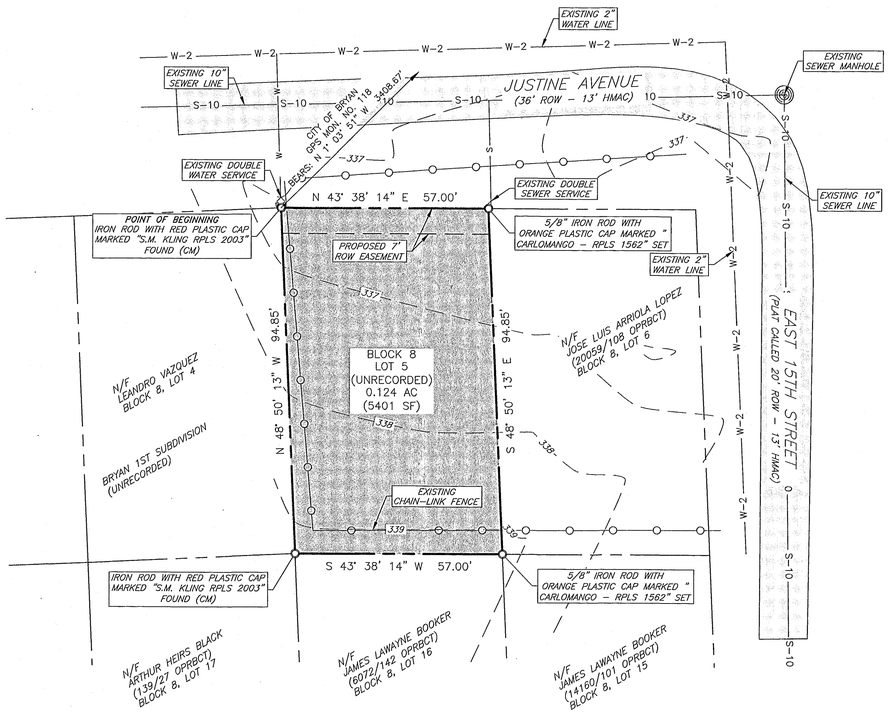
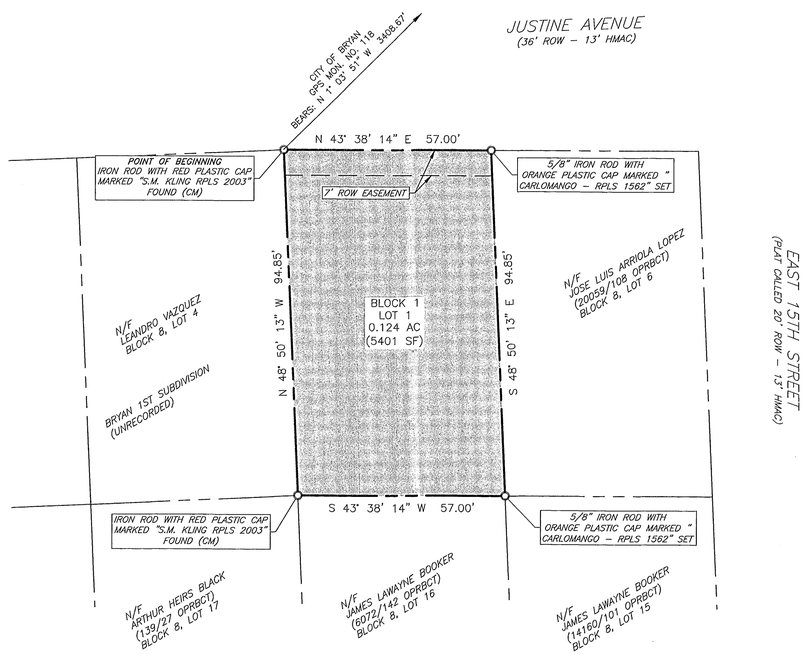
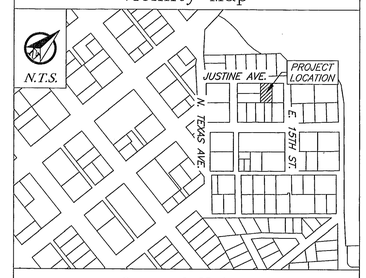
PRELIMINARY PLAN



FINAL PLAT



Vicinity Map



General Notes:

1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
3. The topography shown is based on survey data.
4. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
5. This property is zoned Residential District – 5000 (RD-5).
6. Where electric facilities are installed, the 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.
7. The Bryan Planning and Zoning Commission approved variance request, PV26-000026, on September 3, 2026 for lot depth.
8. This survey plat was prepared to reflect the title report issued by University Title Company, GF No. 2503919CS, effective date: July 9, 2025. No survey related items were listed under Schedule B.

Annotations:

ROW–	Right-of-Way
HMAC–	Hot mix Asphaltic concrete
DRBCT–	Deed Records Of Brazos County, Texas
ORBCT–	Official Records Of Brazos County, Texas
OPRBCT–	Official Public Records Of Brazos County, Texas
()–	Record information
(CM)–	Controlling Monument used to establish property boundaries
PUE–	Public Utility Easement
CAE–	Cross Access Easement
PAE–	Public Access Easement
DE–	Drainage Easement
PrDE–	Private Drainage Easement
TYP–	Typical
N/F–	Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Canon, Managing Member of Shorebreak Investments, LLC, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 19972, Page 242, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Brad Canon
Managing Member of Shorebreak Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brad Canon known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 22 day of September, 2026

Brittany Batson
Notary Public, Brazos County , Texas

BRITTANY BATSON
NOTARY PUBLIC, STATE OF TEXAS
ID 133488929
COMM. EXP. 12-05-2029

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomango, Registered Professional Land Surveyor No. 1562, 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.

Dante Carlomango, R.P.L.S. No. 1562

STATE OF TEXAS
REGISTERED
DANTE CARLOMANGO
1562
PROFESSIONAL
LAND SURVEYOR

APPROVAL OF THE CITY ENGINEER

I, Jayson Bafkenecht, 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 6th day of October, 2026.

Jayson Bafkenecht M.M.
City Engineer, Bryan, Texas

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 8th day of October, 2026

City Planner
Bryan, Texas

MISSION
he P
here
20

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/7/2026 10:30:35 AM
In the PLAT Records

Doc Number: 2026-1598902
Volume-Page: 20855-96
Number of Pages: 1
Amount: 72.00
Order#: 20261007000036
By: SR

County Clerk, Brazos County, Texas
By: Sharon Ray

METES AND BOUNDS DESCRIPTION OF A 0.124 ACRES TRACT OUT OF THE STEPHEN F. AUSTIN SURVEY #9, A-62 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.124 ACRES, OUT OF THE STEPHEN F. AUSTIN SURVEY #9, A-62, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING OUT OF A CALLED 0.25 ACRES TRACT, OWNED BY LARRY GILBERT AND TERRI GILBERT, AS RECORDED IN VOLUME 11404, PAGE 165 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, ALSO BEING ALL OF LOT 5 (LOT 5), BLOCK 8, OUT OF THE BRYAN'S 1ST, AN UNRECORDED PLAT, THE SAID 0.124 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC. HAVING THE FILE NAME 25042.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH A RED PLASTIC CAP MARKED "S.M. KLING RPLS 2003" FOUND FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID LOT 5, ALSO BEING THE NORTH CORNER OF LOT 4 (LOT 4), BLOCK 8, OF THE SAID BRYAN'S 1ST, ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF JUSTINE STREET, A CALLED 20 FOOT RIGHT-OF-WAY, FROM WHICH AN IRON ROD WITH A RED PLASTIC CAP MARKED "S.M. KLING RPLS 2003" FOUND FOR REFERENCE BEARS: NORTH 84°58'18" WEST, A DISTANCE OF 47.66 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY OF THE SAID JUSTINE STREET, NORTH 43°38'14" EAST, A DISTANCE OF 57.00 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF THE SAID LOT 5, ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAID JUSTINE STREET, ALSO BEING THE WEST CORNER OF LOT 6 (LOT 6), BLOCK 8, OF THE SAID BRYAN'S 1ST, FROM WHICH AN IRON ROD WITH A RED PLASTIC CAP MARKED "S.M. KLING RPLS 2003" FOUND FOR REFERENCE BEARS: NORTH 43°38'14" EAST, A DISTANCE OF 57.00 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 6, SOUTH 48°50'13" EAST, A DISTANCE OF 94.85 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID LOT 5, ALSO BEING THE SOUTH CORNER OF THE SAID LOT 6, ALSO BEING THE WEST CORNER OF LOT 15, BLOCK 8, OF THE SAID BRYAN'S 1ST, ALSO BEING THE NORTH CORNER OF LOT 16 (LOT 16), BLOCK 8, OF THE SAID BRYAN'S 1ST, FROM WHICH AN IRON ROD WITH A YELLOW PLASTIC CAP MARKED "STRONG RPLS 4961" FOUND FOR REFERENCE BEARS: NORTH 22°21'05" WEST, A DISTANCE OF 6.60 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 16, SOUTH 43°38'14" WEST, A DISTANCE OF 57.00 FEET TO AN IRON ROD WITH A RED PLASTIC CAP MARKED "S.M. KLING RPLS 2003" FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF LOT 5, ALSO BEING THE WEST CORNER OF THE SAID LOT 16, ALSO BEING THE NORTH CORNER OF LOT 17, BLOCK 8, OF THE SAID BRYAN'S 1ST, ALSO BEING THE EAST CORNER OF THE SAID LOT 4;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 4, NORTH 48°50'13" WEST, A DISTANCE OF 94.85 FEET TO THE PLACE OF BEGINNING CONTAINING 0.124 ACRES.

Final Plat

Shorebreak Subdivision
Block 1, Lot 1
0.124 Acres

Being a Final Plat of Block 8, Lot 5
Bryan's 1st (Unrecorded)
Stephen F. Austin Survey #9, A-62
Bryan, Brazos County, Texas
September 2026

Scale: 1"=20'

Owner:
Brad Canon
Shorebreak Investments, LLC
1207 Lancelot Cir.
College Station, TX 77840
(214) 470-5045

Surveyor:
Carlomango Surveying, Inc.
2651 Boonville Road, Unit 140
Bryan, TX 77808
979-775-2873
TBPELS #100348-00

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951