



**ORIGINAL PLAT**  
 LOT 1R-1, BLOCK 3, BROADWAY ADDITION  
 AS RECORDED IN VOLUME 17636, PAGE 150

**REPLAT**

VICINITY MAP

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **MATT ABEGGLEN** owner and developer of LOTS 1R-1A & 1R-1B, BLOCK 3, BROADWAY ADDITION, 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 16406, Page 112 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 intended.

Matt Abegglen

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Matt Abegglen**, 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 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 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, **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 on the ground under my supervision on May, 2023, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the S. F. AUSTIN LEAGUE, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lot 1R-1, Block 3, BROADWAY ADDITION according to the Replat recorded in Volume 17636, Page 150 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract being further described as part of Lot 1, 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 1 being described in the deed from Maria Nieves Serna to 4point Ventures, Inc. recorded in Volume 16406, Page 112 (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 1R-4, Block 3 of said BROADWAY ADDITION (17636/150) and being in the southeast right-of-way line of State Highway No. 21 West (based on a 120-foot width);

**THENCE:** S 45° 00' 00" E along the common line of this tract, said Lot 1R-4 and Lots 1R-3 and 1R-2, Block 3 of said BROADWAY ADDITION (17636/150) for a distance of 206.47 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-2 and being in the northwest line of Lot 2 of said BROADWAY ADDITION (121/275);

**THENCE:** S 45° 00' 00" W along the common line of this tract and said Lot 2 for a distance of 140.68 feet to 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 said Lot 2, the north corner of Lot 8 of said BROADWAY ADDITION (121/275) and the east corner of Lot 7 of said BROADWAY ADDITION (121/275);

**THENCE:** N 45° 00' 00" W along the common line of this tract and said Lot 7 for a distance of 244.01 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 7 and being in the southeast right-of-way line of said State Highway No. 21 West;

**THENCE:** N 59° 56' 34" E along the southeast right-of-way line of said State Highway No. 21 West for a distance of 145.60 feet to the POINT OF BEGINNING and containing 0.73 acres of land.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearings system and actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 121, Page 275 of the Brazos County Deed Records.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective May 16, 2011, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned Residential District-5000 (RD-5).
  - Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
  - 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.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
  - Abbreviations:
    - P.A.E. - Private Access Easement
    - P.O.B. - Point of Beginning
    - P.S.E. - Public Sewer Easement
    - P.W.E. - Public Water Easement
    - Vw. - Variable Width
    - (308) - Contour Elevation

**FINAL PLAT**

LOTS 1R-1A, 1R-1B  
 BLOCK 3

**BROADWAY ADDITION**  
 BEING A REPLAT OF LOT 1R-1, BLOCK 3, BROADWAY  
 ADDITION, AS RECORDED IN VOLUME 17636, PAGE 150

0.73 ACRES  
 S.F. AUSTIN LEAGUE, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2023  
 SCALE: 1" = 30'

**Owner:**  
 4point Ventures, Inc.  
 10615 N Sunrise Shores Lane  
 Cypress, TX 77433

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

Texas Firm Registration No. 10103300