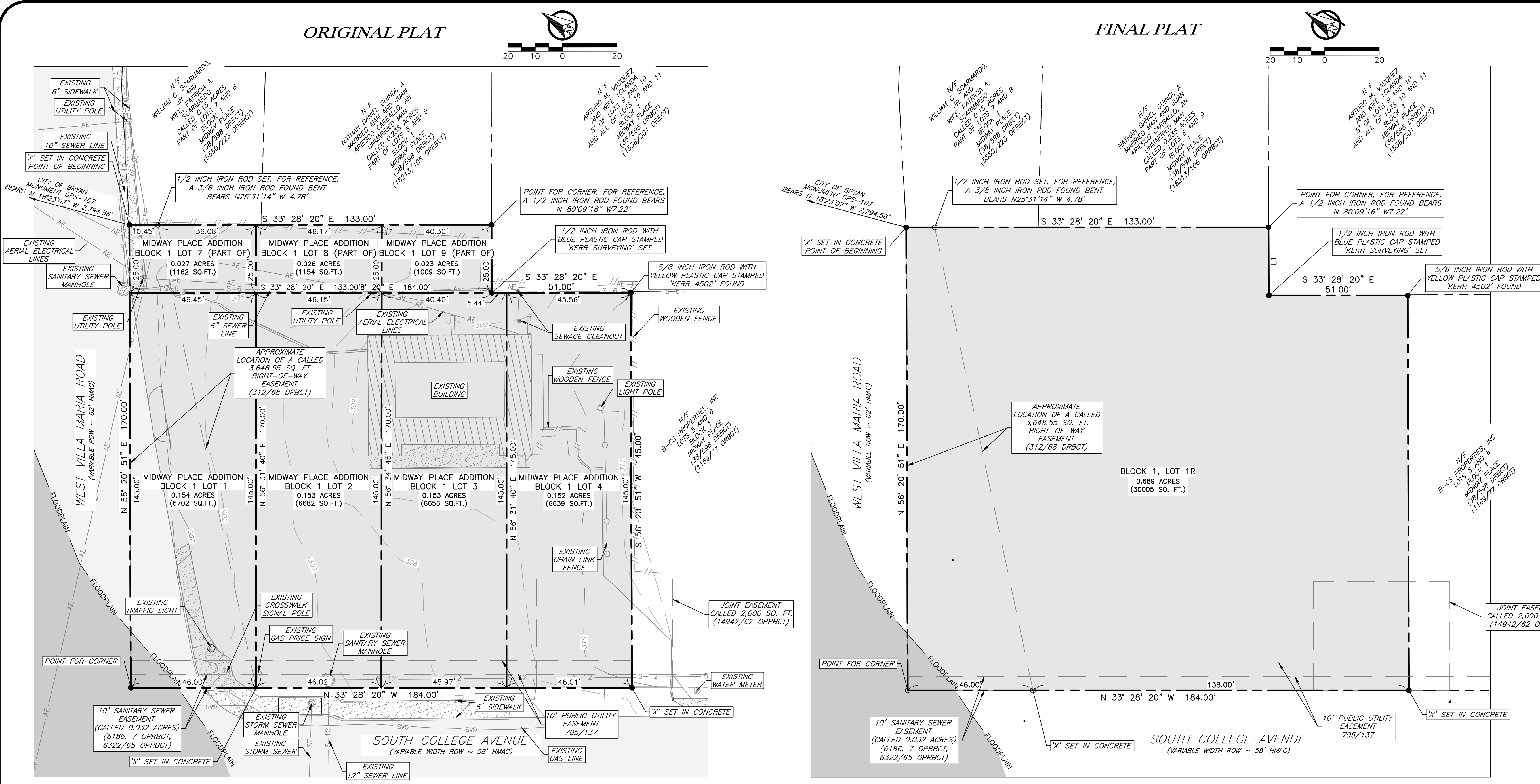
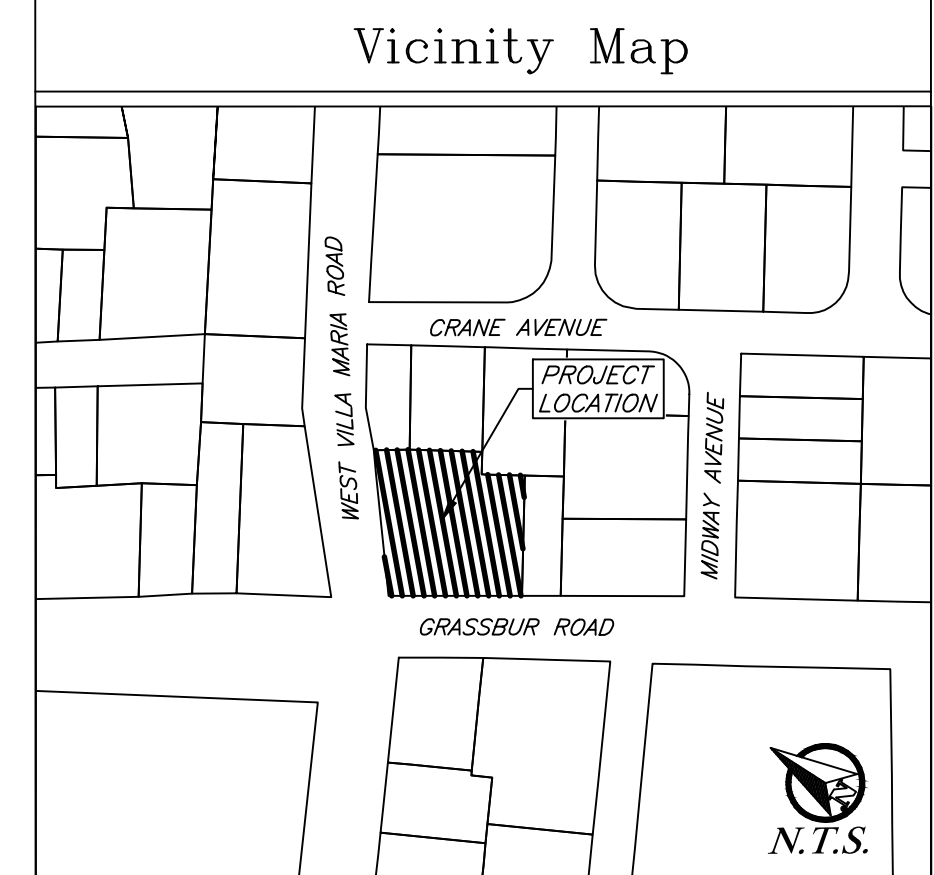


ORIGINAL PLAT

FINAL PLAT



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



- 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 RADSS (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (net areas) divide by a combined scale factor of 1.0010396494821 (calculated using GEOID12B).
 - A 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. 480410215F, revised date: 04-02-2014.
 - 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
 - All minimum building setbacks shall be in accordance with current City of Bryan Code of Ordinances.
 - 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.
 - This property is zoned Midtown-Corridor District (MT-C).
 - Topography shown is based on survey data.
 - 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.

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 BRAZOS COUNTY, TEXAS, BEING PART OF CALLED 0.689 ACRE TRACT AND LOTS 1, 2, 3, 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 SUNOCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN VOLUME 14976, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.689 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 'X' SET IN CONCRETE ON THE SOUTHEAST RIGHT-OF-WAY OF WEST 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 SAID RIGHT-OF-WAY DEDICATION 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, AND 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; AND
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 1189, 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 ON FOR A TOTAL DISTANCE OF 184.00 FEET TO A POINT FOR CORNER AT THE EAST INTERSECTION OF SOUTH COLLEGE AVENUE AND WEST VILLA MARIA ROAD, AND BEING THE WEST CORNER HEREOF;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF 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, AS SURVEYED ON THE GROUND APRIL 7, 2022.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Managing Partner of El Elohin LLC, owner of the called .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 14976, Page 239, and designated herein as Midway Place Addition Block 1 Lot 1R a Subdivision in 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 Elohin, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Michael Konetski, 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 , 20 .

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

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 the ground.

Michael Konetski, R.P.L.S. No. 6531

APPROVAL OF THE CITY PLANNER

I, , 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 day of , 20 .

City Planner
Bryan, Texas

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 , 20 .

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, , County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of , 20 , in the Official Public Records of Brazos County in Volume Page .

County Clerk, Brazos County, Texas

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
TYP - Typical
N/F - Now or Formerly

FINAL PLAT
Midway Place Addition
Block 1, Lot 1R

Being a replat of a called 0.689 Acre tract
Volume 38, Page 598 DRBCT
And Midway Place Addition
Block 1, All of lot 1, 2, 3, 4, and
a Part of Lots 7, 8, 9
Volume 14976, page 239 OPRBCT - 0.689 Acres
Sero Phillips League NO. 7, A-45
Bryan, Brazos County, Texas
June 2022

Owner:
El Elohin LLC
College Station, TX
77845

Surveyor:
Kerr Surveying,
LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #22-157
Proj # 21-118

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-239-0567
TBPE F-9951