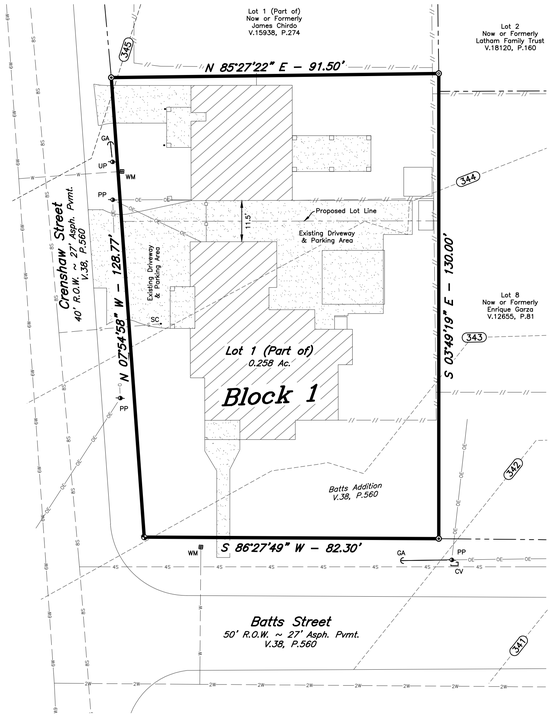
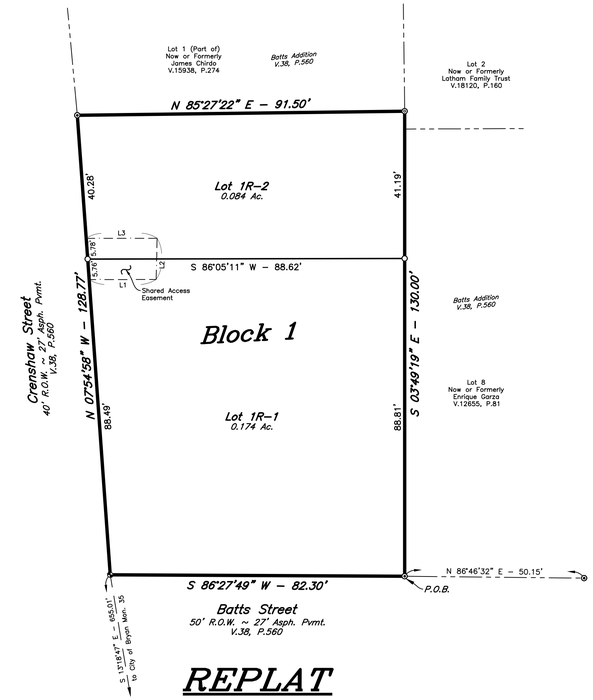


ORIGINAL PLAT

LOT 1 (PART OF), BLOCK 1, BATTS ADDITION
RECORDED IN VOLUME 38, PAGE 562

Scale:
1"=20'

VICINITY MAP



REPLAT

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation. The actual measured distance to the monuments are consistent with the plat recorded in Volume 38, Page 560, Deed Records, Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. 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.
4. This property is currently zoned Planned Development – Housing District (PD–H) as approved by the Bryan City Council on September 13, 2022 with Ordinance No. 2576.
5. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD–5 zoning district. Additional building setbacks may be required by deed restrictions.
6. All unimproved parking space will be improved to City of Bryan standards.
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

   ○ – 1/2" Iron Rod Set
   ◎ – 3/4" Iron Pipe Found (CM)
   ⊛ – 5/8" Iron Rod Found (CM)
   ⊘ – 1" Iron Pipe Found (CM)

8. Legend & Abbreviations:

   P.O.B. – Point of Beginning
   CM – Controlling Monument
   CV – Communications Vault
   GA – Guy Anchor
   PP – Power Pole
   SC – Sewer Cleanout
   UP – Utility Pole
   WM – Water Meter
   —OE— – Overhead Electrical Line
   —BS— – Underground Sewer Line w/ Size
   —4W— – Underground Water Line w/ Size
   (342) – Contour Elevation

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Barron Gilbert, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12760, Page 79 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.

_____
Barron Gilbert

STATE OF TEXAS
COUNTY OF BRAZOS

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 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 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. 7004

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of Lot 1, Block 1, BATTS ADDITION according to the plat recorded in Volume 38, Page 560 of the Brazos County Deed Records (B.C.D.R.), said Lot 1, Block 1 being further described as all of the called 0.257 acre tract of land described in the deed from Kathy Elaine Williams and Myron Williams to Gilbert Barron recorded in Volume 12760, Page 79 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the southeast corner of this herein described tract, said iron rod also marking the southwest corner of Lot 8, Block 1 of said BATTS ADDITION and being in the north right–of–way line of Batts Street (based on a 50–foot width);

THENCE: S 86°27'49" W along the north right–of–way line of said Batts Street for a distance of 82.30 feet to a found 1–inch iron pipe marking the southwest corner of this tract and being in the east right–of–way of Crenshaw Street (based on a 40–foot width);

THENCE: N 07°54'58" W along the east right–of–way line of said Batts Street for a distance of 128.77 feet to a found 1/2–inch iron rod marking the northwest corner of this herein described tract, said iron rod also marking the southwest corner of the James Nicholas Chirdo tract recorded in Volume 15938, Page 274 (O.P.R.B.C.), said Chirdo tract being the north 120' of said Lot 1, Block 1;

THENCE: N 85°27'22" E into and through said Lot 1 for a distance of 91.50 feet to a found 3/4–inch iron pipe marking the northeast corner of this tract, said iron pipe also being in the west line of Lot 2, Block 1 of said BATTS ADDITION;

THENCE: S 03°49'19" E along the common line of this tract, said Lot 2, Block 1 and said Lot 8, Block 1 for a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.258 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°05'11" E	18.74'
L2	N 2°29'12" W	11.52'
L3	S 86°05'11" W	19.83'

FINAL PLAT

BATTS ADDITION

LOTS 1R–1 & 1R–2, BLOCK 1

BEING A REPLAT OF LOT 1 (PART OF), BLOCK 1,
BATTS ADDITION RECORDED IN VOLUME 38, PAGE 560

0.258 ACRES

JOHN AUSTIN LEAGUE, A–2
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2024
SCALE: 1" = 20'

Owner:
Gilbert Barron
1200 Batts Street
Bryan, Texas 77803

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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