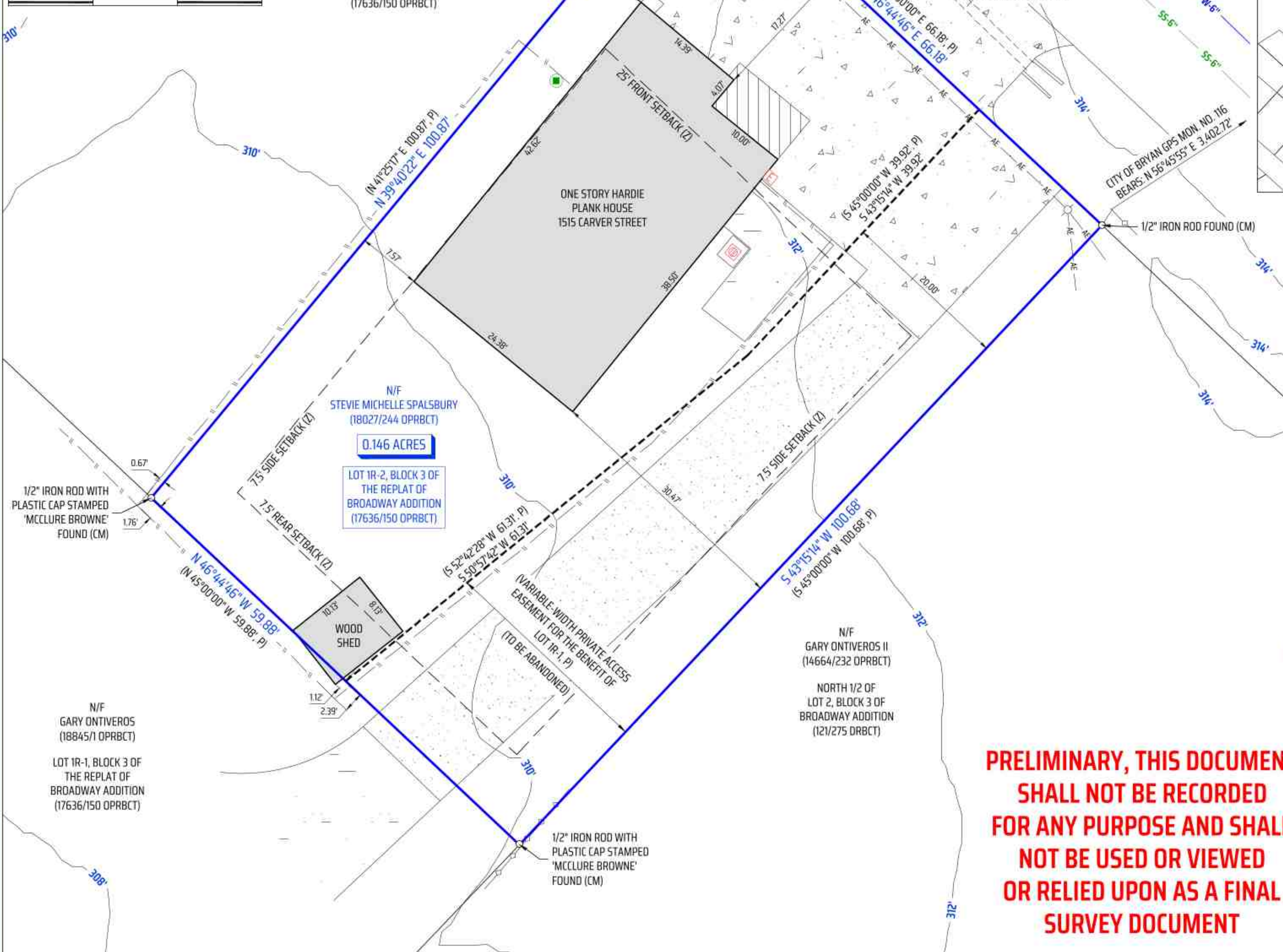


SCALE: 1" = 10'



N/F
LAB HOMES LLC
(18470/105 OPRBCT)
LOT 1R-3, BLOCK 3 OF
THE REPLAT OF
BROADWAY ADDITION
(17636/150 OPRBCT)



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 PLAN 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 PLAN 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

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 20__ IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF _____

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 (S)HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC, _____ COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

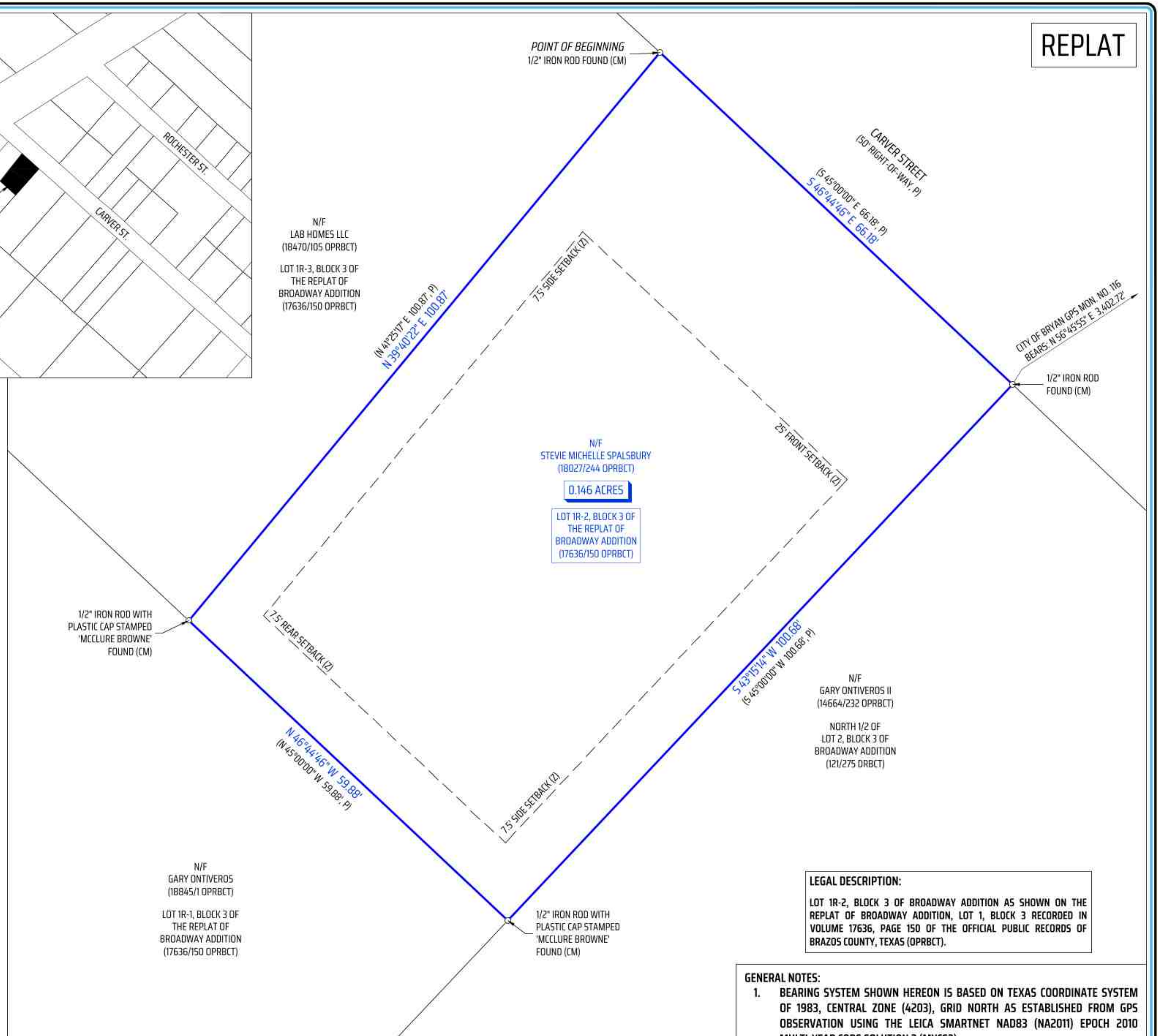
I, _____ THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAN, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18027, PAGE 244, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

STEVIE MICHELLE SPALSBURY

OWNER/DEVELOPED:
STEVIE MICHELLE SPALSBURY
1515 CARVER STREET,
BRYAN, TX, 77803-6204

**PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL
SURVEY DOCUMENT**

REPLAT



N/F
LAB HOMES LLC
(18470/105 OPRBCT)
LOT 1R-3, BLOCK 3 OF
THE REPLAT OF
BROADWAY ADDITION
(17636/150 OPRBCT)

N/F
STEVIE MICHELLE SPALSBURY
(18027/244 OPRBCT)
0.146 ACRES
LOT 1R-2, BLOCK 3 OF
THE REPLAT OF
BROADWAY ADDITION
(17636/150 OPRBCT)

N/F
GARY ONTIVEROS II
(14664/232 OPRBCT)
NORTH 1/2 OF
LOT 2, BLOCK 3 OF
BROADWAY ADDITION
(121275 DRBCT)

LEGAL DESCRIPTION:
LOT 1R-2, BLOCK 3 OF BROADWAY ADDITION AS SHOWN ON THE REPLAT OF BROADWAY ADDITION, LOT 1, BLOCK 3 RECORDED IN VOLUME 17636, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT).

- GENERAL NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001263005218 (CALCULATED USING GEOD128).
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, EFFECTIVE 05-16-2012.
 - BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING (Z) OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREON. ONLINE ZONING MAP REFERENCED ON 11-06-2023 SHOWS THIS PROPERTY AS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
 - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
 - CONTOURS SHOWN HEREON FROM TNRS DATA (ELEVATION DATUM NAVD 1988, GEOD128).
 - 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2305005CS, CERTIFICATION DATE: OCTOBER 22ND, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EXCEPTIONS: EASEMENTS AND BUILDING LINES AS SET OUT ON REPLAT RECORDED IN VOLUME 17636, PAGE 150, OPRBCT, DO APPLY AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



FINAL PLAT
OF
BROADWAY ADDITION
BEING A MINOR REPLAT OF
BROADWAY ADDITION, BLOCK 3, LOT 1R-2
(VOLUME 17636, PAGE 150 OPRBCT)
STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 10 FEET
SURVEY DATE: 10-30-2023 | PLAT DATE: 11-06-2023
JOB NUMBER: 23-1020 | CAD NAME: 23-1020-REPLAT
POINT FILE: 23-1020
DRAWN BY: KTL CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN 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.

DAVID POWELL BRISTER, RPLS NO. 6537

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- (I) = RECORD INFORMATION
- (P) = PLAT: 17636/150 OPRBCT
- WATER METER
- CLEAN OUT
- UTILITY POLE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE
- GRAVEL
- ASPHALT
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE