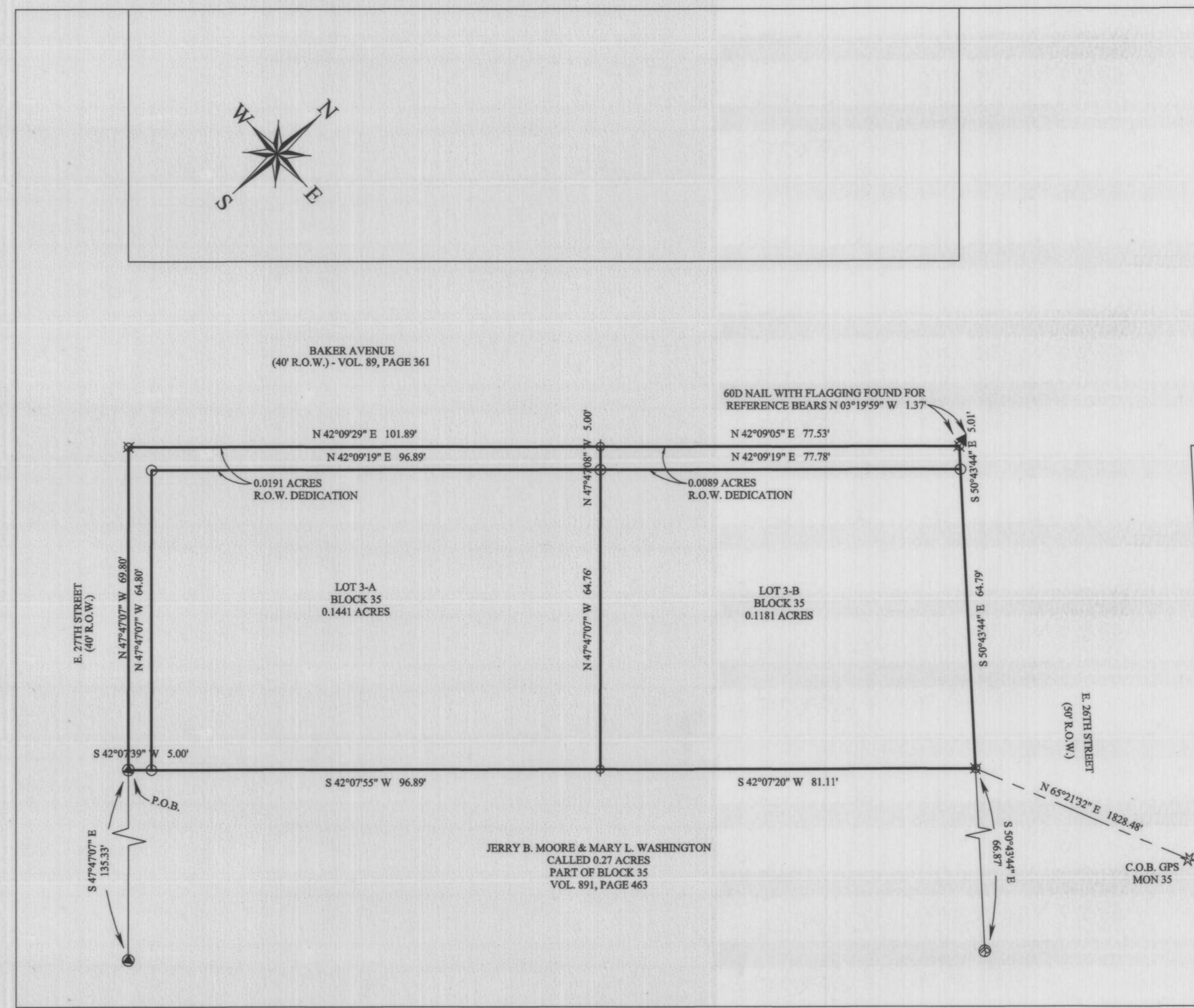
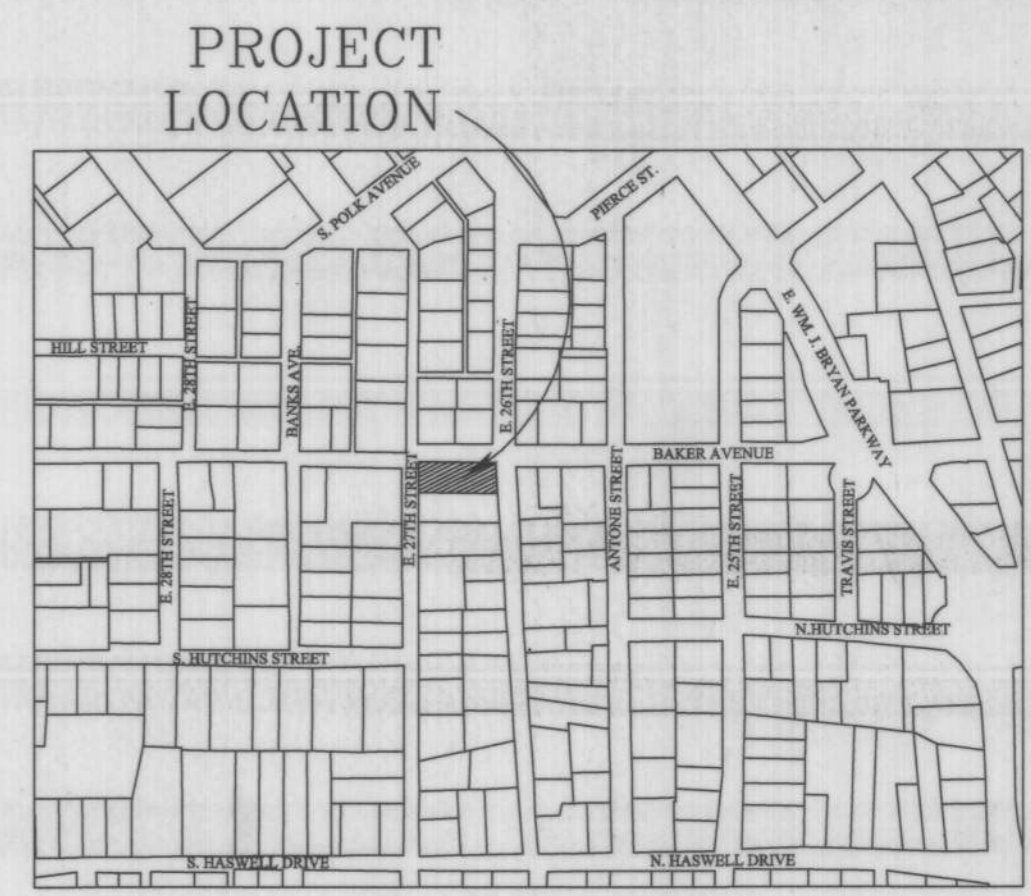


ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2902 acres, being a portion of Block 35 of the J.P. Mitchell's Addition, Brazos County, Texas, as plat recorded in Vol. O, Page 214, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 1" iron rods found and referred to in the previously recorded plat, and as surveyed on the ground on July 25th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05381, and being more particularly described as follows:

BEGINNING at a 1" steel rod found for the south corner of this tract, also being the west corner of the Jerry B. Moore and Mary L. Washington called 0.27 acres, part of Block 35, as recorded in Vol. 891, Page 463 of the B.C.O.R., also being a point in the northeast right-of-way line of East 27th Street (40' R.O.W.), from which a 1" square steel rod found bears S 47°47'07" E, a distance of 135.33 feet for reference;

THENCE North 47°47'07" West, a distance of 69.80 feet along the common line between this tract and said East 27th Street to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point in the intersection of said East 27th Street and Baker Avenue (40' R.O.W.);

THENCE along the common line between this tract and said Baker Avenue, for the following calls:

North 42°09'19" East, a distance of 96.89 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 42°09'19" East, a distance of 82.53 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the intersection of said Baker Avenue and East 26th Street (50' R.O.W.), from which a 60 D nail found bears N 03°19'59" W, a distance of 1.37 feet for reference;

THENCE along the common line between this tract and said East 26th Street, for the following calls:

South 50°43'44" East, a distance of 5.01 feet to a point for corner in the northeast line of this tract;

South 50°43'44" East, a distance of 64.79 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being the north corner of the said Washington tract, from which a 1/2" iron rod found bears S 50°43'44" E, a distance of 66.87 feet for reference;

THENCE along the common line between this tract and said Washington tract, for the following calls:

South 42°07'39" West, a distance of 86.11 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 42°07'39" West, a distance of 91.89 feet to a point for corner in the southeast line of this tract;

South 42°07'39" West, a distance of 5.00 feet to the **PLACE OF BEGINNING** containing 0.2902 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

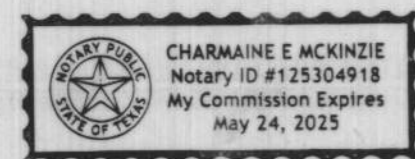
I, MARY KATRINA HIRSCH of the HMK PATHFINDER PROPERTIES LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Dead Records of Brazos County in Volume 17192, Page 95 of the B.C.O.R., whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Mary Katrina Hirsch

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mary Katrina Hirsch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 20th day of July, 2024. Notary Public, Brazos County, Texas:

Charmaine E. McKinnzie
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, Madia 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 20th day of August, 2024.

City Planner, Bryan, Texas: [Signature]

APPROVAL OF THE CITY ENGINEER

I, Sam Vernon, 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 20th day of August, 2024.

City Engineer, Bryan, Texas: [Signature]

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/12/2024 2:37:53 PM
In the PLAT Records

Doc Number: 2024-1536267
Volume - Page: 19377 - 162
Number of Pages: 1
Amount: 72.00
Order#: 20240812000084
By: [Signature]



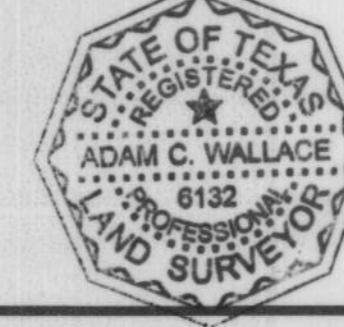
I hereby certify that this plat together with my office the _____ day of _____, 20____, is in the Public Records of Brazos County in Volume _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND

--- SUBJECT PROPERTY LINE	○ SEWER MANHOLE
--- ADJOINING PROPERTY LINE	○ FIRE HYDRANT
--- UTILITY EASEMENT	□ WATER METER
--- ORDINANCE BUILDING LINE(B.L.)	□ WATER VALVE
--- PLATTED BUILDING LINE(B.L.)	□ ELECTRIC METER
--- RESTRICTIONS BUILDING LINE(B.L.)	□ POWER POLE
--- ELECTRICAL LINE	□ GAS METER
--- CHAIN-LINK FENCE	○ UNDERGROUND SEWER MARKER
--- WOOD FENCE	○ UNDERGROUND WATER MARKER
	○ UNDERGROUND GAS MARKER
	○ SEWER CLEANOUT

- Survey Notes:
- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" & 1" iron rods found and referred to in the previous recorded plat.
 - Drawing Scale is 1"=20'
 - Drawn by: Adam Wallace
 - Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - This property is currently zoned Residential District - 5000 (RD-5).
 - 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.
 - A request for variance from the minimum 100-foot lot depth standard generally required on properties zoned Residential District - 5000 (RD-5), to allow the planned creation of two new lots with proposed lot depths of creation of two new lots with proposed lot depths of 64.76 feet and 64.79 feet, respectively, on property addressed as 1430 Baker Avenue between E. 26th and E. 27th Streets, being Lot 3 in Block 35 of Mitchell Addition, in Bryan, Brazos County, Texas. Variance was approved under Case Number: PV24-05, April 4th, 2024.

FINAL PLAT
Lots 3-A and 3-B
In Block 35 of the
J.P. Mitchell's Addition
Being a Replat of
A portion of Block 35 of the
J.P. Mitchell's Addition
0.2902 acres
Vol. O, Page 214
John Austin League, A-2
Bryan, Brazos County, Texas

SCALE: 1"=20'
OWNER/DEVELOPER:
HMK PATHFINDER PROPERTIES LLC
C/O MARY KATRINA HIRSCH
PO BOX 12315
COLLEGE STATION, TX
77842-2315

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

JUNE, 2024