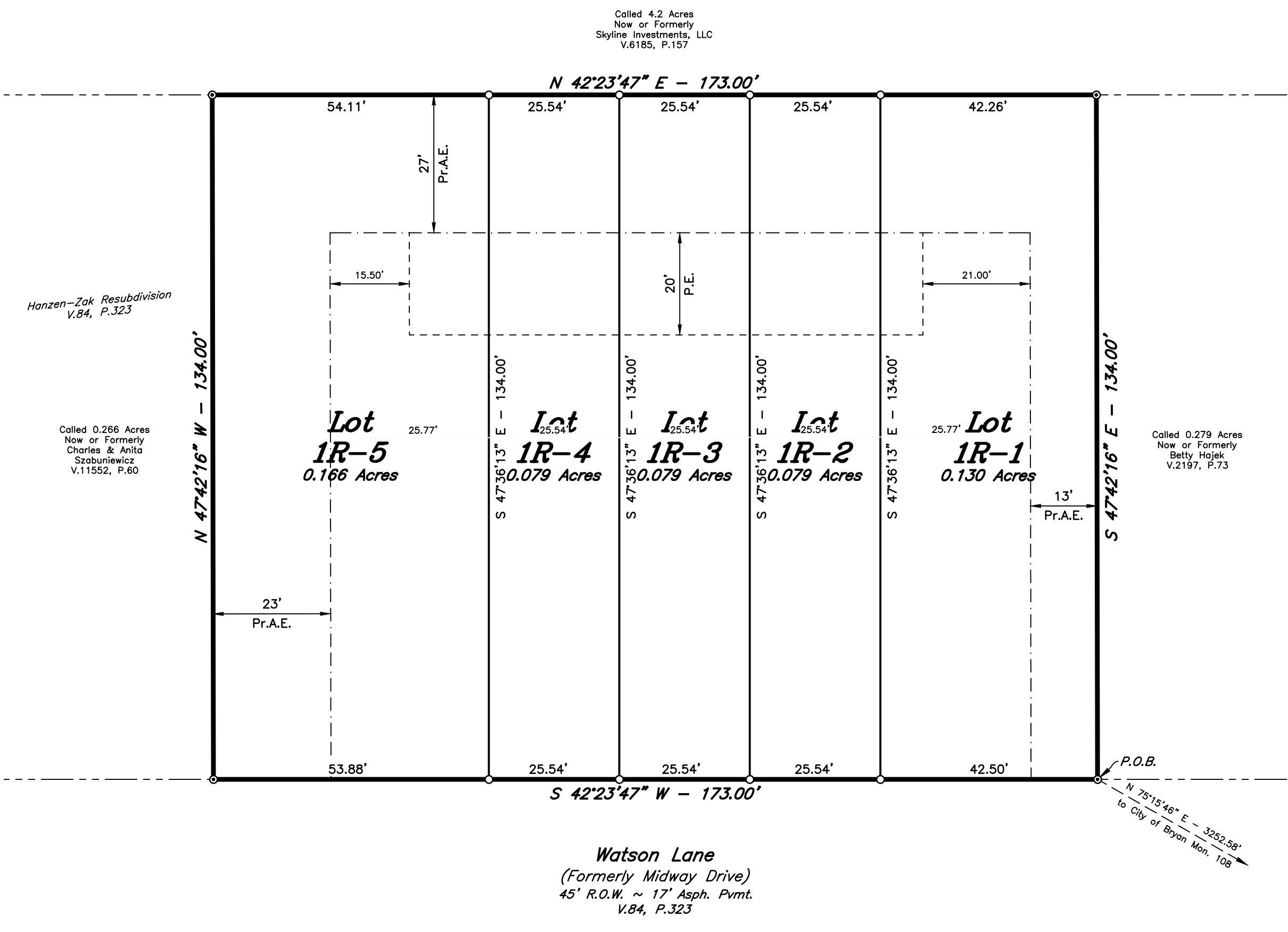
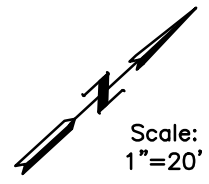
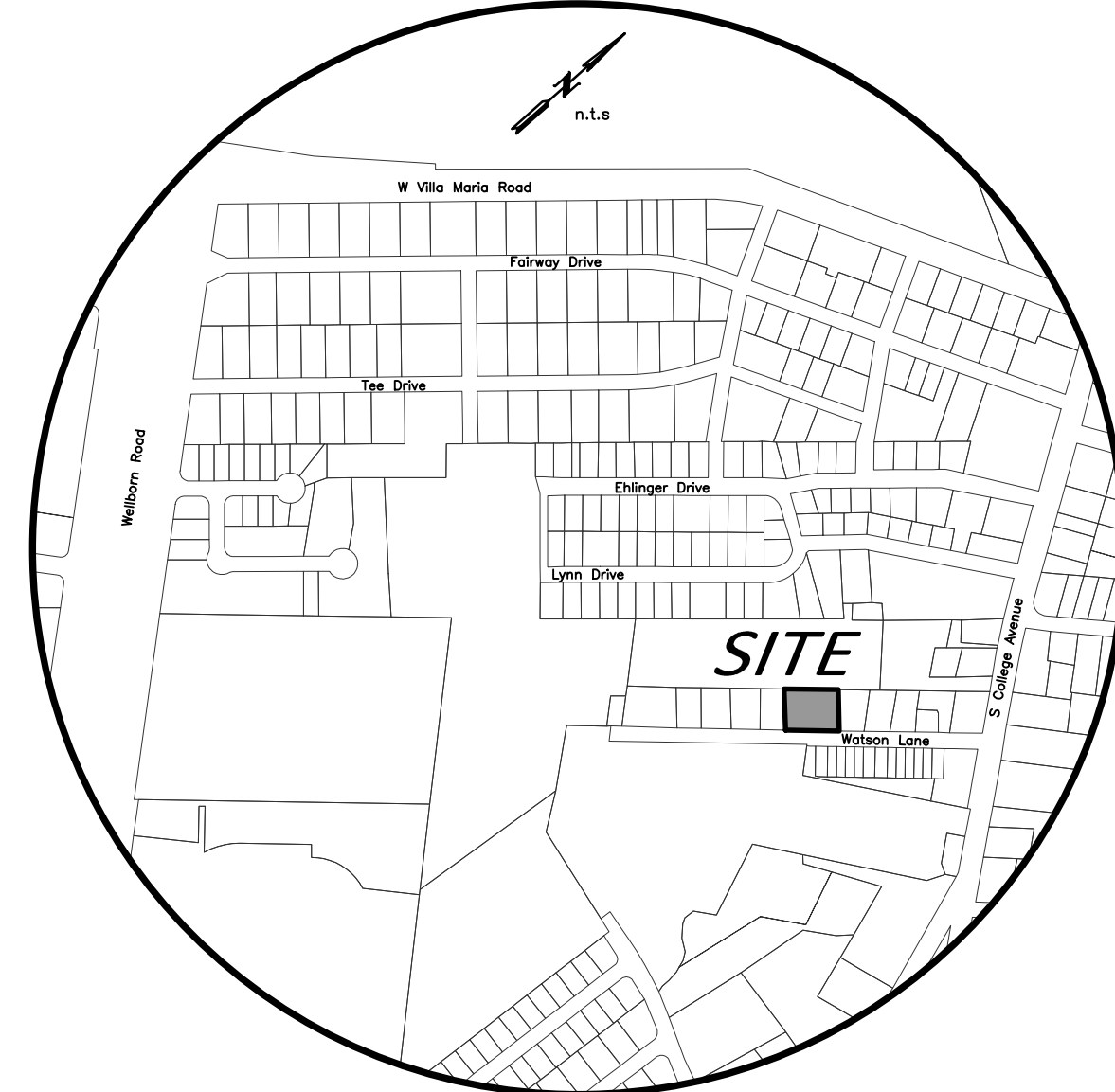


ORIGINAL PLAT
LOT 1, HANZEN-ZAK RESUBDIVISION
AS RECORDED IN VOLUME 84, PAGE 323



REPLAT



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being all of Lot 1, HANZEN-ZAK RESUBDIVISION according to the plat recorded in Volume 84, Page 323 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of the called 0.279 acre Betty Hajek tract recorded in Volume 2197, Page 73 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the northwest right-of-way line of Watson Lane, formerly known as Midway Drive (based on a 45-foot width);

THENCE: N 42°23'47" W along the northwest right-of-way line of said Watson Lane for a distance of 173.00 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of the called 0.266 acre Charles and Anita Szabuniewicz tract recorded in Volume 11552, Page 60 (O.R.B.C.);

THENCE: N 47°42'16" W along the common line of this tract and the called 0.266 acre Szabuniewicz tract for a distance of 134.00 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of the called 0.266 acre Szabuniewicz tract and being in the southeast line of the called 4.2 acre Skyline Investments, LLC tract recorded in Volume 6185, Page 157 (O.R.B.C.);

THENCE: N 47°42'16" W along the common line of this tract and the called 4.2 acre Skyline Investments, LLC tract for a distance of 173.00 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of the called 0.279 acre Hajek tract;

THENCE: S 42°23'47" E along the common line of this tract and the called 0.279 acre Hajek tract for a distance of 134.00 feet to the POINT OF BEGINNING and containing 0.532 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Midtown BCS Properties, LLC owner and developer of LOTS 1R-1, 1R-2, 1R-3, 1R-4 & 1R-5, HANZEN-ZAK RESUBDIVISION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12097, Page 265 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Midtown BCS Properties, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Midtown BCS Properties, LLC, 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 BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, 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

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & 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 PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

REPLAT

LOTS 1R-1, 1R-2,
1R-3, 1R-4 & 1R-5
**HANZEN-ZAK
RESUBDIVISION**
BEING A REPLAT OF LOT 1
RECORDED IN VOLUME 84, PAGE 323
0.532 ACRES
J.E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2021
SCALE: 1" = 20'

Owner:
Midtown BCS Properties, LLC
1580 Copperfield Pkwy
College Station, TX 77845
979.703.1979

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB