, TX 77805
979-739-0567, 979-268-3195
TBPPEL #10018500, Proj # 22-157

J4-E Project # 21-118
10/20/2022 Midway Place Addition-Resplat.dwg
J4 Engineering