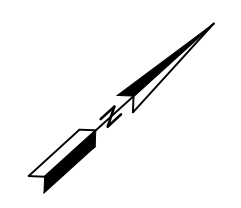


VICINITY MAP
(N.T.S.)

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- TXDOT R.O.W. RESERVE
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EASEMENT TIE-IN
- PROPERTY CORNERS
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES

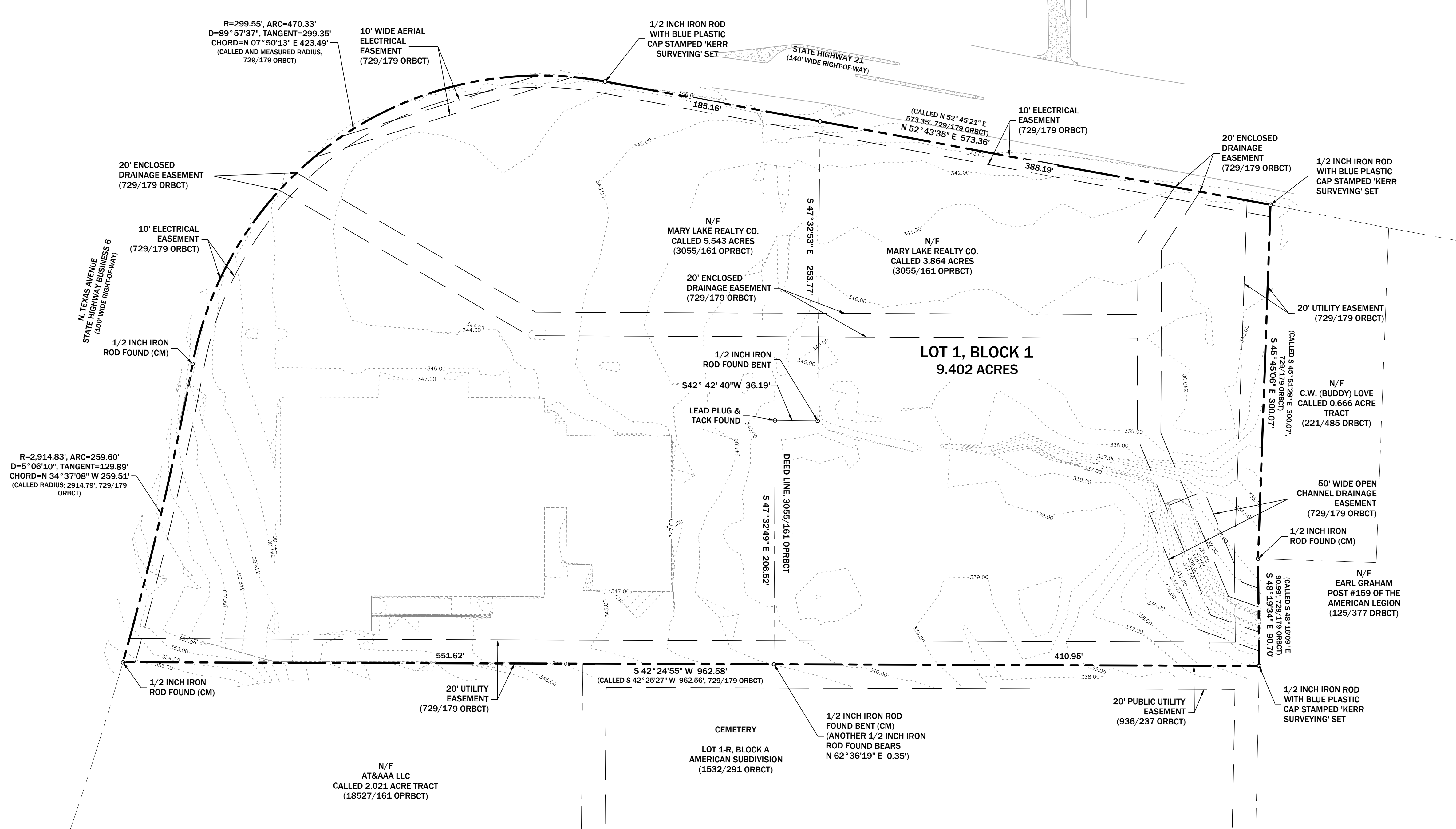


Scale:
1 inch = 50 feet

- General Notes:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON 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).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011393946723 (CALCULATED USING GEOID12B).
 - INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (12-14-2022) AND NOTHING FURTHER CERTIFICATE (07-31-2023) ISSUED BY CAPITAL TITLE, FILE NO. OE-202057074, AND THE OWNER'S AND ENCUMBRANCE REPORT ISSUED BY CAPITAL TITLE (08-02-2023), FILE NO. OE-10401. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- EASEMENTS SHOWN ON PLAT (729/179 ORBCT) DO AFFECT THIS TRACT AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
 - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 'X' SHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.

ZONING SETBACK NOTES:
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 09-05-2023, THIS TRACT IS ZONED COMMERCIAL (C3) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:
FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
SIDE SETBACK (STREET) - 15'
SIDE SETBACK (ARTERIAL STREET) - 25'
REAR SETBACK - 5'

BENCHMARK NOTES:
PROJECT BENCHMARK
CITY OF BRYAN MONUMENT GPS-117
N:102234456.75, E:3638482.77, ELEV:338.00'
(ELEVATION DATUM NAVD 1988)



ORIGINAL PLAT
VOL. 729, PG. 179

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Heifrin, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 729, Page 179, 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 thereon shown for the purposes identified.

Frank Heifrin
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Heifrin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated.

Given under my hand and seal on this _____ day of _____, 2024.

Notary Public, Brazos County, Texas

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 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

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

CERTIFICATE OF THE COUNTY CLERK

I, _____, County Clerk in and for the County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____ of 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk,
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, *****, Registered Professional Land Surveyor No. ####, 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.

*****, R.P.L.S. No. ####

FINAL PLAT

SCALE 1"=50' OF THE PREPARED AND SUBMITTED NOV. 2024

BRYAN PLAZA SUBDIVISION
LOT 1R, LOT 2 AND LOT 3, BLOCK 1
BEING A REPLAT
OF THE
BRYAN PLAZA SUBDIVISION
LOT 1, BLOCK 1
VOL. 729, PAGE. 179 ORBCT
9.402 ACRES
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

OWNER: FRANK HEIFRIN CULPEPPER REALTY 1700 GEORGE BUSH DR. E #240 COLLEGE STATION, TX 77840 PHONE (979) 696-1444	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: KERR SURVEYING, LLC TBPELS FIRM#10018500 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 (979) 268-3195
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