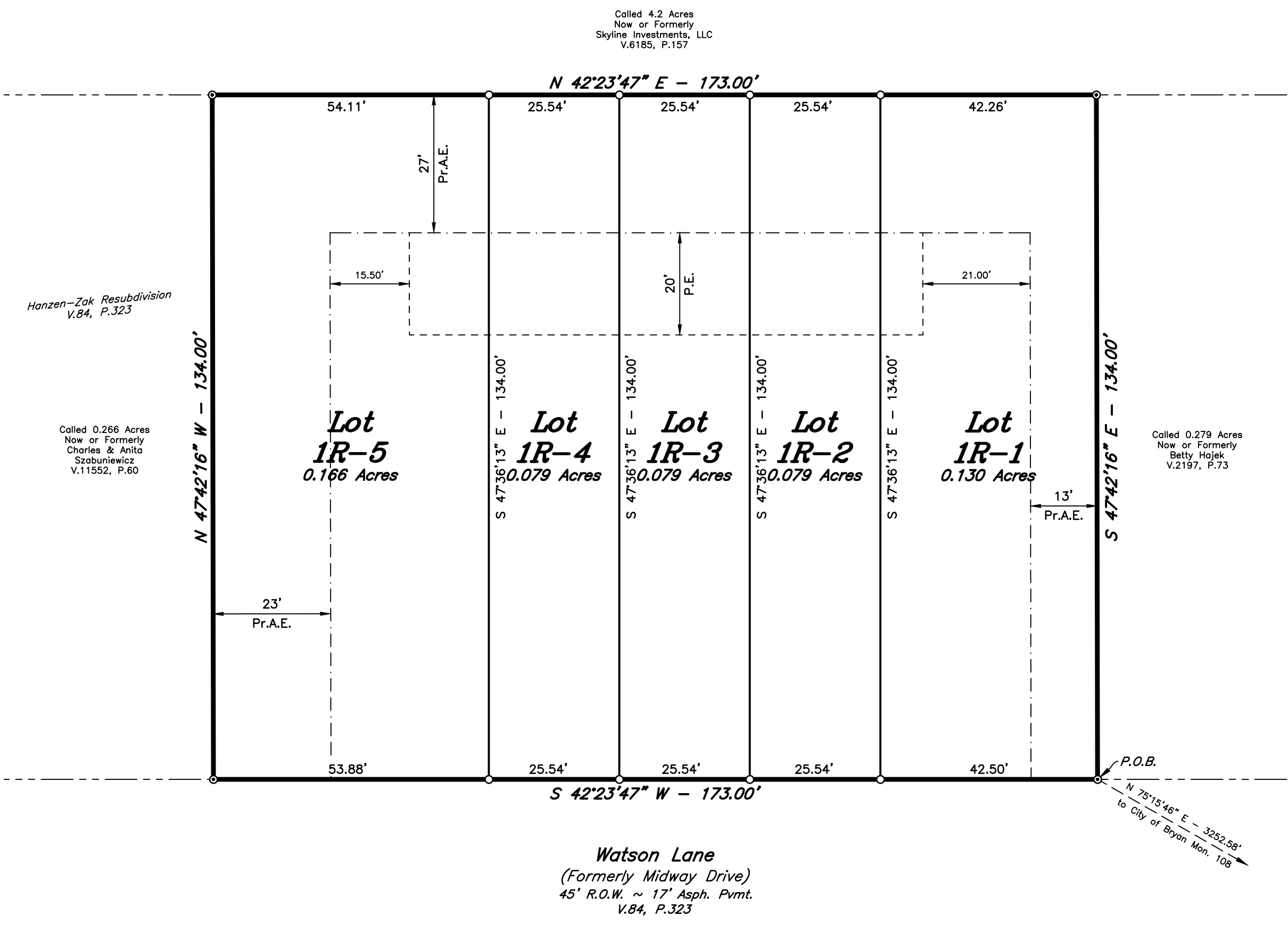
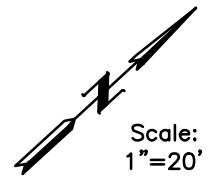


**ORIGINAL PLAT**  
 LOT 1, HANZEN-ZAK RESUBDIVISION  
 AS RECORDED IN VOLUME 84, PAGE 323



**REPLAT**

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being all of Lot 1, HANZEN-ZAK RESUBDIVISION according to the plat recorded in Volume 84, Page 323 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of the called 0.279 acre Betty Hajek tract recorded in Volume 2197, Page 73 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the northwest right-of-way line of Watson Lane, formerly known as Midway Drive (based on a 45-foot width);

**THENCE:** N 42°23'47" W along the northwest right-of-way line of said Watson Lane for a distance of 173.00 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of the called 0.266 acre Charles and Anita Szabuniewicz tract recorded in Volume 11552, Page 60 (O.R.B.C.);

**THENCE:** N 47°42'16" W along the common line of this tract and the called 0.266 acre Szabuniewicz tract for a distance of 134.00 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of the called 0.266 acre Szabuniewicz tract and being in the southeast line of the called 4.2 acre Skyline Investments, LLC tract recorded in Volume 6165, Page 157 (O.R.B.C.);

**THENCE:** N 42°23'47" E along the common line of this tract and the called 4.2 acre Skyline Investments, LLC tract for a distance of 173.00 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of the called 0.279 acre Hajek tract;

**THENCE:** S 47°42'16" E along the common line of this tract and the called 0.279 acre Hajek tract for a distance of 134.00 feet to the POINT OF BEGINNING and containing 0.532 acres of land.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Midtown BCS Properties, LLC owner and developer of LOTS 1R-1, 1R-2, 1R-3, 1R-4 & 1R-5, HANZEN-ZAK RESUBDIVISION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17136, Page 243 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.

Midtown BCS Properties, LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Midtown BCS Properties, LLC, 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 BY THE COUNTY CLERK**  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, Karen McQueen, 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, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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

**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

**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.

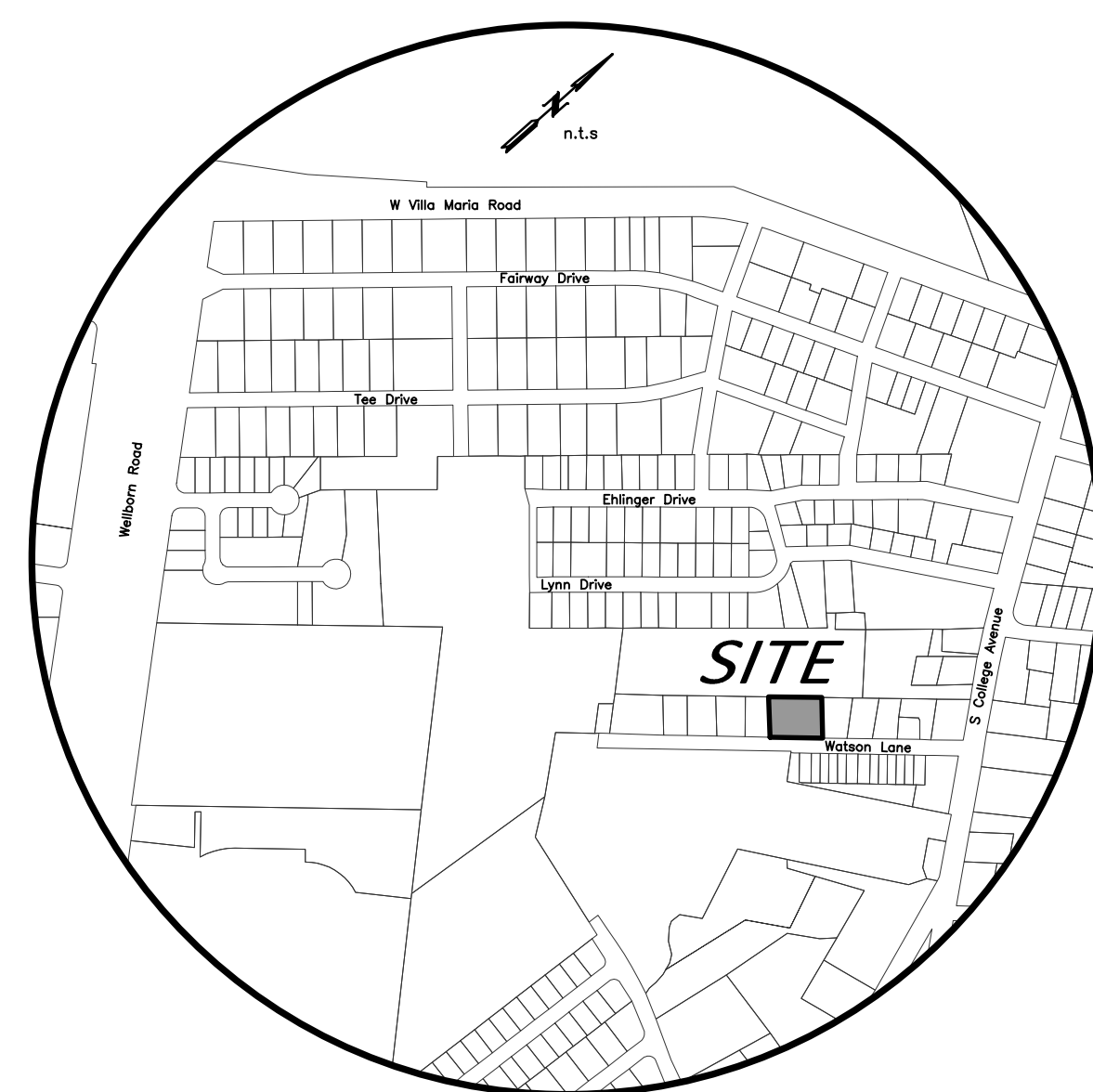
Chairman, Planning and Zoning Commission

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047



VICINITY MAP

**REPLAT**

LOTS 1R-1, 1R-2,  
 1R-3, 1R-4 & 1R-5  
**HANZEN-ZAK  
 RESUBDIVISION**  
 BEING A REPLAT OF LOT 1  
 RECORDED IN VOLUME 84, PAGE 323  
 0.532 ACRES  
 J.E. SCOTT SURVEY, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS  
 OCTOBER, 2021  
 SCALE: 1" = 20'

**Owner:** Midtown BCS Properties, LLC  
 1580 Copperfield Pkwy  
 College Station, TX 77845  
 979.703.1979

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

Texas Firm Registration No. 10103300  
 MB