

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: S 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 south 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 42°23'47" E 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 47°42'16" 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, <u>Midtown BCS Properties</u>. <u>LLC</u> 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 17136, Page 243 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 <u>Midtown BCS Properties. LLC</u>, 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____.

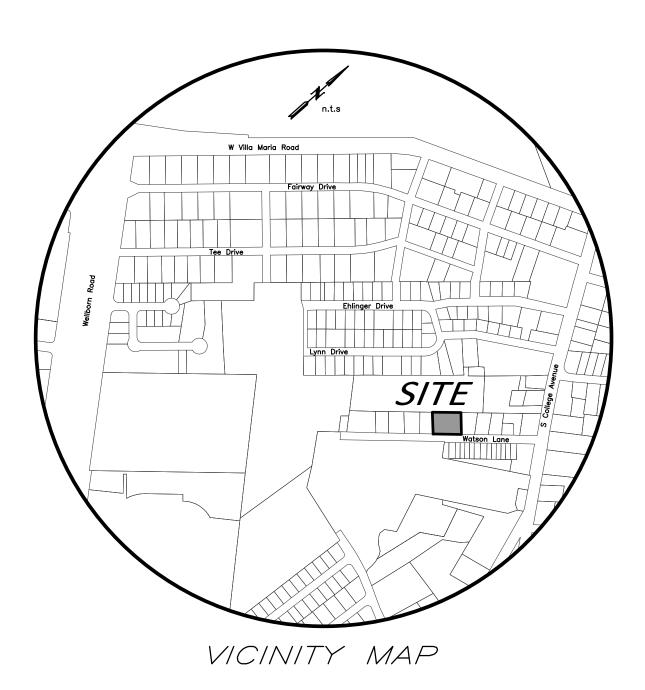
Notary Public, Brazos County, Texas

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 Oficial Records of Brazos County, Texas in Volume _____, Page

County Clerk, Brazos County, Texas



Scale: 1"=20' . _ ____ _ _ _ _ _ _ _ _ _ _ _ _ Called 0.279 Acres Now or Formerly Betty Hajek V.2197, P.73 1.3'

 \longrightarrow

Called 0.279 Acres Now or Formerly Betty Hajek V.2197, P.73

~ P.O.B. _ _ _ _ _ _ _ _ _ _

- GENERAL NOTES: 1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the recorded plat in Volume 84, Page 323 of the Brazos County Deed Records.
- 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area. 3. This property is currently zoned Midtown-Corridor
- (MT-C). 4. Building setback lines to be in accordance with the City of Bryan Code of Ordinances for MT-C zoning district as detailed in Land and Site Development Ordinance Section 62-593. Additional building setback lines may be required by deed restrictions.
- 5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- O 1/2" Iron Rod Set Distances shown along curves are arc lengths. 7. Abbreviations: Public Access Easement Pr.A.E.
- P.E. — Parking Easement P.O.B. Point of Beginning
- Contour Elevation (341) 8. All existing structures shall be removed prior to the
- filing of this plat. 9. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

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

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 nission 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

