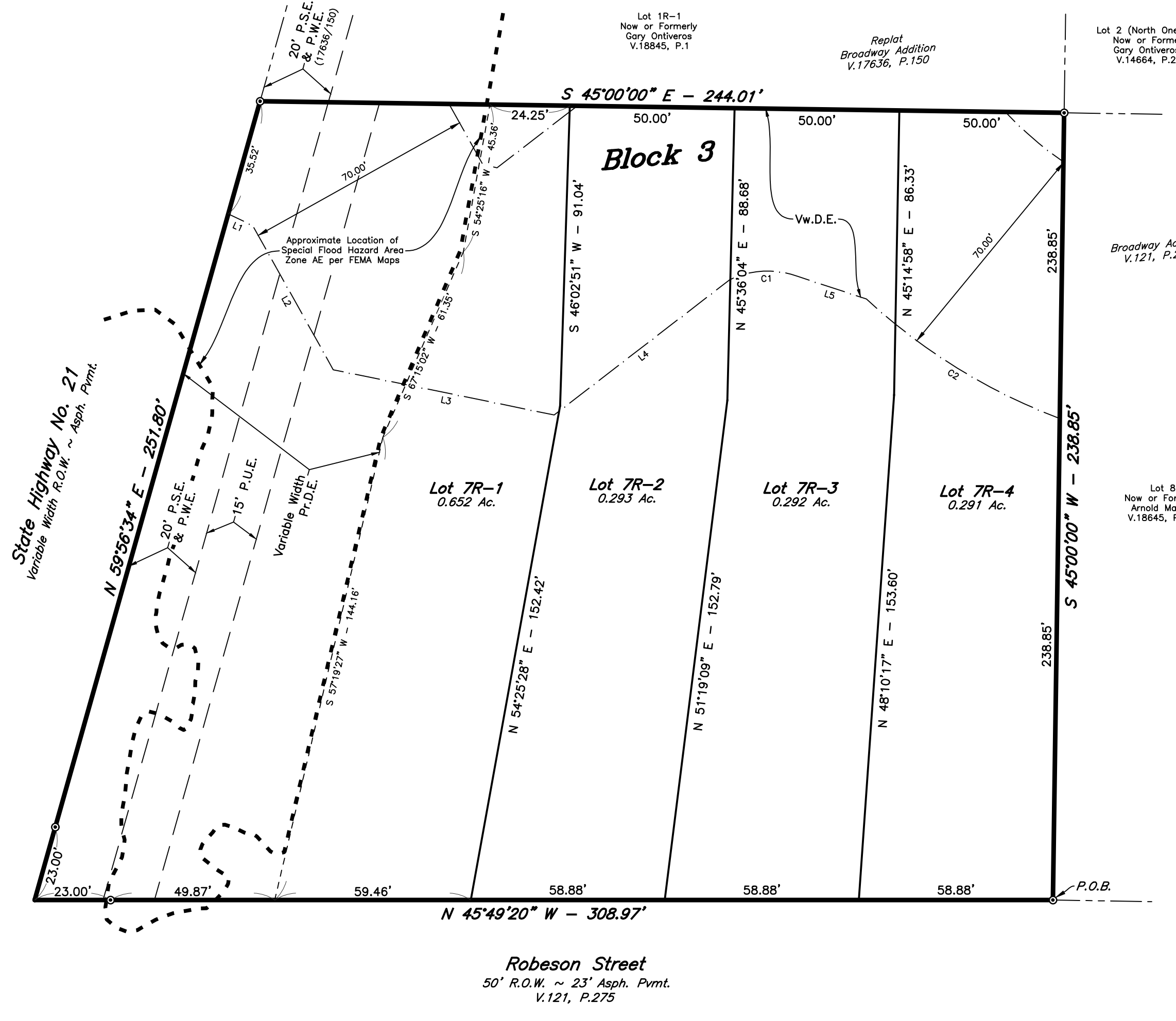


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°16'52" W	8.24'
L2	N 14°59'04" E	50.08'
L3	N 34°15'49" W	68.43'
L4	N 83°27'03" W	67.24'
L5	N 27°39'09" W	21.92'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	45°46'12"	26.58'	21.23'	11.22'	N 48°30'37" W	20.67'
C2	22°07'32"	179.70'	69.40'	35.14'	N 14°05'45" W	68.97'

ORIGINAL PLAT
LOT 7, BLOCK 3, BROADWAY ADDITION RECORDED
IN VOLUME 121, PAGE 275



REPLAT

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E, Map Revised May 16, 2012 and LOMR Map Number 23-06-2592P, effective January 22, 2025, a portion of this property is located in a Special Flood Hazard Area, Zone AE. Location shown are approximate and were scaled from said maps.
 - 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.
 - Purpose of this replat is to create 4 individual residential lots.
 - 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.
 - Private Drainage Easement shall be maintained by Lot 7R-1 Property Owner.
 - Current Zoning of this property is Residential District - 5000 (RD-5).
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- ⊙ - 1/2" Iron Rod Found (CM)
9. Abbreviations:
- D.E. - Drainage Easement
 - P.O.B. - Point of Beginning
 - Pr.D.E. - Private Drainage Easement
 - P.S.E. - Public Sewer Easement
 - P.U.E. - Public Utility Easement
 - P.W.E. - Public Water Easement
 - Vw. - Variable Width
 - CM - Controlling Monument
 - GA - Guy Anchor
 - GM - Gas Meter
 - FH - Fire Hydrant
 - PP - Power Pole
 - UP - Utility Pole
 - WV - Water Valve
 - OE- - Overhead Electrical Line
 - OT- - Overhead Telephone Line
 - ES- - 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, AJ Custom Homes 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 19828, Page 97 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 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

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____.

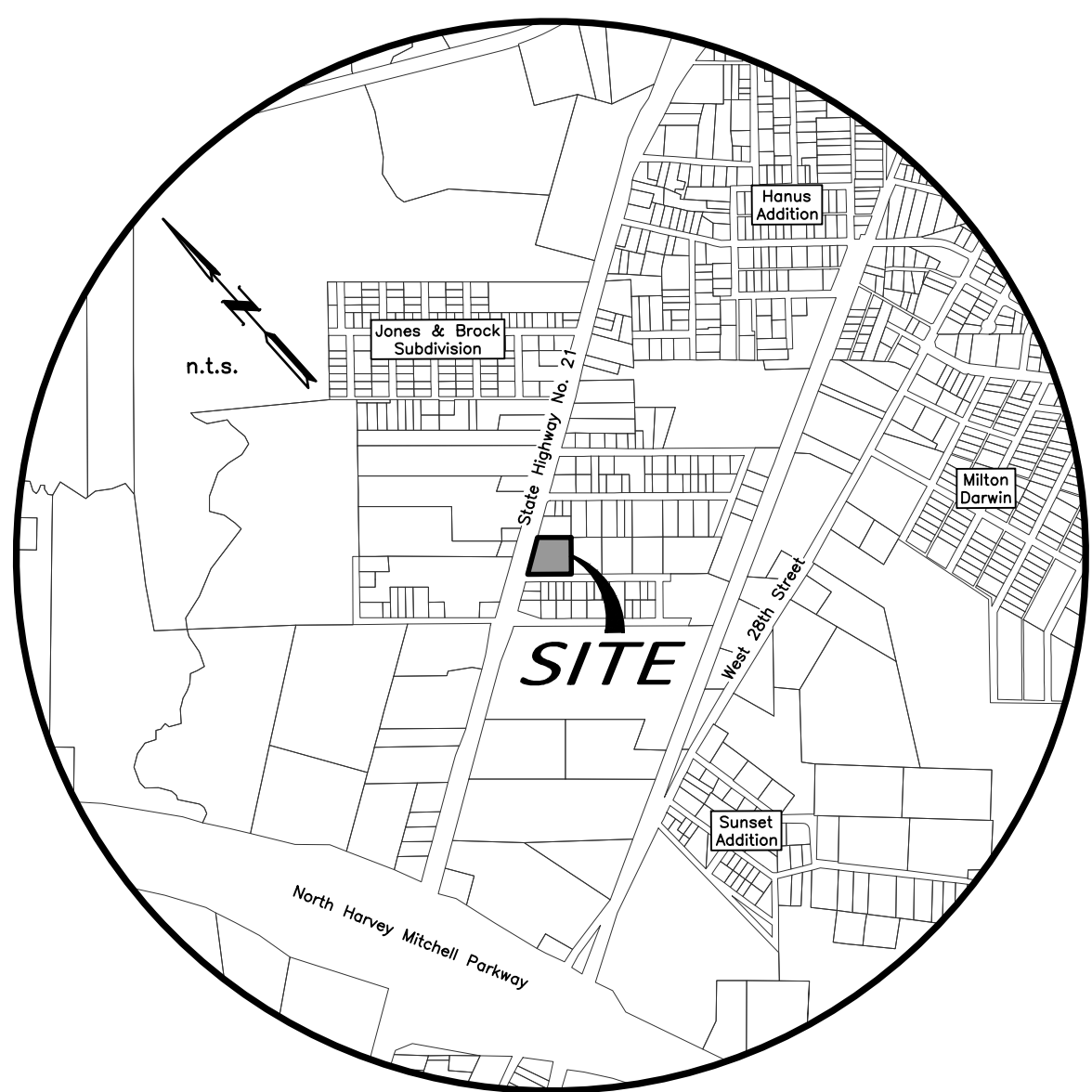
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, 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 _____



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lot 7, Block 3, BROADWAY ADDITION according to the Final Plat recorded in Volume 121, Page 275 of the Brazos County Deed Records (B.C.D.R.), said Lot 7, Block 3 being further described in the deed from Bobby L. Siegert and Laval Siegert recorded in Volume 19828, Page 97 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 south corner of this herein described tract, said iron rod also marking the west corner of Lot 8, Block 3 of said BROADWAY ADDITION and being in the northeast right-of-way line of Robeson Street (based on a 50-foot width);

THENCE: along the northeast right-of-way line of said Robeson Street and the southeast right-of-way line of State Highway No. 21 for the following two (2) calls:

- N 45° 49' 20" W, at 285.97 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 308.97 feet to the west corner of this tract, and
- N 59° 56' 34" E, at 23.00 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 251.80 feet to 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 1R-1, Block 3, BROADWAY ADDITION according to the Replat recorded in Volume 17636, Page 150 (O.P.R.B.C.);

THENCE: S 45° 00' 00" E along the common line of this tract and said Lot 1R-1, Block 3 for a distance of 244.01 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of said Lot 1R-1, Block 3, the west corner of Lot 2, Block 3 of said BROADWAY ADDITION (121/275) and the north corner of said Lot 8, Block 3;

- THENCE: S 45° 00' 00" W along the common line of this tract and said Lot 8, Block 3 for a distance of 238.85 feet to the POINT OF BEGINNING and containing 1.528 acres of land.

FINAL PLAT

BROADWAY ADDITION
LOTS 7R-1, 7R-2, 7R-3,
7R-4, BLOCK 3

BEING A REPLAT OF LOT 7, BLOCK 3
OF BROADWAY ADDITION AS RECORDED
IN VOLUME 121, PAGE 275
1.528 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2025
SCALE: 1" = 30'

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

Owner:
AJ Custom Homes LLC
11428 Woodglan Circle
Bryan, Texas 77808

MB