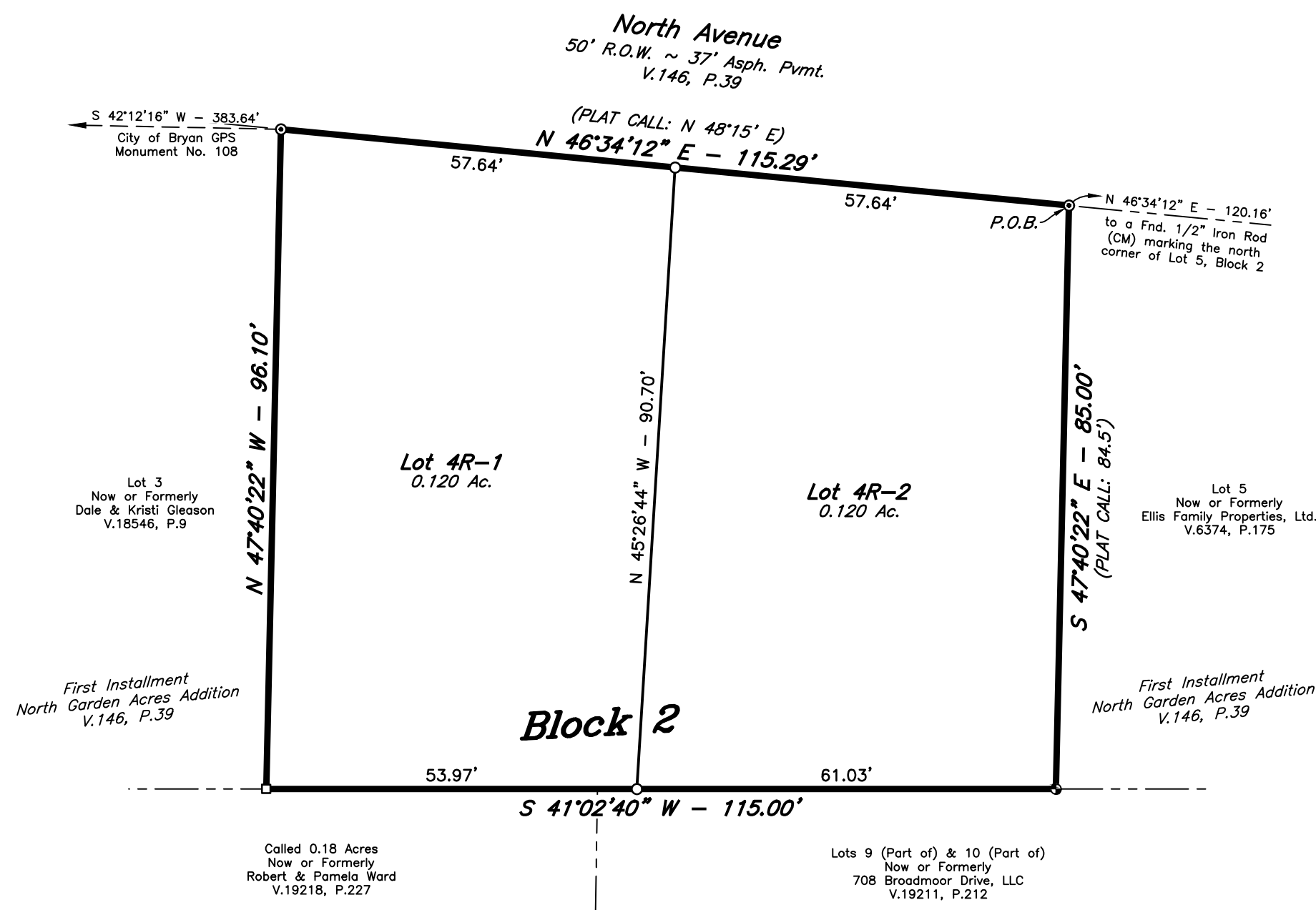
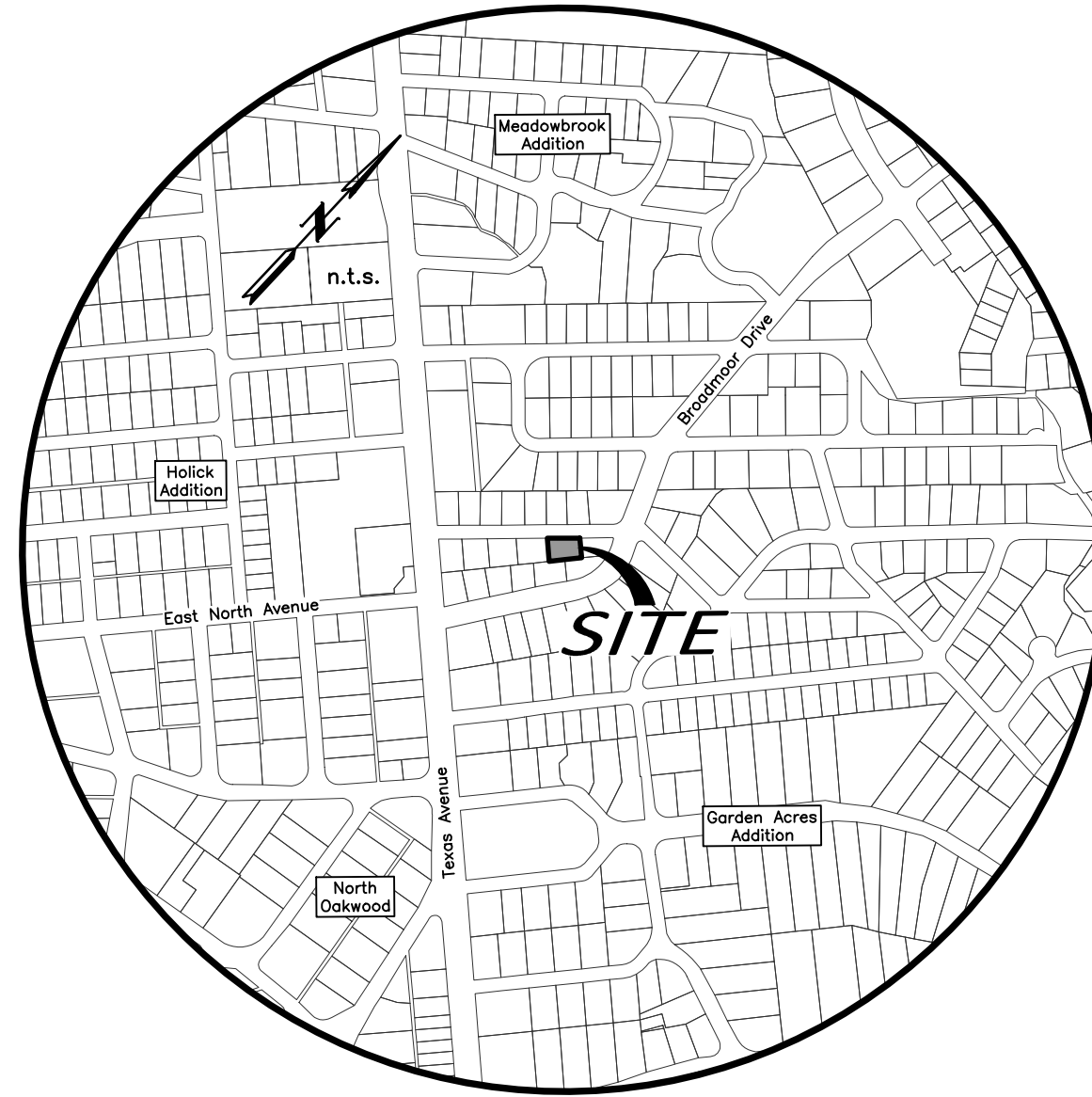


ORIGINAL PLAT

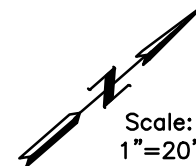
LOT 4, BLOCK 2, NORTH GARDEN ACRES ADDITION,
FIRST INSTALLMENT RECORDED IN VOLUME 146, PAGE 39



REPLAT



VICINITY MAP



Scale:
1"=20'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8, in Bryan, Brazos County, Texas and being all of Lot 4, Block 2, NORTH GARDEN ACRES ADDITION, FIRST INSTALLMENT according to the Final Plat recorded in Volume 146, Page 39 of the Brazos County Deed Records (B.C.D.R.), said Lot 4, Block 2 being further described in the deed from Pamela Harper to Britico Development, LLC recorded in Volume 19809, Page 238 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of Lot 5, Block 2 of said NORTH GARDEN ACRES ADDITION, FIRST INSTALLMENT and being in the southeast right-of-way line of North Avenue (based on a 50-foot width), from whence a found 1/2-inch iron rod marking the north corner of said Lot 5, Block 2 bears N 46° 34' 12" E at a distance of 120.16 feet for reference;

THENCE: S 47° 40' 22" E (PLAT CALL: 84.5') along the common line of this tract and said Lot 5, Block 2 for a distance of 85.00 feet to a chain-link fence post for the east corner of this tract, said fence post also marking the apparent south corner of said Lot 5, Block 2 and being in the northwest line of the 708 Broadmoor Drive, LLC tract recorded in Volume 19211, Page 212 (O.P.R.B.C.), said 708 Broadmoor Drive, LLC tract being part of Lots 9 and 10, Block 2 of said NORTH GARDEN ACRES ADDITION, FIRST INSTALLMENT;

THENCE: S 41° 02' 40" W along the common line of this tract, the said 708 Broadmoor Drive, LLC tract and the called 0.18 acre Robert Bryan Ward and Pamela Jo Ward tract recorded in Volume 19218, Page 227 (O.P.R.B.C.) for a distance of 115.00 feet to a 4" x 4" post in concrete for the south corner of this herein described tract, said fence post also marking the apparent east corner of Lot 3, Block 2 of said NORTH GARDEN ACRES ADDITION, FIRST INSTALLMENT;

THENCE: N 47° 40' 22" W along the common line of this tract and said Lot 3, Block 2 for a distance of 96.10 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the north corner of said Lot 3, Block 2 and being in the southeast right-of-way line of said North Avenue;

THENCE: N 46° 34' 12" E (PLAT CALL: N 48° 15' E) along the southeast right-of-way line of said North Avenue for a distance of 115.29 feet to the POINT OF BEGINNING and containing 0.240 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100215F, Map Revised April 2, 2014, This property is not located in a Special Flood Hazard Area.
3. 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.
4. Purpose of this replat is to create 2 individual residential lots.
5. Building setback line to be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
6. Current Zoning of this property is Residential District - 5000 (RD-5).
7. Existing structures will be demolished prior to filing of plat.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- - Chain Link Fence Post (CM)
- - 4"x4" Fence Post in Concrete (CM)

9. Abbreviations:

- P.O.B. - Point of Beginning
- CM - Controlling Monument
- CV - Communications Vault
- GM - Gas Meter
- LP - Light Pole
- PP - Power Pole
- WM - Water Meter
- OE- - Overhead Electrical Line
- G- - Underground Gas Line
- 65- - Underground Sewer Line w/ Pipe Size
- 2W- - Underground Water Line w/ Pipe Size
- (300) - Contour Elevations

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Britico Development, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19809, Page 238 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.

Owner

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

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

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

CERTIFICATION BY THE COUNTY CLERK

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

FINAL PLAT

FIRST INSTALLMENT NORTH GARDEN ACRES ADDITION LOTS 4R-1 & 4R-2, BLOCK 2

BEING A REPLAT OF LOT 4, BLOCK 2
OF FIRST INSTALLMENT, NORTH GARDEN ACRES ADDITION
AS RECORDED IN VOLUME 146, PAGE 39
0.240 ACRES

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2025
SCALE: 1" = 20'

Owner:
Britico Development, LLC

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Surveyor Firm Registration No. 10103300
MB