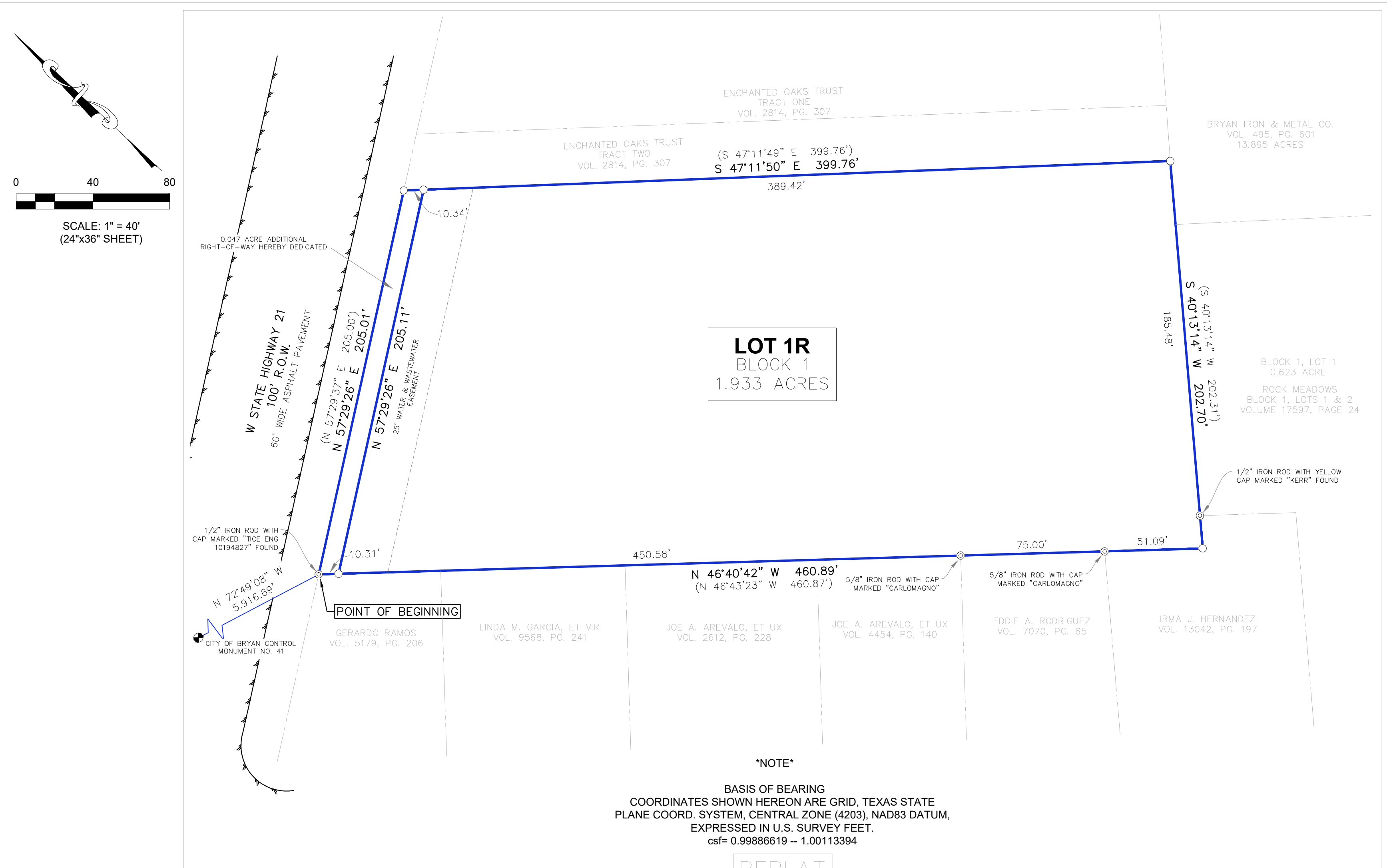


\*NOTE\*

COORDINATES SHOWN HEREON ARE SURFACE, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.  
csf= 0.99886619 -- 1.00113394

ORIGINAL PLAT



LOT 1R  
BLOCK 1  
1.933 ACRES

\*NOTE\*

BASIS OF BEARING  
COORDINATES SHOWN HEREON ARE GRID, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.  
csf= 0.99886619 -- 1.00113394

REPLAT

1.980 Acre Tract  
LOT 1R, BLOCK 1, BROADWAY ADDITION  
BEING A PORTION OF LOTS 1 & 3 AND,  
ALL OF LOT 2,  
BLOCK 1, BROADWAY ADDITION

LEGEND

- ⊙ IRON ROD W/CAP FOUND
- ⊙ 1/2" REBAR SET W/CAP STAMPED "GESSNER"
- POLE-LIGHT
- POLE-POWER
- OVERHEAD ELECTRIC LINE
- 6" SANITARY SEWER LINE
- 6" WATER LINE
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- PLATTED LOT LINES
- 121/275
- ⊙ CITY OF BRYAN CONTROL MONUMENT NO. 41
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ CONCRETE
- OE
- SS — SS — SS
- W — W — W
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- PLATTED LOT LINES
- 121/275

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, 2101 LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 19002, Page 138, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRYAN

I, GLENN T. DIAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5168 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT TO BE A 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.

GLENN T. DIAL, R.P.L.S. NO. 5168  
FIELD WORK PERFORMED:  
FEBRUARY 14, 2024



APPROVAL OF 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

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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

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 in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

Field notes on 1.980 acres of land, lying in and being situated out of the Stephen F. Austin Survey, Abstract 82, Brazos County, Texas and being portions of Lot 1 and Lot 3 and all of Lot 2 of Broadway Addition To The City of Bryan, recorded in Volume 121, Page 275 of the Deed Records of Brazos County, Texas, same being Tract 1 and Tract 2 as conveyed to 2101 LLC, by deed recorded in Volume 19002, Page 138 of the Official Public Records of Brazos County, Texas; said 1.980 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "TICE ENG 10194827" found in the southeasterly right-of-way line of W State Highway No. 21, being the northerly corner of that certain tract of land conveyed to Gerardo Ramos by deed recorded in Volume 5179, Page 206 of the Official Public Records of Brazos County, Texas for the westerly corner hereof and said 2101 LLC, Tract 2, and from which said POINT OF BEGINNING a City of Bryan Control brass disk stamped 41, bears North 72°49'08" West a distance of 5,916.69 feet;

THENCE along the southeasterly right-of-way line of said W State Highway No. 21, being northwesterly lines of Lots 3, 2 and 1 of said Broadway Addition, North 57° 29' 26" East a distance of 205.01 feet to a 1/2" iron rod with cap stamped "GESSNER" set at the westerly corner of that certain Tract Two as conveyed to Enchanted Oaks Trust by deed recorded in Volume 2814, Page 307 of the Official Public Records of Brazos County, Texas for the northerly corner hereof and said 2101 LLC, Tract 1;

THENCE leaving said right-of-way with the common line of said Enchanted Oaks Trust, Tract two and 2101 LLC, Tract 1 for the northeasterly line hereof, South 47° 11' 50" East a distance of 399.76 feet to a 1/2" iron rod with cap stamped "GESSNER" set in the northwesterly line of that certain 13.895 acre tract of land conveyed to Bryan Iron and Metal Company by deed recorded in Volume 495, Page 601 of the Deed Records of Brazos County, Texas, being the southerly corner of said Enchanted Oaks Trust, Tract Two for the easterly corner hereof and said 2101 LLC, Tract 1;

THENCE for the southeasterly line hereof and the southeasterly lines of said 2101 LLC, Tract 1 and Tract 2, South 40° 13' 14" West at 185.43 feet passing a 1/2" iron rod with yellow cap stamped "KERR" found at a westerly corner of that certain Block 1, Lot 1, of the Final Plat of Rock Meadows, Block 1, Lot 1, recorded in Volume 17597, Page 24 of the Official Public Records of Brazos County, Texas, being an ell corner in the northeasterly line of that certain 0.24 acre tract of land conveyed to Irma J. Hernandez by deed recorded in Volume 13042, Page 197 of the Official Public Records of Brazos County, Texas and continuing for a total distance in all of 202.70 feet to a 1/2" iron rod with cap stamped "GESSNER" set at an interior ell corner in the northeasterly line of the said Irma J. Hernandez 0.24 acre tract for the southerly corner hereof and said 2101 LLC, tract 2;

THENCE for the southwesterly line hereof and said 2101 LLC, tract 2, North 44° 50' 57" West at 51.09 feet passing a 5/8" iron rod found with cap stamped "CARLOMAGNO" at the most northerly corner of the said Irma J. Hernandez tract, being the easterly corner of that certain tract of land conveyed to Eddie A. Rodriguez recorded in Volume 7070, Page 65 of the Official Public Records of Brazos County, Texas, at 126.09 feet passing a 5/8" iron rod found with cap stamped "CARLOMAGNO" at the northerly corner of the said Eddie A. Rodriguez tract, being the easterly corner of that certain tract of land conveyed to Joe A. Arevalo and Adeline Arevalo recorded in Volume 4454, Page 140 of the Official Public Records of Brazos County, Texas, and continuing for a total distance in all of 460.89 feet to the POINT OF BEGINNING and containing 1.980 acres of land, more or less.

FINAL PLAT OF  
LOT 1R, BLOCK 1, BROADWAY ADDITION,  
BEING A REPLAT OF  
PORTIONS OF LOTS 1 & 3  
AND ALL OF LOT 2,  
BLOCK 1, BROADWAY ADDITION

NOTES:

- TOPOGRAPHIC ELEVATION DATA WAS GATHERED VIA GPS UNITS AND CONVENTIONAL SURVEY EQUIPMENT (TOTAL STATION). ELEVATIONS AND CONTOURS BASED ON NAVD 88 DATUM
- CURRENT TITLE APPEARS TO BE VESTED IN 2101 LLC BY VIRTUE OF THE DEED RECORDED IN VOL. 19002, PG. 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
- THE TRACT IS ZONED COMMERCIAL DISTRICT (C-3).
- THE MOST RECENT REZONING CASE IS CASE NO. RZ24-13, ORD. NO. 2702, APPROVED AUGUST 13, 2024.
- ALL SETBACKS WILL FOLLOW TYPICAL COMMERCIAL DISTRICT (C-3) REQUIREMENTS.

OWNER:

2101 LLC  
8350 N. CENTRAL EXPRESSWAY, SUITE 1150  
DALLAS, TX 75206

SURVEYOR:

GLENN T. DIAL  
R.P.L.S. NO. 5168  
GESSNER ENGINEERING  
401 W 26TH STREET, SUITE 300  
BRYAN, TX 77803

PLAT PREPARED ON SEPTEMBER 10TH, 2024.

STEPHEN F. AUSTIN SURVEY, ABSTRACT 62,  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 40' MARCH, 2024



CIVIL | GEM | GEOTECHNICAL  
STRUCTURAL | SURVEY

CORPORATE OFFICE  
401 W 26TH ST  
BRYAN, TEXAS 77803  
www.gessnerengineering.com  
BRENHAM 979.836.6855  
BRYAN 979.680.8840  
FORT WORTH 817.405.0774  
GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792  
TBPELS FIRM REGISTRATION  
NUMBERS:  
F-7451 & F-101914599

REPLAT

DATE: 2-14-24  
DRAWN BY: HM/CM  
CHECKED BY: GTD  
PROJECT #: 24-0049