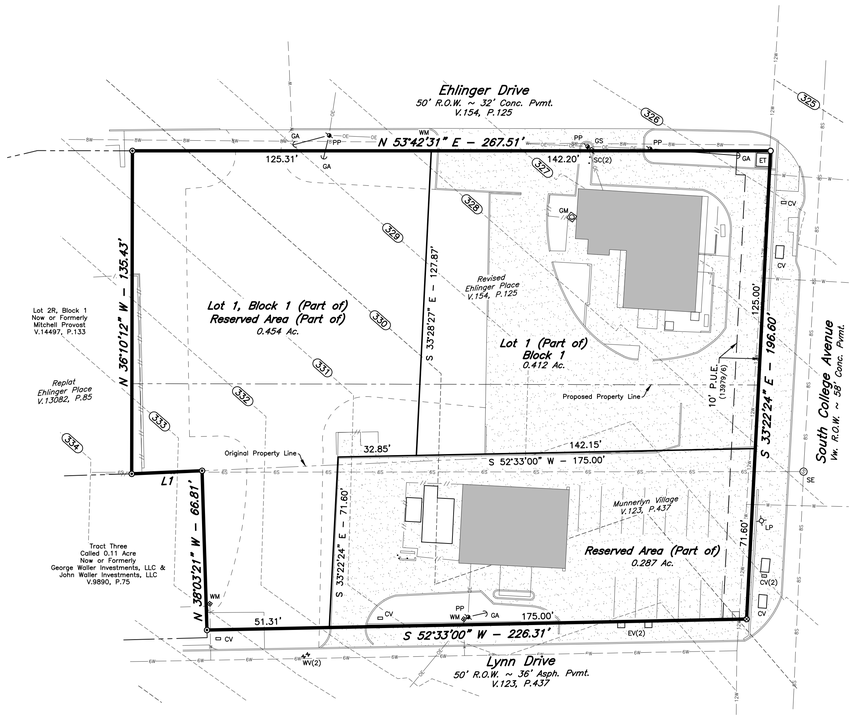
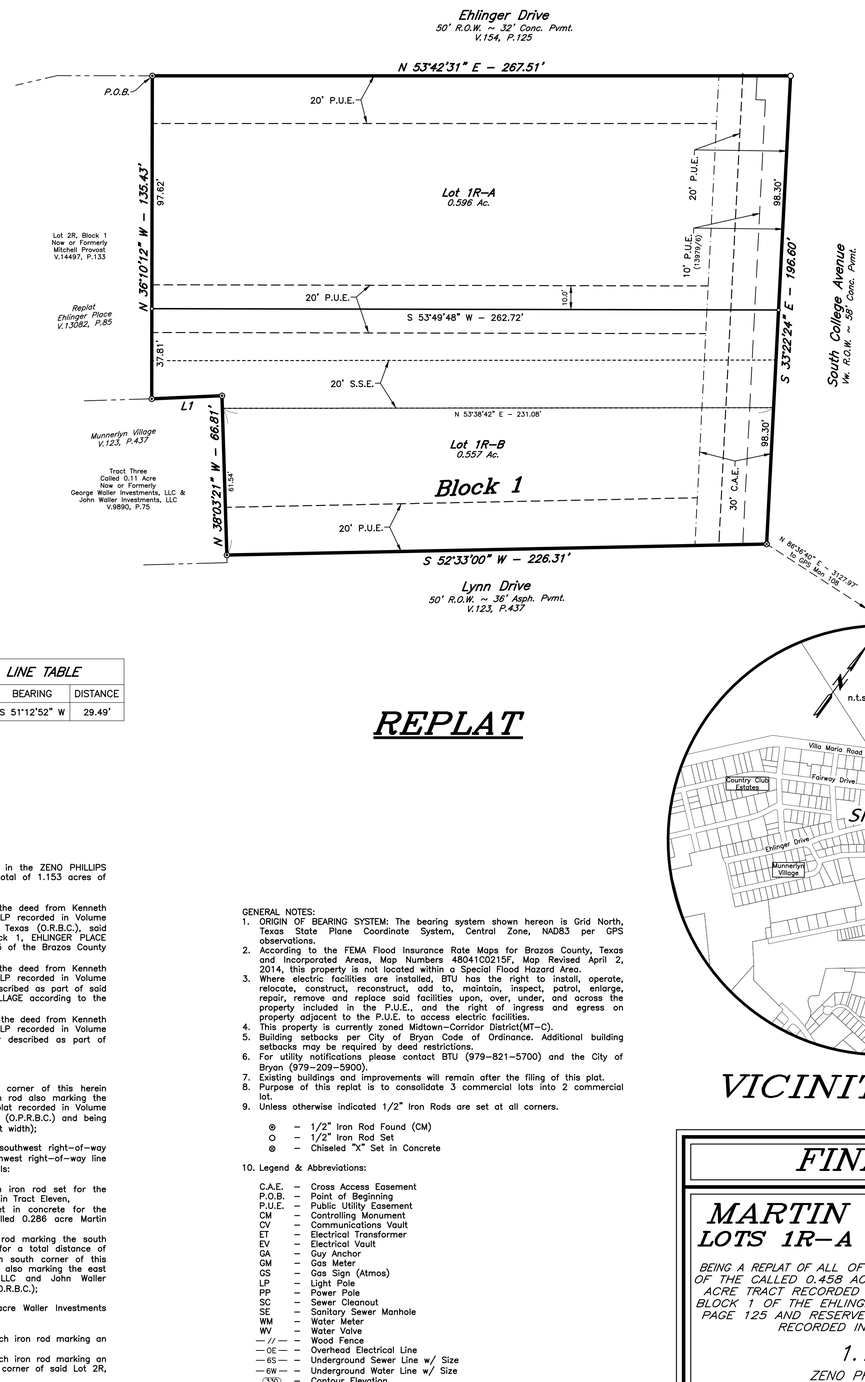


Scale: 1"=30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°12'52" W	29.49'

ORIGINAL PLAT

ALL OF THE CALLED 0.411 ACRE TRACT, ALL OF THE CALLED 0.458 ACRE TRACT AND ALL OF THE CALLED 0.286 ACRE TRACT RECORDED IN VOLUME 7608, PAGE 127; LOT 1, BLOCK 1, EHLINGER PLACE RECORDED IN VOLUME 154, PAGE 125, RESERVED AREA, MUNNERLYN VILLAGE RECORDED IN VOLUME 123, PAGE 437

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Martin Family Investments, LP, owner(s) and developer(s) of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 7608, Page 127 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.

_____
Managing Member

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

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

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 PLANNING AND ZONING COMMISSION

I, _____, Chairman 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.

_____
Chairman, Planning and Zoning Commission

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Bryan, Brazos County, Texas and being a total of 1.153 acres of land consisting of parts of the following three (3) individual tracts:

1) Being all of the called 0.411 acre Tract Eleven described in the deed from Kenneth P. Martin and Diane C. Martin to Martin Family Investments, LP recorded in Volume 7608, Page 127 of the Official Records of Brazos County, Texas (O.R.B.C.), said Tract Eleven being further described as part of Lot 1, Block 1, EHLINGER PLACE according to the Final Plat recorded in Volume 154, Page 125 of the Brazos County Deed Records (B.C.D.R),
2) Being all of the called 0.458 acre Tract Twelve described in the deed from Kenneth P. Martin and Diane C. Martin to Martin Family Investments, LP recorded in Volume 7608, Page 127 (O.R.B.C.), said Tract Twelve being further described as part of said Lot 1, Block 1 and part of the Reserved Area, MUNERLYN VILLAGE according to the Final Plat recorded in Volume 123, Page 437 (B.C.D.R.), and
3) Being all of the called 0.286 acre Tract Fourteen described in the deed from Kenneth P. Martin and Diane C. Martin to Martin Family Investments, LP recorded in Volume 7608, Page 127 (O.R.B.C.), said Tract Fourteen being further described as part of the said Reserved Area,

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the common west corner of this herein described tract and the called 0.458 acre Martin Tract Twelve, said iron rod also marking the north corner of Lot 2R, Block 1, EHLINGER PLACE according to the Replat recorded in Volume 13082, Page 85 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the southeast right–of–way line of Ehlinger Drive (based on a 50–foot width);

THENCE: along the southeast right–of–way line of Ehlinger Drive, the southwest right–of–way line of South College Avenue (based on an 80–foot width) and the northwest right–of–way line of Lynn Drive (based on a 50–foot width) for the following three (3) calls:

1) N 53° 42' 31" E for a distance of 267.51 feet to a 1/2–inch iron rod set for the common north corner of this tract and the called 0.411 acre Martin Tract Eleven,
2) S 33° 22' 24" E for a distance of 196.60 feet to an 'X' set in concrete for the common east corner of this herein described tract and the called 0.286 acre Martin Tract Fourteen, and
3) S 52° 33' 00" W, at 175.00 feet, pass a found 1/2–inch iron rod marking the south corner of the called 0.286 acre Martin Tract Fourteen, continue for a total distance of 226.31 feet to a found 1/2–inch iron rod marking the common south corner of this tract and the called 0.458 acre Martin Tract Twelve, said iron rod also marking the east corner of the called 0.11 acre George Waller Investments, LLC and John Waller Investments, LLC Tract Three recorded in Volume 9890, Page 75 (O.R.B.C.);

THENCE: along the common line of this tract and the called 0.11 acre Waller Investments Tract Three for the following two (2) calls:

1) N 38° 03' 21" W for a distance of 66.81 feet to a found 1/2–inch iron rod marking an interior corner of this tract, and
2) S 51° 12' 52" W for a distance of 29.49 feet to a found 1/2–inch iron rod marking an exterior corner of this tract, said iron rod also marking the east corner of said Lot 2R, Block 1;

THENCE: N 36° 10' 12" W along the common line of this tract and said Lot 2R, Block 1 for a distance of 135.43 feet to the POINT OF BEGINNING and containing 1.153 acres of land.

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located within 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. This property is currently zoned Midtown–Corridor District(MT–C).
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979–821–5700) and the City of Bryan (979–209–5900).
7. Existing buildings and improvements will remain after the filing of this plat.
8. Purpose of this replat is to consolidate 3 commercial lots into 2 commercial lot.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ – 1/2" Iron Rod Found (CM)
○ – 1/2" Iron Rod Set
⊗ – Chiseled "X" Set in Concrete

10. Legend & Abbreviations:

C.A.E. – Cross Access Easement
P.O.B. – Point of Beginning
P.U.E. – Public Utility Easement
CM – Controlling Monument
CV – Communications Vault
ET – Electrical Transformer
EV – Electrical Vault
GA – Guy Anchor
GM – Gas Meter
GS – Gas Sign (Atmos)
LP – Light Pole
PP – Power Pole
SC – Sewer Cleanout
SE – Sanitary Sewer Manhole
WM – Water Meter
WV – Water Valve
— // — – Wood Fence
— OE — – Overhead Electrical Line
— 6S — – Underground Sewer Line w/ Size
— 6W — – Underground Water Line w/ Size
(330) – Contour Elevation



VICINITY MAP

FINAL PLAT

MARTIN SUBDIVISION
LOTS 1R–A & 1R–B, BLOCK 1

BEING A REPLAT OF ALL OF THE CALLED 0.411 ACRE TRACT, ALL OF THE CALLED 0.458 ACRE TRACT, ALL OF THE CALLED 0.286 ACRE TRACT RECORDED IN VOLUME 7608, PAGE 127, LOT 1, BLOCK 1 OF THE EHLINGER PLACE RECORDED IN VOLUME 154, PAGE 125 AND RESERVED AREA OF THE MUNNERLYN VILLAGE RECORDED IN VOLUME 123, PAGE 437

1.153 ACRES
ZENO PHILLIPS LEAGUE, A–45
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2026
SCALE: 1" = 30'

Owner:
Martin Family Investments, LP
10987 C Hoppess Road
Franklin, Texas 77856

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

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