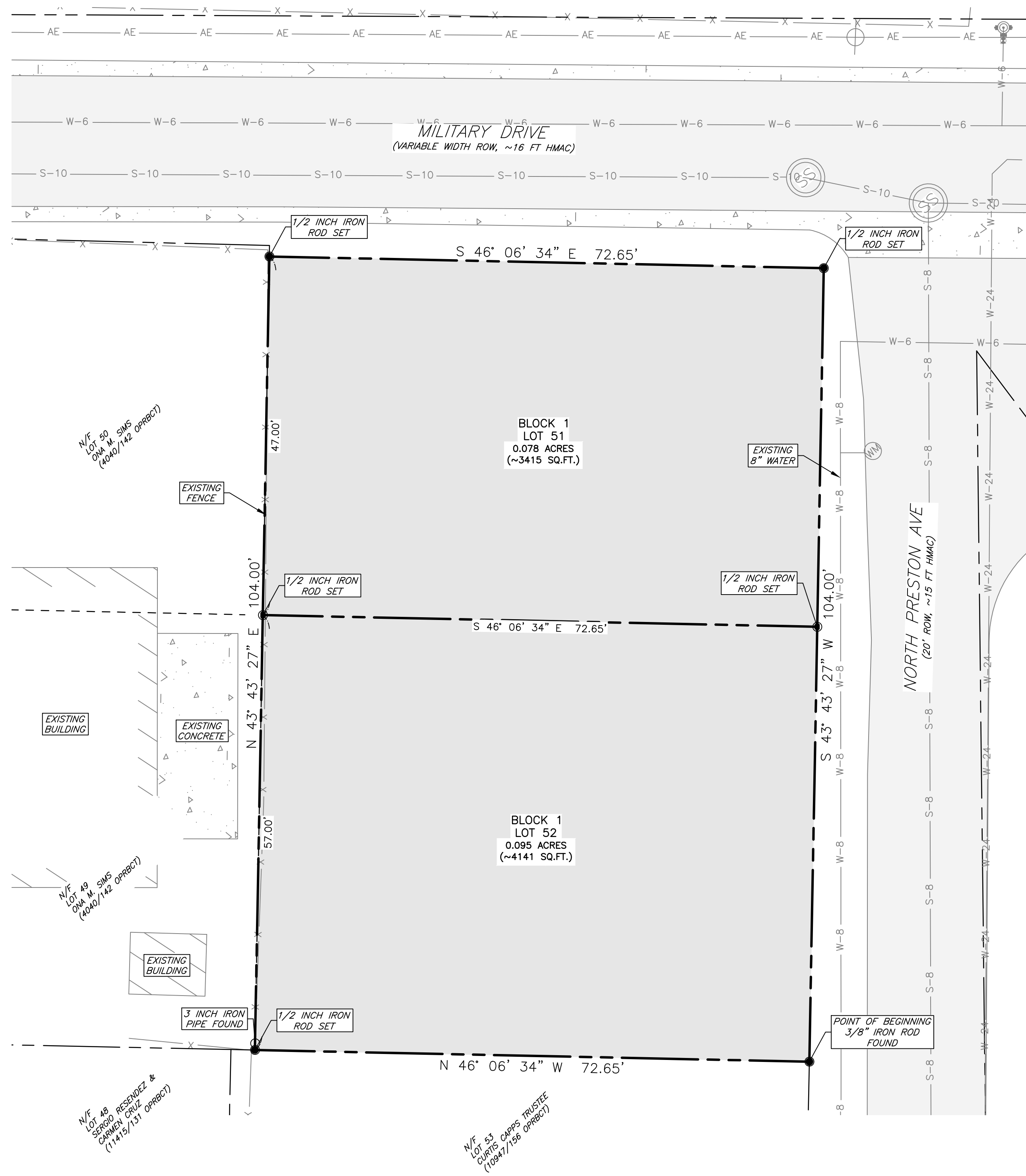
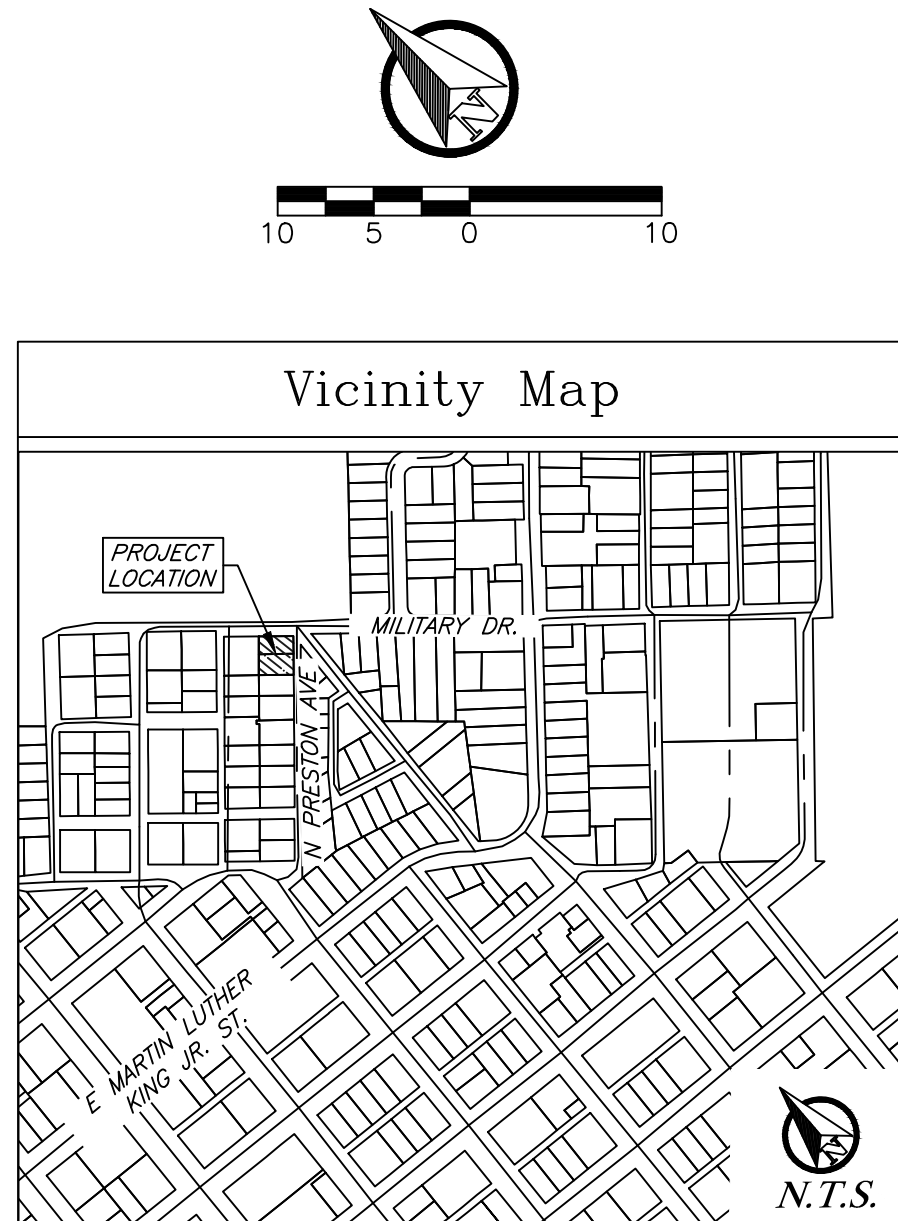
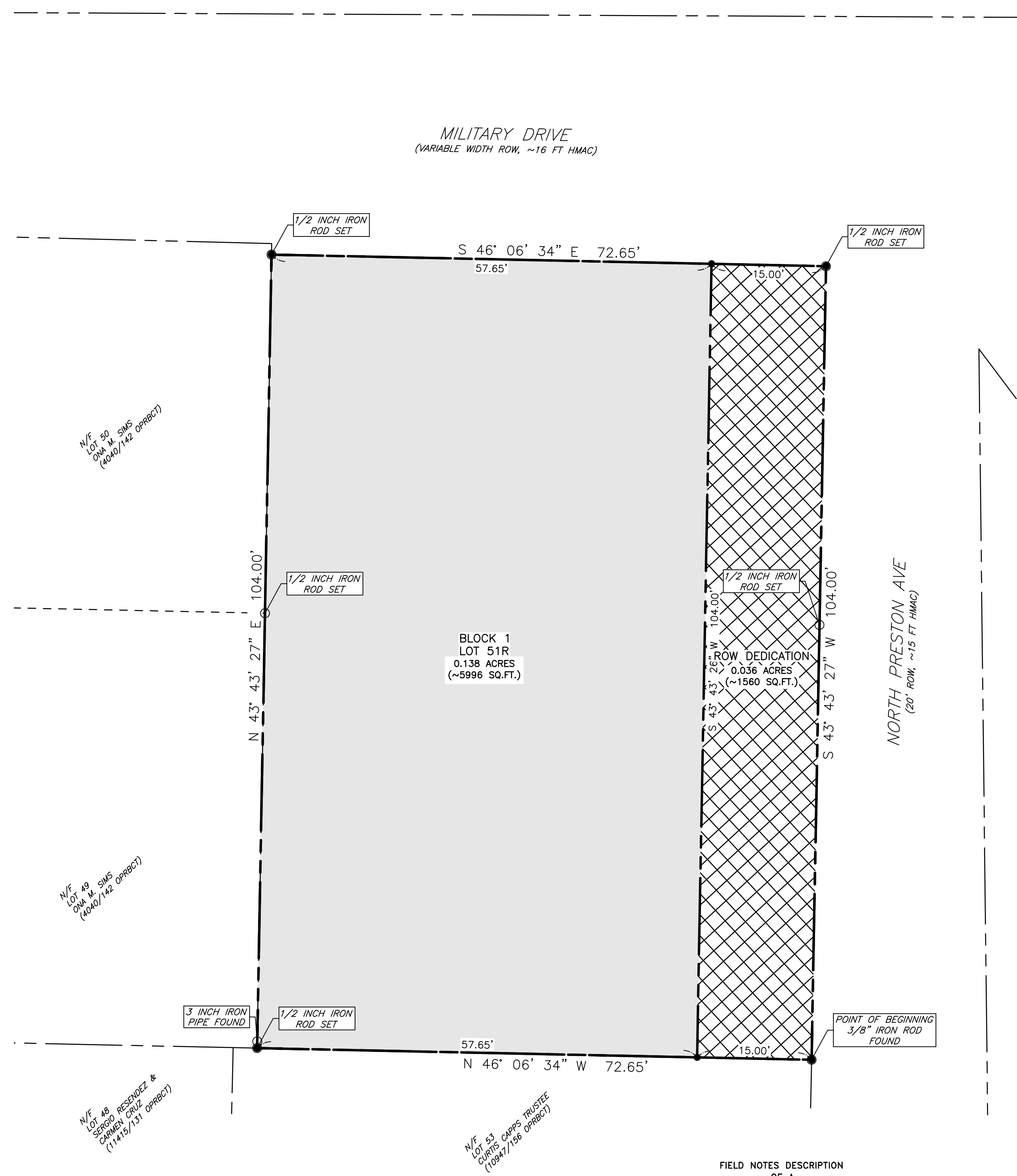


PRELIMINARY PLAN



FINAL PLAT



- General Notes:
- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
  - 1/2" Iron rods will be set at all angle points and lot corners unless otherwise stated.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All utilities shown are approximate location.
  - This property is zoned Residential District-5000 (RD-5).
  - Surveyor could not find record plat of Bryan's First Addition to the City of Bryan. Neither the County Clerk nor the Tax Appraisal Office had the record document of said addition. Hall's Addition, a re-plat of said area, is an unofficial plat and is not correct or accepted per the other surveys, surveys, and occupation evidence to help establish boundary and to create metes and bounds notes of said surveyed tract.
  - A 10' wide easement/right-of-way for Military Drive to the City of Bryan is noted but not shown on this plat, Vol. 569, Pg. 221.
  - 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.
  - This survey plat was prepared to reflect the title reports issued by First National Title Insurance Company, GF No. 23-740143-AG, certification dated: 05-18-2023. Items listed are not survey items/or are not addressed by this plat.

**FINAL PLAT**

**Halls's Addition**

Block 1, Lot 51R and ROW Dedication

Being a total of 0.1733 acres of

Stephen F. Austin League Survey, Abstract 62

Volume 17049, Page 285 OPRBCT

Bryan, Brazos County, Texas

April 2024

Owner:  
Britto Development LLC.  
19147 Ina Mae Allen Rd  
College Station, TX 77845  
979-412-0022

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-239-0567  
TBPE F-9951

Surveyor:  
TICE Engineering, Inc.  
4234 Boonville Rd.  
Bryan, TX 77802  
979-205-8860  
TBPELS #10194827  
Proj # 5027-23

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brady Brittain, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 17049, Page 285, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Brady Brittain

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Keith Zimmerman, Registered Professional Land Surveyor No. 6723, 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.

Keith Zimmerman, R.P.L.S. No. 6723

City Engineer, Bryan, Texas

**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

**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 Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

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

J4E Project # 23-035

Halls's Add

4/23/2024

J4 Engineering