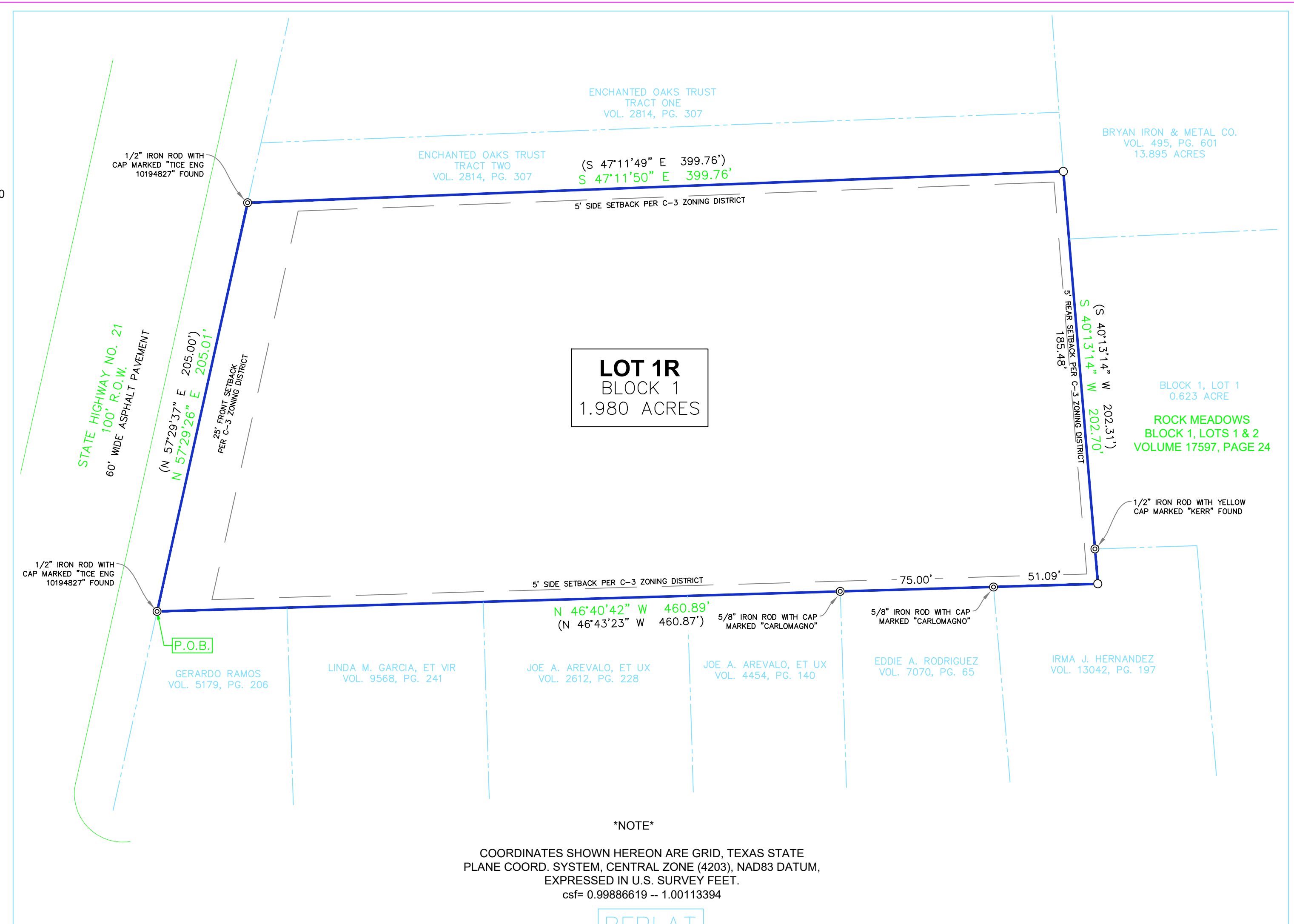
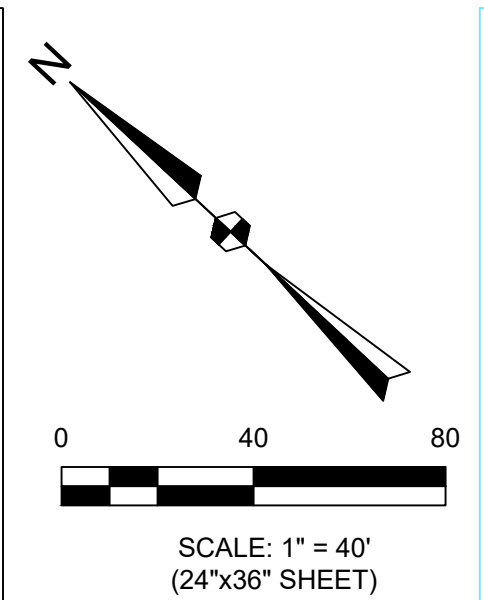


NOTE
 COORDINATES SHOWN HEREON ARE SURFACE, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.
 csf= 0.99886619 - 1.00113394

ORIGINAL PLAT



NOTE
 COORDINATES SHOWN HEREON ARE GRID, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.
 csf= 0.99886619 - 1.00113394

REPLAT

LEGEND

- IRON ROD W/CAP FOUND
- 1/2" REBAR SET W/CAP STAMPED "GESSNER"
- ★ POLE-LIGHT
- POLE-POWER
- SIGN-POST
- CONCRETE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- PLATTED LOT LINES 121/275
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊕ MANHOLE (UTILITIES)
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ CLEAN OUT
- OE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, 2101 LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 19002, Page 138, 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.

Owner

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the _____ day of _____, 20____.

County Judge, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, GLENN T. DIAL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair 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.

Chair, Planning and Zoning Commission, Bryan, Texas

APPROVAL OF 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 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

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 in Volume _____, Page _____.

County Clerk, Brazos County, Texas

**1.980 Acre Tract
 LOT 1R, BLOCK 1, BROADWAY ADDITION
 BEING A PORTION OF LOTS 1 & 3 AND,
 ALL OF LOT 2,
 BLOCK 1, BROADWAY ADDITION**

Field notes on 1.980 acres of land, lying in and being situated out of the Stephen F. Austin Survey, Abstract 82, Brazos County, Texas and being portions of Lot 1 and Lot 3 and all of Lot 2 of Broadway Addition To The City of Bryan, recorded in Volume 121, Page 275 of the Deed Records of Brazos County, Texas, same being Tract 1 and Tract 2 as conveyed to 2101 LLC, by deed recorded in Volume 19002, Page 138 of the Official Public Records of Brazos County, Texas; said 1.980 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod with cap stamped "TICE ENG 10194827" found in the the southeasterly right-of-way line of State Highway No. 21, being the northerly corner of that certain tract of land conveyed to Gerardo Ramos by deed recorded in Volume 5179, Page 206 of the Official Public Records of Brazos County, Texas for the westerly corner hereof and said 2101 LLC, Tract 2;

THENCE along the southeasterly right-of-way line of said State Highway No. 21, being northwesterly lines of Lots 3, 2 and 1 of said Broadway Addition, North 57° 29' 26" East a distance of 205.01 feet to a 1/2" iron rod with cap stamped "GESSNER" set at the westerly corner of that certain Tract Two as conveyed to Enchanted Oaks Trust, Texas by deed recorded in Volume 2814, Page 307 of the Official Public Records of Brazos County, Texas for the northerly corner hereof and said 2101 LLC, Tract 1;

THENCE leaving said right-of-way with the common line of said Enchanted Oaks Trust, Tract two and 2101 LLC, Tract 1 for the northeasterly line hereof, South 47° 11' 50" East a distance of 399.76 feet to a 1/2" iron rod with cap stamped "GESSNER" set in the northwesterly line of that certain 13.895 acre tract of land conveyed to Bryan Iron and Metal Company by deed recorded in Volume 495, Page 601 of the Deed Records of Brazos County, Texas, being the southerly corner of said Enchanted Oaks Trust, Tract Two for the easterly corner hereof and said 2101 LLC, Tract 1;

THENCE for the southeasterly line hereof and the southeasterly lines of said 2101 LLC, Tract 1 and Tract 2, South 40° 13' 14" West at 185.48 feet passing a 1/2" iron rod with yellow cap stamped "KERR" found at a westerly corner of that certain Block 1, Lot 1, of the Final Plat of Rock Meadows, Block 1, Lot 1, recorded in Volume 17597, Page 24 of the Official Public Records of Brazos County, Texas, being an ell corner in the northeasterly line of that certain 0.24 acre tract of land conveyed to Irma J. Hernandez by deed recorded in Volume 13042, Page 197 of the Official Public Records of Brazos County, Texas and continuing for a total distance in all of 202.70 feet to a 1/2" iron rod with cap stamped "GESSNER" set at an interior ell corner in the northeasterly line of the said Irma J. Hernandez 0.24 acre tract for the southerly corner hereof and said 2101 LLC, Tract 2;

THENCE for the southwesterly line hereof and said 2101 LLC, tract 2, North 44° 50' 57" West at 51.09 feet passing a 5/8" iron rod found with cap stamped "CARLOMAGNO" at the most northerly corner of the said Irma J. Hernandez tract, being the easterly corner of that certain tract of land conveyed to Eddie A. Rodriguez recorded in Volume 7070, Page 65 of the Official Public Records of Brazos County, Texas, at 126.09 feet passing a 5/8" iron rod found with cap stamped "CARLOMAGNO" at the northerly corner of the said Eddie A. Rodriguez tract, being the easterly corner of that certain tract of land conveyed to Joe A. Arevalo and Adelina Arevalo recorded in Volume 4454, Page 140 of the Official Public Records of Brazos County, Texas, and continuing for a total distance in all of 460.89 feet to the POINT OF BEGINNING and containing 1.980 acres of land, more or less.

NOTES:

- BASIS OF BEARINGS IS THE REESTABLISHED SOUTHWEST LINE OF LOT 3, BLOCK 1, BROADWAY ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 121, PG. 275 OF THE DEED RECORDS OF BRAZOS COUNTY. RECORD BEARING: S 45°E. SEE PLAT FOR MONUMENTATION.
- COORDINATES SHOWN HEREON ARE GRID, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.
- TOPOGRAPHIC ELEVATION DATA WAS GATHERED VIA GPS UNITS AND CONVENTIONAL SURVEY EQUIPMENT (TOTAL STATION). ELEVATIONS AND CONTOURS BASED ON NAVD 88 DATUM
- THE DISTANCES AND ACREAGES SHOWN HEREON ARE SURFACE USING A SCALE FACTOR OF 1.000113394, SCALED ABOUT 0.0,0 - TEXAS CENTRAL ZONE, 4203.
- CURRENT TITLE APPEARS TO BE VESTED IN 2101 LLC BY VIRTUE OF THE DEED RECORDED IN VOL. 19002, PG. 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.

**LOT 1R, BLOCK 1, BROADWAY ADDITION,
 BEING A REPLAT OF
 PORTIONS OF LOTS 1 & 3
 AND ALL OF LOT 2,
 BLOCK 1, BROADWAY ADDITION**

OWNER:
 2101 LLC
 8350 N. CENTRAL EXPRESSWAY, SUITE 1150
 DALLAS, TX 75206
 STEPHEN F. AUSTIN SURVEY, ABSTRACT 62,
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 40' MARCH, 2024



OVL | GMT | GEOTECHNICAL
 STRUCTURAL | SURVEY

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 www.gessnerengineering.com
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 BRYAN 979.680.8840
 FORT WORTH 817.405.0774
 GEORGETOWN 512.930.5832
 SAN ANTONIO 210.305.4792
 TBPELS FIRM REGISTRATION
 NUMBERS:
 F-7451 & F-101914599

REPLAT
 DATE: 2-14-24
 DRAWN BY: HM/CM
 CHECKED BY: GTD
 PROJECT #: 24-0049