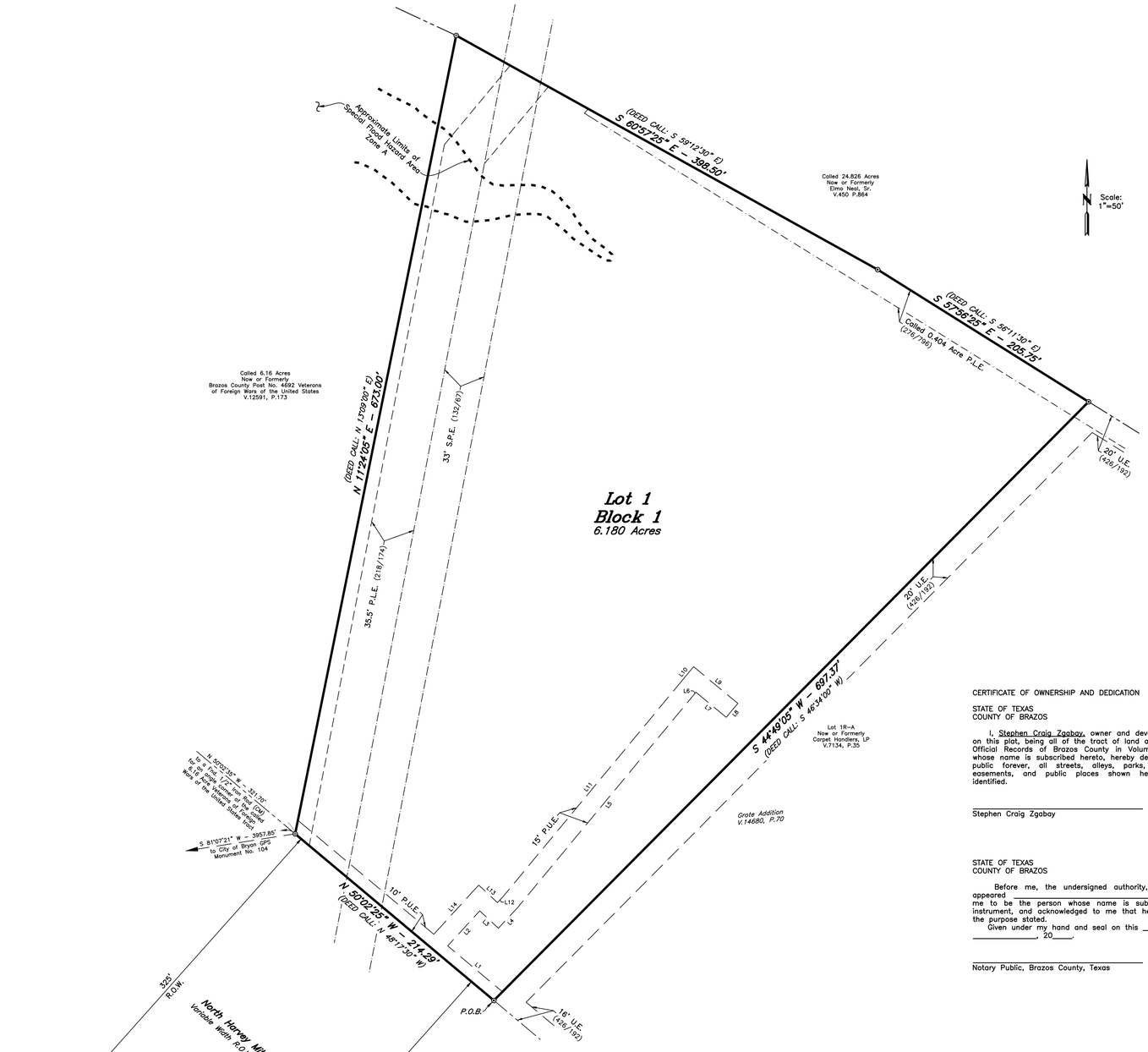
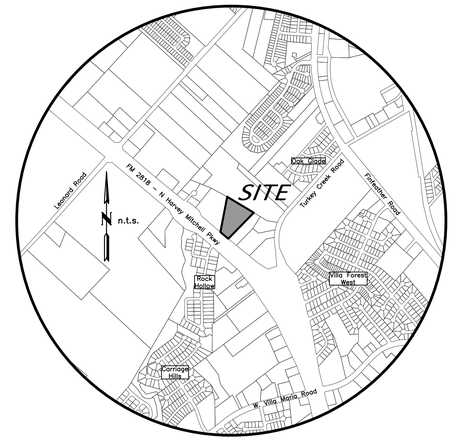


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°02'25" W	58.99'
L2	N 42°24'32" E	39.23'
L3	S 47°01'07" E	21.08'
L4	N 42°58'53" E	21.96'
L5	N 39°38'30" E	229.78'
L6	N 39°39'16" E	2.66'
L7	S 50°20'44" E	32.50'
L8	N 39°39'16" E	15.00'
L9	N 50°20'44" W	47.50'
L10	S 39°39'16" W	17.66'
L11	S 39°38'30" W	229.34'
L12	S 42°58'53" W	6.52'
L13	N 47°01'07" W	21.23'
L14	S 42°24'32" W	55.02'



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tiffany Zgabay Hunsucker, 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 18453, Page 98 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.

_____
Tiffany Zgabay Hunsucker

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 OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

_____
Cody Karisch, R.P.L.S. No. 7004

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 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Stephen Craig Zgabay, 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 18453, Page 98 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.

_____
Stephen Craig Zgabay

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

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and and actual measured distance to the monuments are consistent with the deed recorded in Volume 18453, Page 98, Official Public Records, Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective May 16, 2012, a portion of this property is located within a Special Flood Hazard Area Zone A. Location is approximate and scaled from said map.
3. This property is currently zoned Industrial (I).
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for Industrial zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
   - ⊗ – 1/2" Iron Rod Found (CM)
   - ◎ – 5/8" Iron Rod Found (CM)
6. Abbreviations:
   - P.O.B. – Point of Beginning
   - P.L.E. – Power Line Easement
   - P.U.E. – Public Utility Easement
   - S.P.E. – Sinclair Pipeline Easement
   - U.E. – Utility Easement
   - CM – Controlling Monument
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.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Bryan, Brazos County, Texas and being all of the called 3.18 acre Tract No. 1 and all of the called 3.00 acre Tract No. 2 described in the deed from Richard Zgabay to Stephen Craig Zgabay and Tiffany Zgabay Hunsucker recorded in Volume 18453, Page 98 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 1/2–inch iron rod marking the common south corner of this herein described tract, the called 3.18 acre Zgabay Tract No. 1 and the called 3.00 acre Zgabay Tract No. 2, said iron rod also marking the west corner of Lot 1R–A, GROTE ADDITION according to the Final Plat recorded in Volume 14680, Page 70 (O.P.R.B.C.) and being in the northeast right–of–way line of North Harvey Mitchell Parkway (width varies);

THENCE: N 50°02'25" W (DEED CALL: N 48°17'30" W) along the northeast right–of–way line of said North Harvey Mitchell Parkway for a distance of 214.29 feet to a found 5/8–inch iron rod marking the common west corner of this tract and the called 3.00 acre Zgabay Tract No. 2, said iron rod also marking the south corner of the called 6.16 acre Brazos County Post No. 4692 Veterans of Foreign Wars of the United States tract recorded in Volume 12591, Page 173 (O.P.R.B.C.), from whence a found 1/2–inch iron rod marking an angle point of the called 6.16 acre Veterans of Foreign Wars of the United States tract bear N 48°17'40" W at a distance of 321.70 feet for reference;

THENCE: N 11°24'05" E (DEED CALL: N 13°09'00" E) along the common line of this tract, the called 3.00 acre Zgabay Tract No. 2 and the called 6.16 acre Veterans of Foreign Wars of the United States tract for a distance of 673.00 feet to a found 5/8–inch iron rod marking the common north corner of this herein described tract and the called 3.00 acre Zgabay Tract No. 2, said iron rod also marking the east corner of the called 6.16 acre Veterans of Foreign Wars of the United States tract and being in the southwest line of the called 24.826 acre Elmo Neal, Sr. tract recorded in Volume 450, Page 864 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the common line of this tract, the called 3.18 acre Zgabay Tract No. 1, the called 3.00 acre Zgabay Tract No. 2 and the called 24.826 acre Neal tract for the following two (2) calls:

1) S 60°57'25" E (DEED CALL: S 59°12'30" E) for a distance of 398.50 feet to a found 1/2–inch iron rod marking an angle point of this tract, and
2) S 57°56'25" E (DEED CALL: S 56°11'30" E) for a distance of 205.75 feet to a found 1/2–inch iron rod marking the common east corner of this tract and the called 3.18 acre Zgabay Tract No. 1, said iron rod also marking the north corner of said Lot 1R–A;

THENCE: S 44°49'05" W (DEED CALL: S 46°34'00" W) along the common line of this tract, the called 3.18 acre Zgabay Tract No. 1 and said Lot 1R–A for a distance of 697.37 feet to the POINT OF BEGINNING and containing 6.180 acres of land.

FINAL PLAT

ZGABAY SUBDIVISION

6.180 ACRES

LOT 1, BLOCK 1
ZENO PHILLIPS LEAGUE, A–45
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2024
SCALE: 1" = 50'

Owners:
Stephen Craig Zgabay
980 Broadway
New Braunfels, Texas 78130

Tiffany Zgabay Hunsucker
4950 Valkeith Drive
Houston, Texas 77096

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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