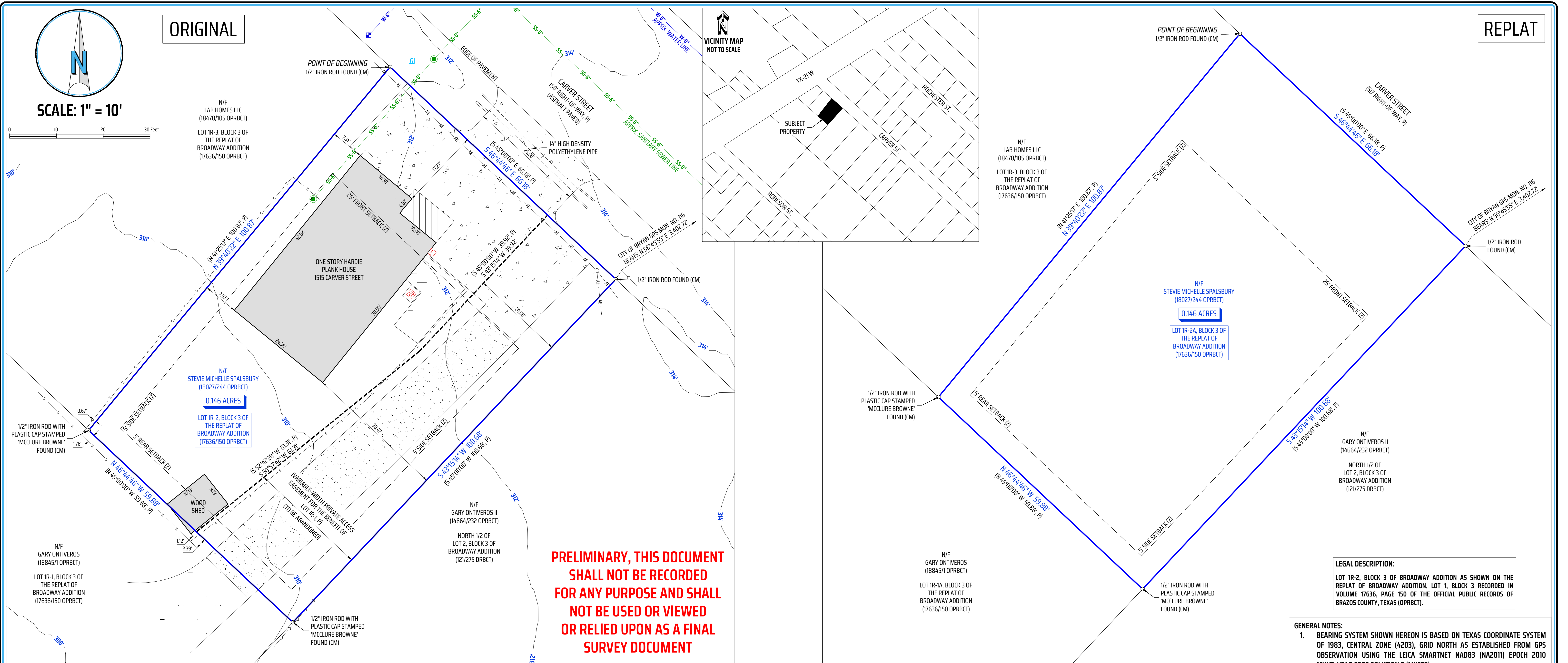


SCALE: 1" = 10'

ORIGINAL

REPLAT



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

STATE OF TEXAS COUNTY OF BRAZOS

I, _____ 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

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 PLAT, 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

LEGEND:

- DBRBT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
DBRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
OPRBT = 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 OPRBT
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

FIELD NOTES DESCRIPTION OF A 0.146 ACRE TRACT STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.146 ACRES IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1R-2, BLOCK 3 OF BROADWAY ADDITION, AS SHOWN ON THE REPLAT RECORDED IN VOLUME 17636, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), SAME BEING DESCRIBED IN A DEED TO STEVIE MICHELLE SPALSBURY RECORDED IN VOLUME 18027, PAGE 244 (OPRBT); SAID 0.146 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the southwest right-of-way line of Carver Street (50' right-of-way per replat), same being the northeast line of said Block 3, for the east corner of Lot 1R-3, Block 3 of said Broadway Addition, as described in a deed to Lab Homes LLC recorded in Volume 18470, Page 105 (OPRBT), same being the north corner hereof;

THENCE, continuing with the common line of Carver Street and said Lot 1R-2, 5 46° 44' 46" E, a distance of 66.18 feet to a 1/2 inch iron rod found for the north corner of Lot 2, Block 3 of said Broadway Addition, as described in a deed to Gary Ontiveros II recorded in Volume 14664, Page 232 (OPRBT), same being the east corner hereof, from which the City of Bryan GPS Monument No. 116 bears N 56° 45' 55" E, a distance of 3402.72 feet;

THENCE, with the common line of said Lot 1R-2 and said Lot 2, 5 43° 15' 14" W, a distance of 100.68 feet to a 1/2 inch iron rod with plastic cap stamped 'MCCLEURE BROWNE' found in the northwest line of said Lot 2, for the east corner of Lot 1R-1, Block 3 of said Broadway Addition, as described in a deed to Gary Ontiveros recorded in Volume 18845, Page 1 (OPRBT), same being the south corner hereof;

THENCE, with the common line of said Lot 1R-2 and said Lot 1R-1, N 46° 44' 46" W, a distance of 59.88 feet to a 1/2 inch iron rod with plastic cap stamped 'MCCLEURE BROWNE' found in the northeast line of said Lot 1R-1, for the south corner of said Lot 1R-3, same being the west corner of hereof;

THENCE, with the common line of said Lot 1R-2 and said Lot 1R-3, N 39° 40' 22" E, a distance of 100.87 feet to the POINT OF BEGINNING hereof and containing 0.146 acres, more or less.

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 (OPRBT).

GENERAL NOTES:

- 1. 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).
2. 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 GEOID12B).
3. 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.
4. 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).
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.
6. CONTOURS SHOWN HEREON FROM TNRS DATA (ELEVATION DATUM NAVD 1988, GEOID12B).
7. 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.
8. 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, OPRBT, DO APPLY AS SHOWN HEREON.
ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FINAL PLAT OF LOT 1R-2A, BLOCK 3 (0.146 ACRE TRACT) BROADWAY ADDITION BEING A MINOR REPLAT OF BROADWAY ADDITION, BLOCK 3, LOT 1R-2 (VOLUME 17636, PAGE 150 OPRBT) STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

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 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.

DAVID POWELL BRISTER, RPLS NO. 6537

KERR SURVEYING logo and contact information: 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