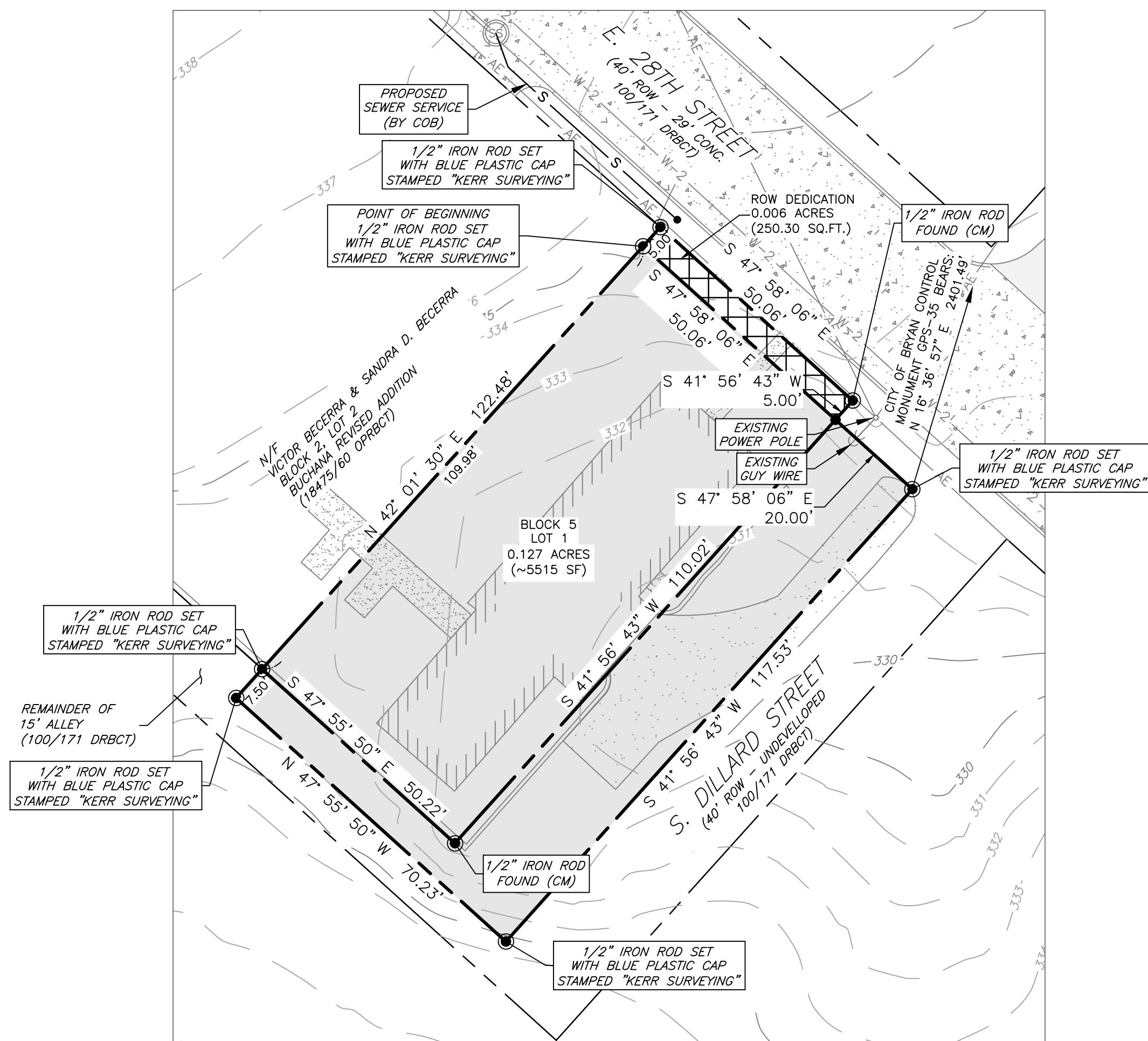
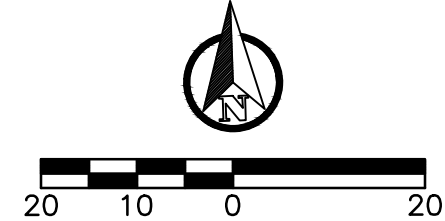
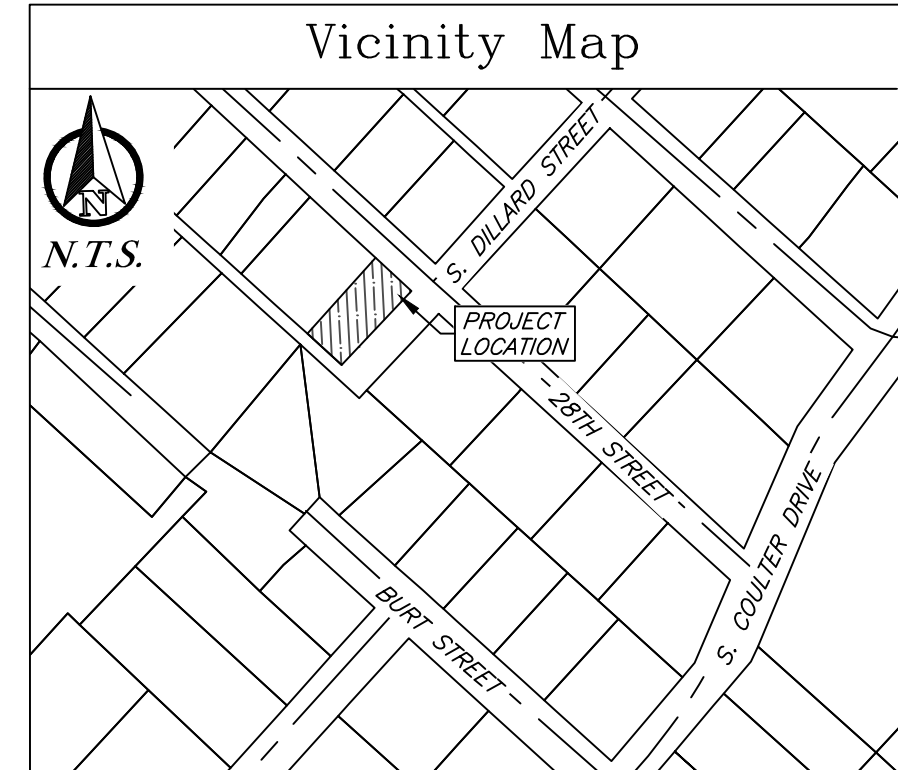
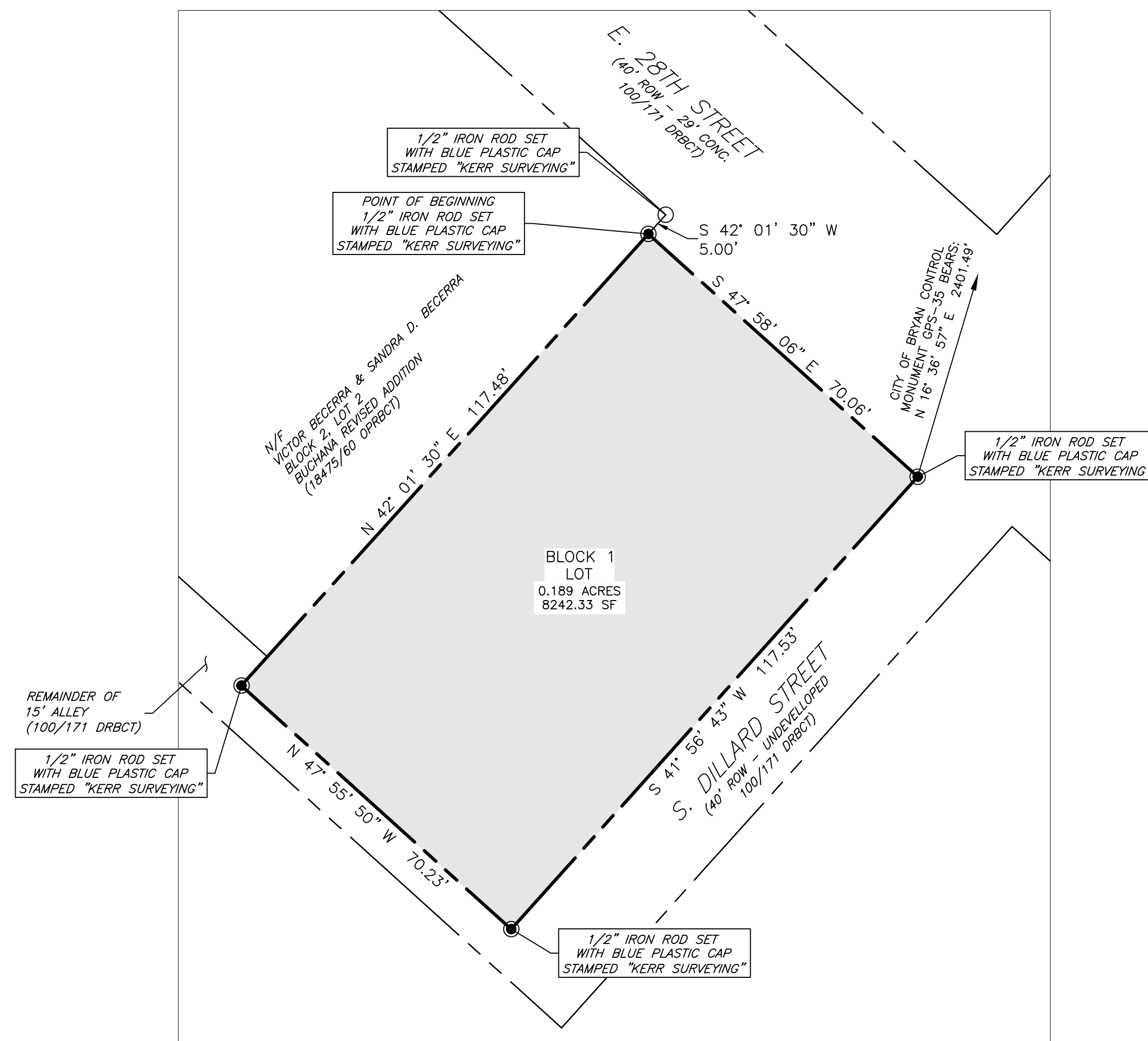
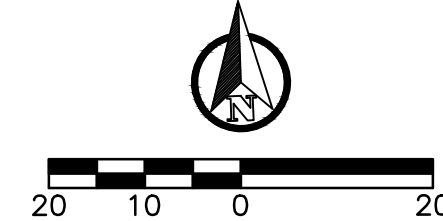


ORIGINAL



REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the Texas Coordinate system of 1983, Central Zone (4203), Grid North as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) EPOCH 2010 multi-year Cors. Solution 2 (MYCS2).
2. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
3. 1/2" iron rods will be set at all angle points and lot corners unless otherwise stated.
4. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
5. All utilities shown are approximate location.
6. This property is zoned Residential District 5000 - (RD-5).
7. The topography is from GIS data.
8. 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.
9. Contact the City of Bryan Water Services Department at 979-209-5900 for the installation of the proposed sewer service shown on the plat.

Annotations table with columns for abbreviations and their meanings: ROW - Right-of-Way, HMA - Hot mix Asphaltic concrete, DRBCT - Deed Records Of Brazos County, Texas, ORBCT - Official Records Of Brazos County, Texas, etc.

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 Deeds Records of Brazos County in Volume 100, Page 171, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

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

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 in Volume \_\_\_\_\_ Page \_\_\_\_\_.

FIELD NOTES DESCRIPTION OF A 0.190 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.190 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 5 OF BUCHANAN REVISED ADDITION, FILED IN VOLUME 100, PAGE 171 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), A PORTION OF DILLARD STREET AND A PORTION OF A 16' WIDE ALLEY, BOTH DEDICATED IN SAID BUCHANAN REVISED ADDITION; SAID 0.190 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE SOUTHWEST LINE OF E. 28th STREET (40' WIDE RIGHT-OF-WAY 100/171 DRBCT), FOR THE EAST CORNER OF LOT 2, BLOCK 5, OF SAID BUCHANAN REVISED ADDITION AND BEING THE ORIGINAL NORTH CORNER OF SAID LOT 1, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 47° 58' 06" W A DISTANCE OF 100.11 FEET; THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, S 42° 01' 30" W, FOR A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER BEING THE POINT OF BEGINNING HEREOF; THENCE, THROUGH SAID LOT 1, S 47° 58' 06" E, PASSING AT A DISTANCE OF 50.06 FEET THE COMMON LINE OF SAID LOT 1 AND DILLARD STREET (40' WIDE RIGHT-OF-WAY, 100/171 DRBCT), FROM WHICH THE ORIGINAL EAST CORNER OF SAID LOT 1 BEARS N 41° 56' 43" E A DISTANCE OF 5.00 FEET, AND CONTINUING THROUGH DILLARD STREET FOR A TOTAL DISTANCE OF 70.06 FEET TO A POINT BEING THE EAST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-35 BEARS N 16° 36' 57" E A DISTANCE OF 2,401.49 FEET; THENCE, CONTINUING THROUGH DILLARD STREET, S 41° 56' 43" W, FOR A DISTANCE OF 117.53 FEET TO A POINT FOR CORNER IN SAID 15' WIDE ALLEY, FOR THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE ORIGINAL CORNER OF SAID LOT 1 BEARS N 27° 23' 24" W A DISTANCE OF 21.38 FEET; THENCE, THROUGH SAID 15' WIDE ALLEY, N 47° 55' 50" W, FOR A DISTANCE OF 70.23 FEET TO A POINT FOR THE WEST CORNER HEREOF; THENCE, CONTINUING THROUGH SAID 15' WIDE ALLEY, N 42° 01' 30" E, PASSING AT A DISTANCE OF 7.50 FEET A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE ORIGINAL WEST CORNER OF SAID LOT 1 AND BEING THE SOUTH CORNER OF SAID LOT 2, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 47° 55' 50" W A DISTANCE OF 100.13 FEET, AND CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A TOTAL DISTANCE OF 117.48 FEET TO POINT OF BEGINNING HEREOF AND CONTAINING 0.189 ACRES, MORE OR LESS.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

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

County Clerk, Brazos County, Texas

FINAL PLAT Buchanan Revised Addition Block 1, Lot 1R 0.190 Acres Being a Replat of a Block 5, Lot 1 Buchanan Revised Addition Volume 100, Page 171, DRBCT John Austin League Survey, Abstract 2 Bryan, Brazos County, Texas November 2024 Owner: Brady Brittain 19147 Ina Mae Allen Rd College Station, TX 77845 Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE-F-9951 Surveyor: Kerr Surveying, LLC 1718 Briarcrest Dr Bryan, TX 77803 979-268-3195 Firm #10018500 Job No. 24-1098

11/13/2024 Buchanan Addn. Replat - Republishing J4 Engineering