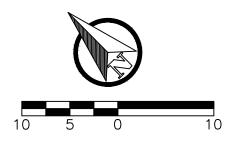
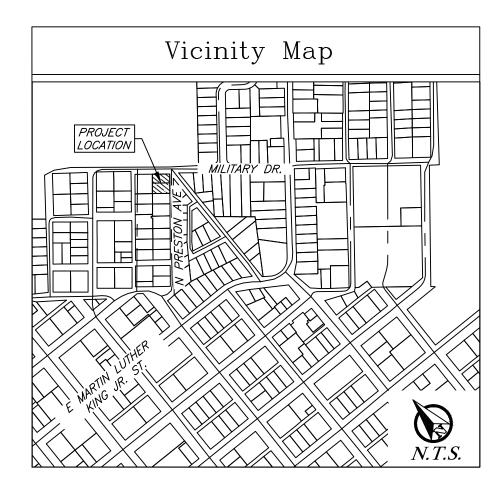


Notary Public, Brazos County, Texas

City Engineer, Bryan, Texas





General Notes:

- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No 'revised date: April 2, 2014
- orners unless otherwise stated.
- 3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 4. All utilities shown are approximate location
- This property is zoned Residential District-5000 (RD-5)
- 5. Surveyor could not find record plat of Bryan's First Addition to the City of Bryan. Neither the County Clerk nor the Tax Appraisal Office had the record do said addition. Hall's Addition, a re-plat of said area, is an unofficial plat and is not correct or accepted per the other surveys, surveyors, and occupation evidence to help establish boundary and to create metes and bounds notes of said surveyed tract.
- 7. A 10' wide easement/right-of-way for Military Drive to the City Bryan is noted but not shown on this plat, Vol. 569, Pg. 221.
- 8. 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.
- 9. This survey plat was prepared to reflect the title reports issued by First National Title Insurance Company, GF No. 23-740143-AG, certification dated: 05-18-2023. Items listed are not survey items/or are not addressed by this plat

FINAL PLAT

Halls's Addition

Block 1, Lot 51R and ROW Dedication Being a total of 0.1733 acres of Stephen F. Austin League Survey, Abstract 62 Volume 17049, Page 285 OPRBCT

> Bryan, Brazos County, Texas April 2024

<u>Owner:</u> Brittco Development LLC. 19147 Ina Mae Allen Rd College Station, Tx 77845 979-412-0022

Surveyor: TICE Engineering, Inc. 4234 Boonville Rd. Bryan, TX 77802 *979-205-8860 TBPELS* #10194827 Proj # 5027-23

