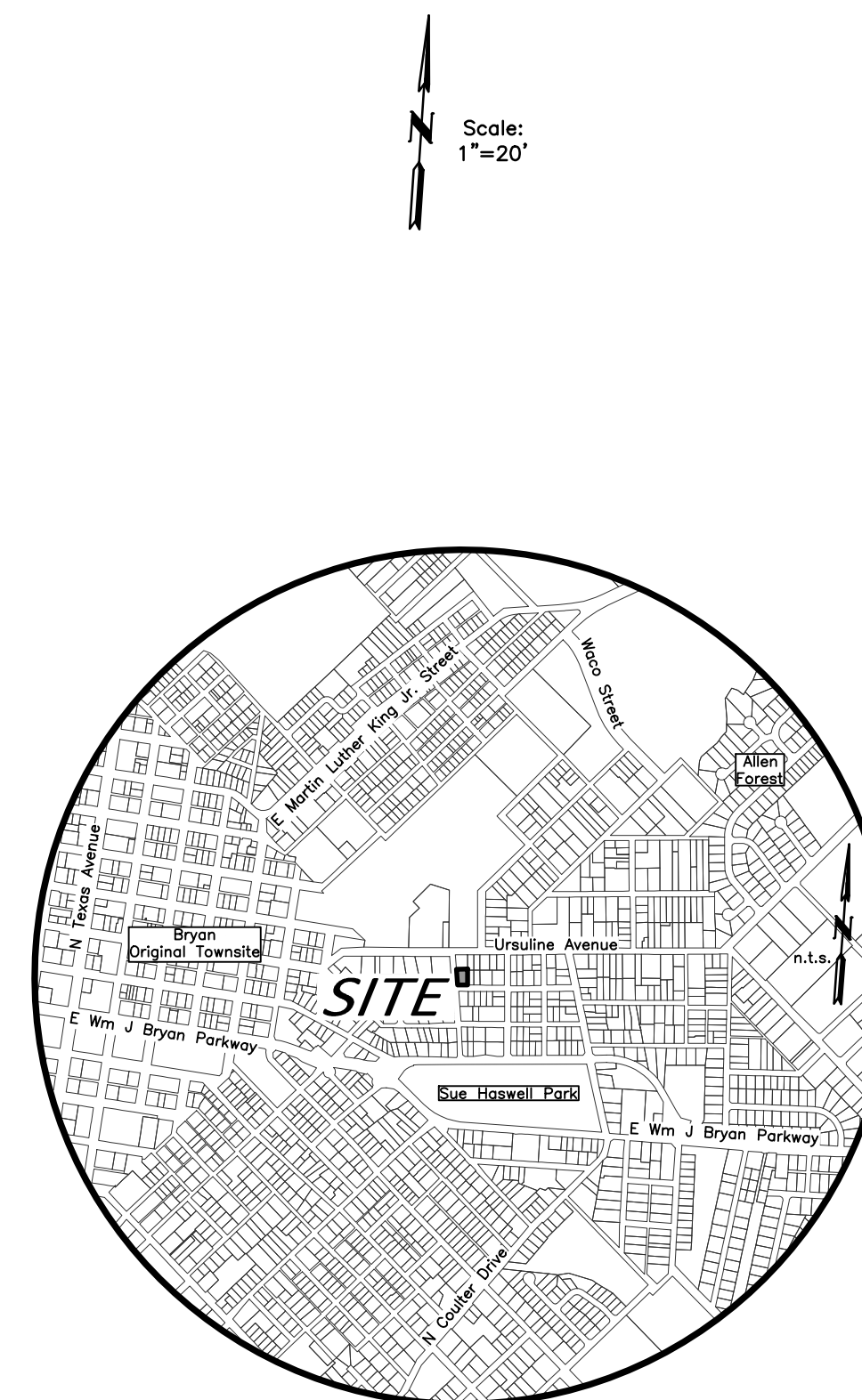
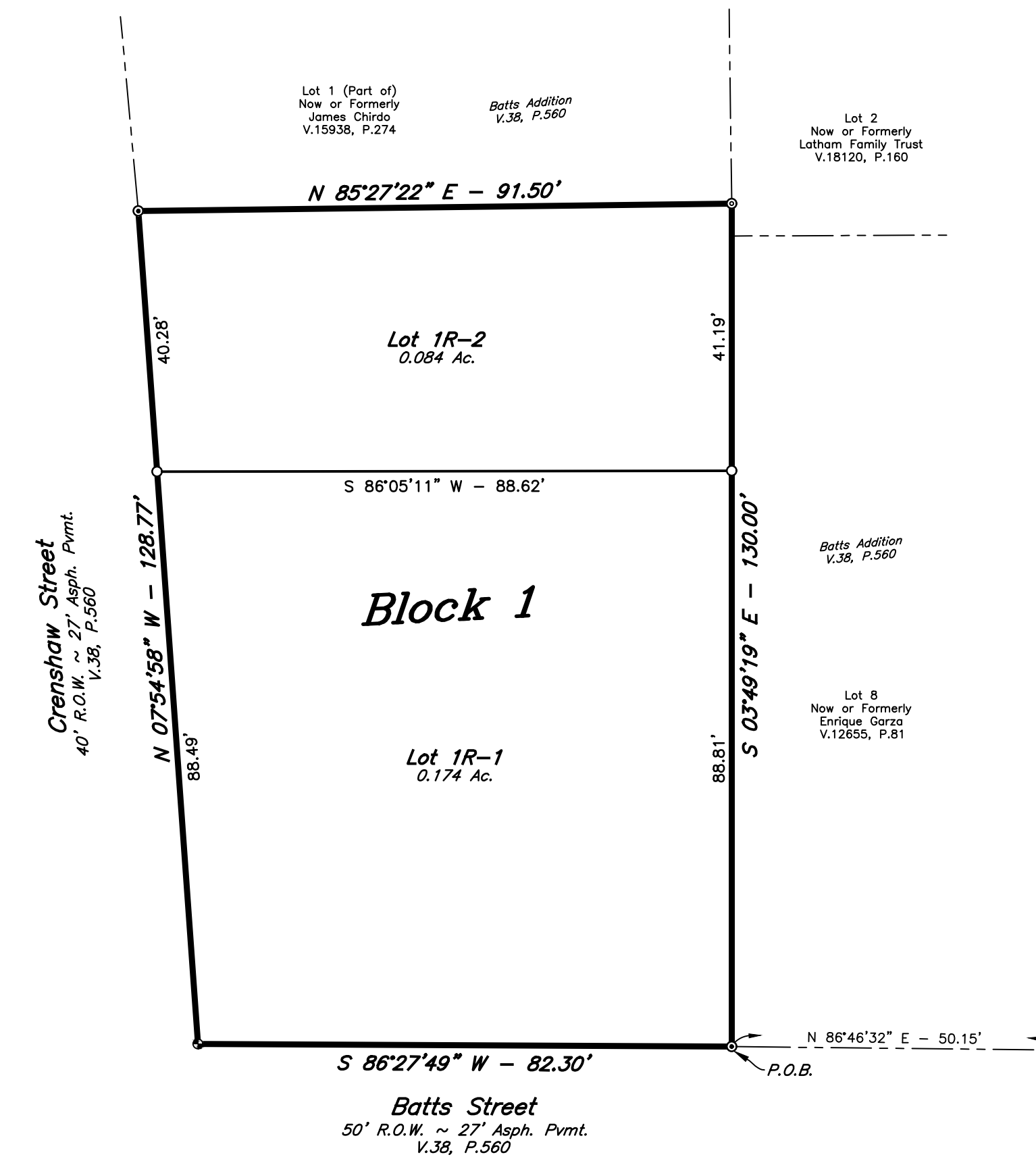


**ORIGINAL PLAT**

LOT 1 (PART OF), BLOCK 1, BATTS ADDITION  
RECORDED IN VOLUME 38, PAGE 562



**VICINITY MAP**



**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Barron Gilbert, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12760, Page 79 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.

Barron Gilbert

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 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 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

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 60477, 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. 7004

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of Lot 1, Block 1, BATTS ADDITION according to the plat recorded in Volume 38, Page 560 of the Brazos County Deed Records (B.C.D.R.), being all of the called 0.257 acre tract of land described in the deed from Kathy Elaine Williams and Myron Williams to Gilbert Barron recorded in Volume 12760, Page 79 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the southeast corner of this herein described tract, said iron rod also marking the southwest corner of Lot 8, Block 1 of said BATTS ADDITION and being at the north right-of-way line of Batts Street (based on a 50-foot width);

THENCE: S 86°27'49" E along the north right-of-way line of said Batts Street for a distance of 82.30 feet to a found 1-inch iron pipe marking the southeast corner of this tract and being in the east right-of-way of Crenshaw Street (based on a 40-foot width);

THENCE: N 07°54'58" E along the east right-of-way of Batts Street for a distance of 128.77 feet to a found 1/2-inch iron rod marking the northeast corner of this herein described tract, said iron rod also being in the east line of Lot 3, Block 8 of said BATTS ADDITION;

THENCE: N 85°27'22" E along the common line of said Lots 4 and 3, Block 8 for a distance of 91.50 feet to a found 3/4-inch iron pipe marking the northwest corner of said tract; said iron rod also marking the northwest corner of said Lot 4, Block 8, the northeast corner of said Lot 3, Block 8 and being in the south right-of-way line of the before-said 23<sup>rd</sup> Street, from whence a found 3/4-inch iron pipe marking the northwest corner of said Lot 3, Block 8 bears S 85°32'10" W at a distance of 50.42 feet for reference;

THENCE: S 03°49'19" E for a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.258 acres of land.

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation. The actual measured distance to the monuments are consistent with the plat recorded in Volume 38, Page 560, Deed Records, Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- 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.
- This property is currently zoned Planned Development - Housing District (PD-H) as approved by the Bryan City Council on September 13, 2022 with Ordinance No. 2576.
- Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setbacks may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 1/2" Iron Rod Set
- ⊙ - 3/4" Iron Pipe Found (CM)
- ⊕ - 5/8" Iron Rod Found (CM)
- ⊙ - 1" Iron Pipe Found (CM)

**Legend & Abbreviations:**

- P.O.B. - Point of Beginning
- CM - Controlling Monument

**FINAL PLAT**

**BATTS ADDITION**

LOTS 1R-1 & 1R-2, BLOCK 1

BEING A REPLAT OF LOT 1 (PART OF), BLOCK 1,  
BATTS ADDITION RECORDED IN VOLUME 38, PAGE 560

0.258 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2024

SCALE: 1" = 20'

Owner:  
Gilbert Barron  
1200 Batts Street  
Bryan, Texas 77803

Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

