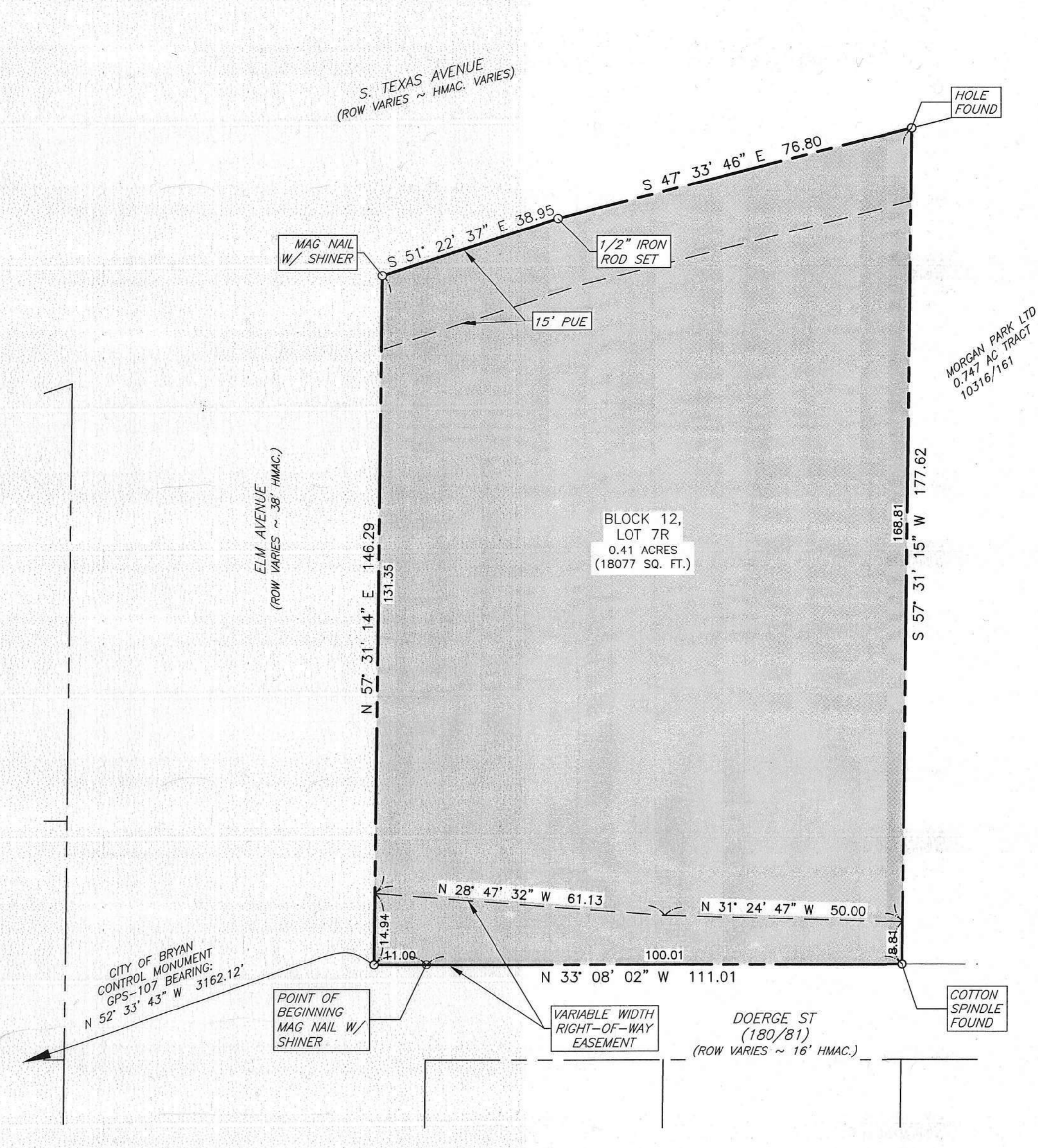
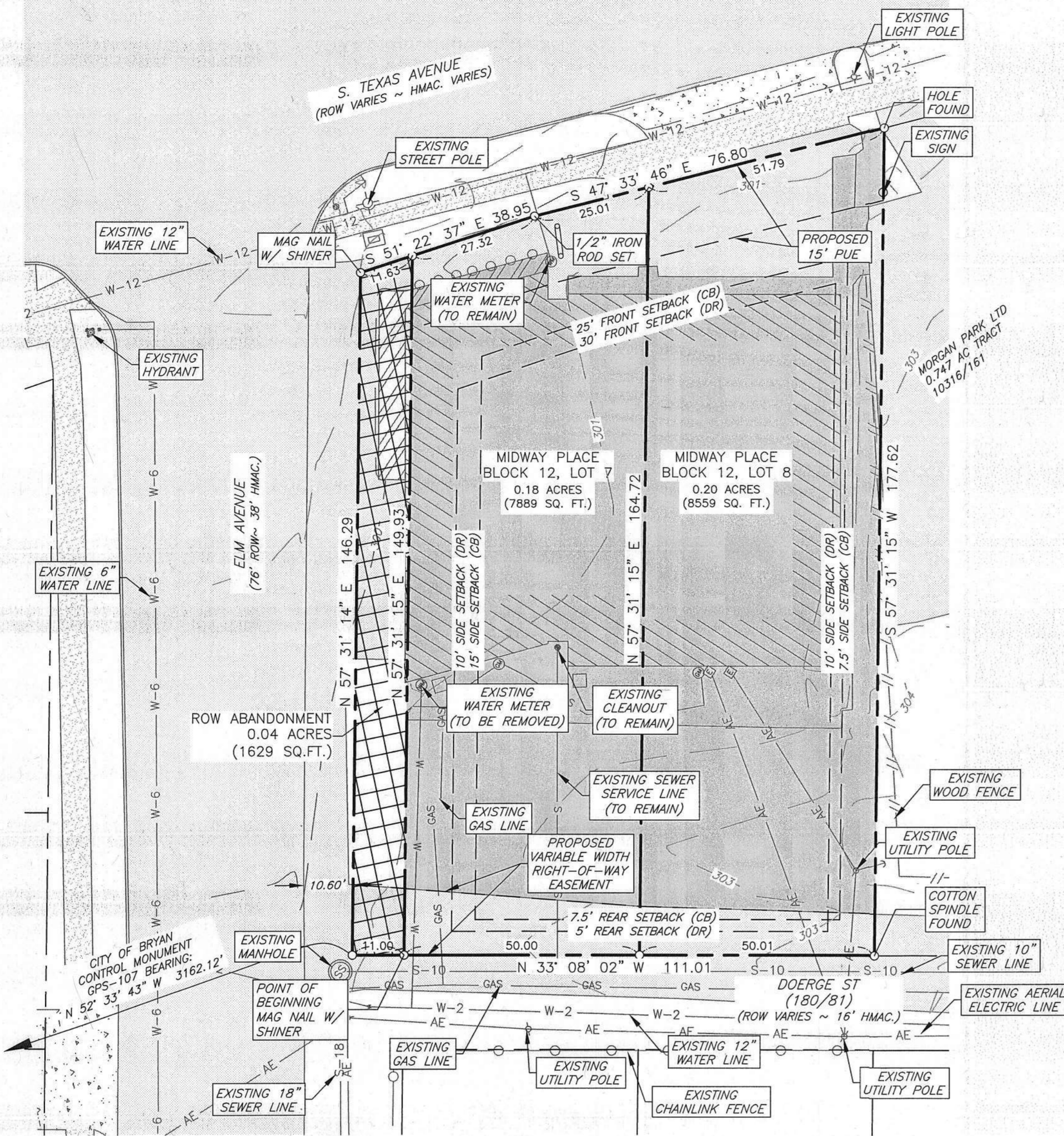
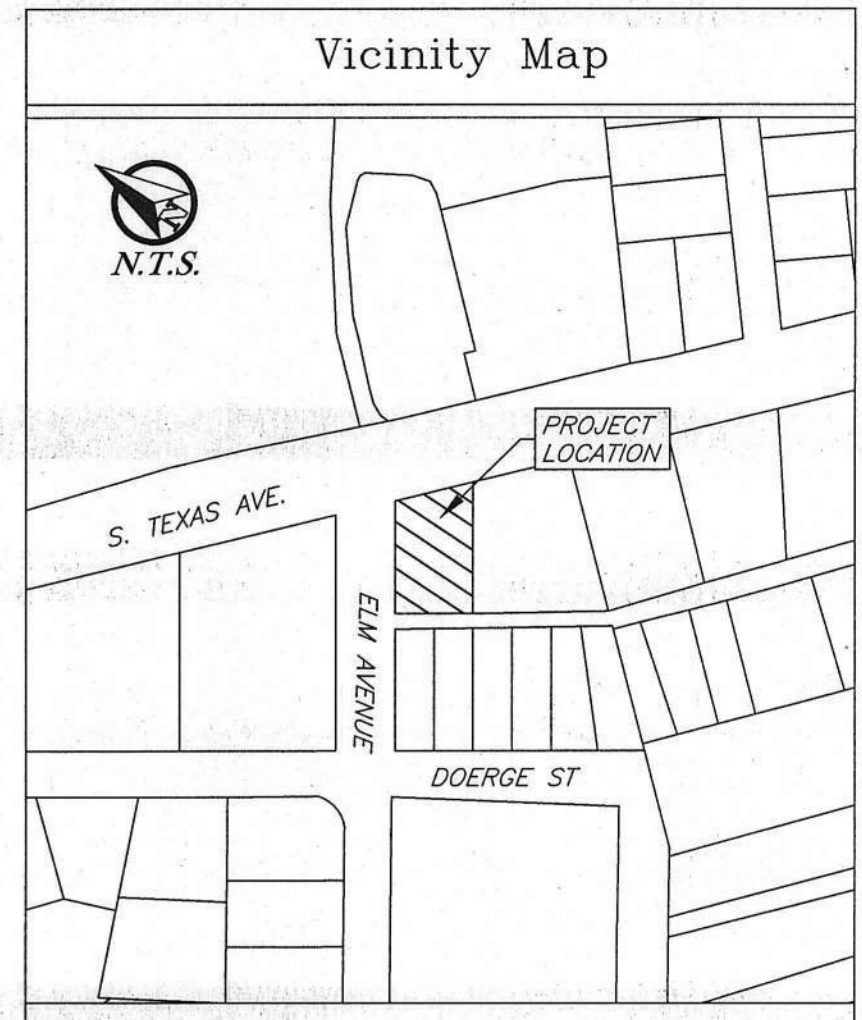


**ORIGINAL PLAT**  
(81/43)

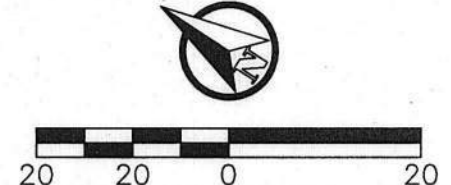
**REPLAT**



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.00'	N 33° 08' 02" W
L2	11.63'	S 51° 22' 37" E



- General Notes:**
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument GPS-107 (N:10221494.41; E:3645697.81) and as established from gps observation.
  - Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001089491279 (Calculated Using GEOID12B).
  - Building Setback lines per City of Bryan Ordinance (CB) and Deed Restrictions, 106/240 (DR).
  - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 02, 2014.
  - All utilities shown hereon are approximate locations.
  - The topography shown is from Ground Survey Data.
  - All Existing Buildings and utilities on lot to be removed.
  - The associated Right-of-Way abandonment was approved by the City of Bryan Council on 06-29-2021 per ordinance no. 7432.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, **Divakar Singh**, owner of Ambema P&S LLC owner of the 0.414 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 13659, Page 158, and designated herein as Midway Place, Block 12, Lot 7R in the City of Bryan, Texas and whose name is subscribed hereto declare to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

**Divakar Singh**  
Divakar Singh, Ambema P&S LLC, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Divakar Singh**, known to me to be the persons whose names are 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 29th day of March, 2022.

**Notary Public**, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, **Brad Kerr**, Registered Professional Land Surveyor No. 6410, 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 the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, **Martin Zimmerman**, 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 11th day of April, 2022.

City Planner  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, **W. R. Kasper**, 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 29th day of March, 2022.

City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, **Lee 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 29th day of March, 2022 and same was duly approved on the 11th day of April, 2022 by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On 4/27/2021 11:25:27 AM  
In PLAT Records

De: Number: 2021-1429245  
Vol: me - Page: 16942 - 65  
Num ber of Pages: 1  
Am unt: 73.00  
Ord# #: 2021042700058  
By: LG

**Karen McQueen**  
County Clerk, Brazos County, Texas

By: **Anna Chudeval**

said county, do hereby certify that this filed for record in my office the Records of Brazos County in Volume

**METES AND BOUNDS DESCRIPTION**  
OF A  
0.414 ACRE TRACT  
MIDWAY PLACE  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF LOTS 7 AND 8, BLOCK 12, MIDWAY PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE RIGHT-OF-WAY OF ELM AVENUE (76' R.O.W.) AND CONTAINING A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO AMBEMA P&S, LLC RECORDED IN VOLUME 13659, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND IN ASPHALT ON THE SOUTHWEST LINE OF ELM AVENUE (76' R.O.W.) MARKING THE WEST CORNER OF SAID REMAINDER OF LOT 7 AND THE NORTH CORNER OF A 20' ALLEY AS SHOWN ON THE PLAT RECORDED IN VOLUME 180, PAGE 81 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A POINT MARKING THE WEST CORNER OF SAID ALLEY, BEING THE ORIGINAL WEST CORNER OF SAID LOT 7 AND THE NORTH CORNER OF SAID BLOCK 12 BEARS: S 57° 31' 15" W FOR A DISTANCE OF 20.00 FEET, FROM WHICH, A 1-1/4" IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF ELM AVENUE AND THE NORTHEAST LINE OF MALONEY AVENUE MARKING THE WEST CORNER OF SAID LOT 8 BEARS: S 57° 31' 15" W FOR A DISTANCE OF 149.81 FEET (PLAT CALL DISTANCE: 150'; 81/43), FROM WHICH, A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST SIDE OF ELM AVENUE MARKING THE SOUTH CORNER OF BLOCK 11 BEARS: N 33° 02' 23" W FOR A DISTANCE OF 76.00 FEET, FROM WHICH, A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF ELM AVENUE AND THE SOUTHWEST LINE OF S. TEXAS AVENUE (R.O.W. WIDTH VARIES) MARKING THE EAST CORNER OF SAID BLOCK 11 BEARS: N 57° 31' 15" E FOR A DISTANCE OF 293.05 FEET. BEARING SYSTEM SHOWN HEREIN IS TEXAS STATE PLANE CENTRAL ZONE GRID NORTH BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 AND AS ESTABLISHED BY GPS NETWORK OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001089491279 (CALCULATED USING GEOID12B).

THENCE: N 33° 08' 02" W THROUGH SAID RIGHT-OF-WAY OF ELM AVENUE FOR A DISTANCE OF 11.00 FEET TO A MAG NAIL WITH SHINER STAMPED 'KERR 4502' SET;

THENCE: N 57° 31' 14" E CONTINUING THROUGH SAID RIGHT-OF-WAY OF ELM AVENUE FOR A DISTANCE OF 146.29 FEET TO A MAG NAIL WITH SHINER STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF S. TEXAS AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF S. TEXAS AVENUE FOR THE FOLLOWING CALLS:

S 51° 22' 27" E, AT 11.63 FEET PASS THE NORTH CORNER OF SAID REMAINDER OF LOT 7, FOR REFERENCE A COTTON SPINDLE FOUND IN ASPHALT BEARS: S 57° 31' 15" W FOR A DISTANCE OF 0.25 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 38.95 FEET (DEED CALL: S 52° 08' 16" E - 27.22 FEET, 13659/158) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

S 47° 33' 46" E FOR A DISTANCE OF 76.80 FEET (DEED CALL: S 47° 33' 50" E - 77.01 FEET, 13659/158) TO A HOLE FOUND IN ASPHALT MARKING THE EAST CORNER OF SAID REMAINDER OF LOT 8, FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: N 42° 59' 27" W FOR A DISTANCE OF 4.55 FEET, AND A 'HOLE' FOUND IN CONCRETE AT THE INTERSECTION OF THE SOUTHWEST LINE OF S. TEXAS AVENUE AND THE SOUTHWEST LINE OF SULFUR SPRINGS BEARS: S 47° 33' 46" E FOR A DISTANCE OF 578.00 FEET;

S 57° 31' 15" W ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF LOT 8 FOR A DISTANCE OF 177.62 FEET (PLAT CALL DISTANCE: 173 FEET, 180/81) (DEED CALL: S 57° 30' 08" W - 177.66 FEET, 13659/158) TO A COTTON SPINDLE FOUND IN ASPHALT ON THE NORTHEAST LINE OF SAID 20' ALLEY MARKING THE SOUTH CORNER OF SAID REMAINDER OF LOT 8, FOR REFERENCE, A 1-1/4" IRON PIPE FOUND BEARS: S 64° 12' 40" W FOR A DISTANCE OF 19.55 FEET;

THENCE: N 33° 08' 02" W ALONG THE NORTHEAST LINE OF SAID ALLEY AND THE SOUTHWEST LINE OF SAID REMAINDER OF LOTS 7 AND 8 FOR A DISTANCE OF 100.01 FEET (PLAT CALL DISTANCE: 100.00 FEET, 81/43) (DEED CALL: N 33° 04' 28" W - 100.01 FEET, 13659/158) TO THE POINT OF BEGINNING CONTAINING 0.414 OF AN ACRE OF LAND (18,000 SQ. FT.), AS SURVEYED ON THE GROUND DECEMBER 2019.

**FINAL PLAT**

**Midway Place  
Block 12, Lot 7R**

Being a Replat of  
Midway Place  
Block 12, Lots 7 & 8  
& 0.04 acres of Right of Way  
~0.414 Acres  
Bryan, Brazos County, Texas  
March 2021

**Owner/Developer:**  
Ambema P&S LLC  
1202 Red Bluff Rd  
Pasadena, TX 77066

**Engineer:**  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPLS 10018500  
Project # 19-667