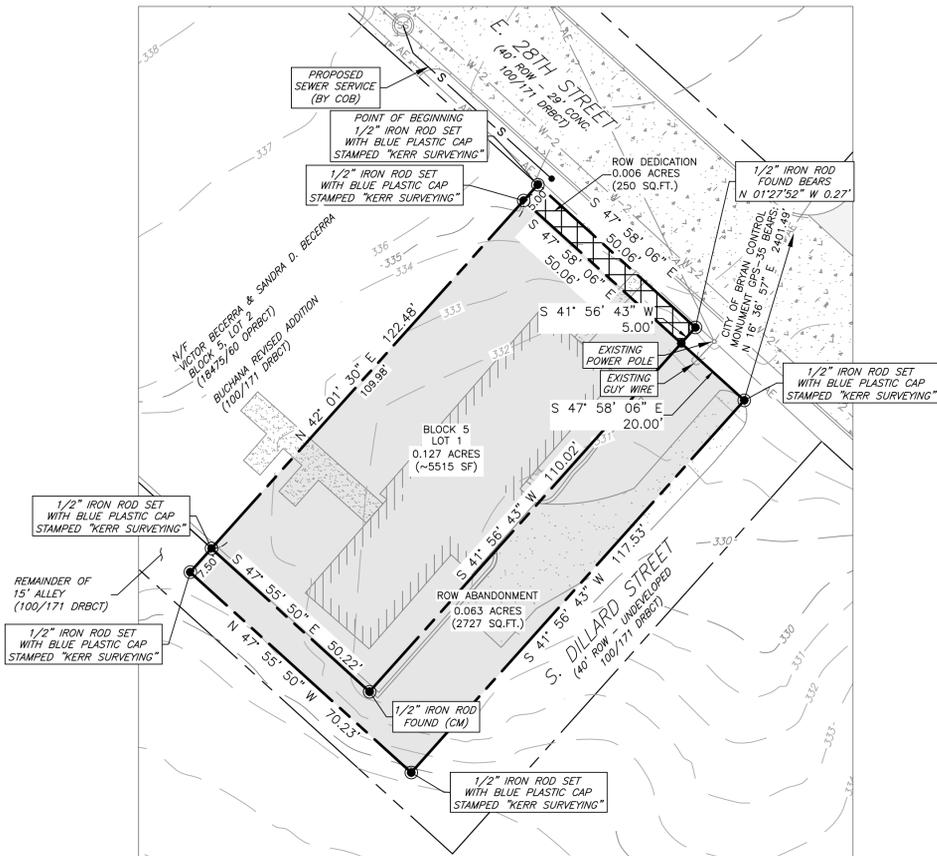
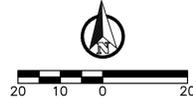
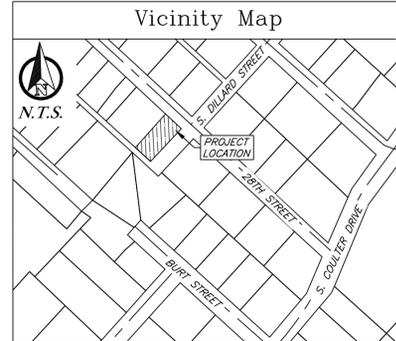
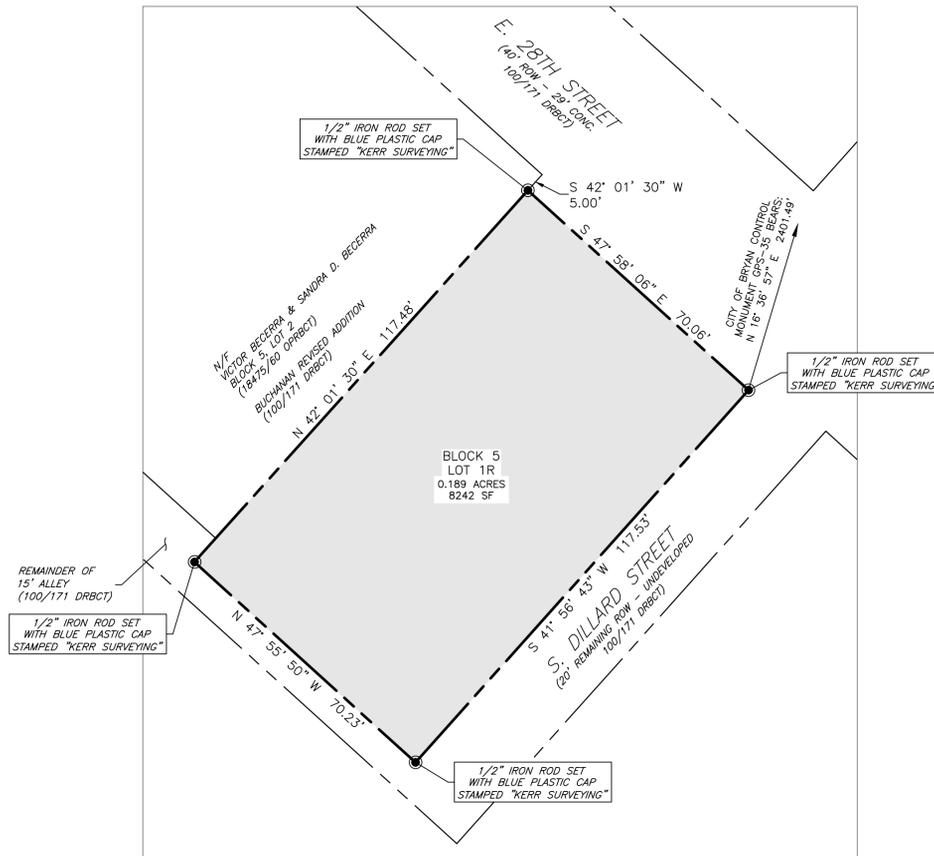
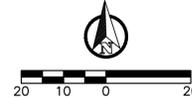


ORIGINAL



REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the 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 1.0001341844173 (calculated using GEOID12B).
3. This survey plat was prepared to reflect the title commitment issued by University Title Company, GP NO. 2410955PT, effective date: 09/15/2024. Items listed on schedule B are not survey items and/or are not addressed by this plat.
4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
5. 1/2" Iron rods will be set at all angle points and lot corners unless otherwise stated.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. All utilities shown are approximate location.
8. This property is zoned Residential District 5000 - (RD-5).
9. The topography is from GIS data.
10. 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.
11. Contact the City of Bryan Water Services Department at 979-209-5900 for the installation of the proposed sewer service shown on the plat.

Annotations:
ROW- Right-of-Way
HMCA- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records of Brazos County, Texas
()- Record information
(CM)- Controlling Monument used to establish property boundaries
PUE- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

FIELD NOTES DESCRIPTION OF A 0.195 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.195 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 5 OF BUCHANAN REVISED ADDITION, FILED IN VOLUME 100, PAGE 171 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), A PORTION OF DILLARD STREET AND A PORTION OF A 15' WIDE ALLEY, BOTH DEDICATED IN SAID BUCHANAN REVISED ADDITION; SAID 0.195 ACRES BEING THE EXTERIOR BOUNDARY OF BOTH A RIGHT-OF-WAY DEDICATION TO THE CITY AND A REPLAT OF SAID LOT 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE SOUTHWEST LINE OF E. 28TH STREET (40' WIDE RIGHT-OF-WAY 100/171 DRBCT), FOR THE EAST CORNER OF LOT 2, BLOCK 5, OF SAID BUCHANAN REVISED ADDITION AND BEING THE NORTH CORNER OF SAID LOT 1, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 47° 58' 06" W A DISTANCE OF 100.11 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND E. 28TH STREET, S 47° 58' 06" E, FOR A DISTANCE OF 50.06 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST LINE OF E. 28TH STREET AND THE NORTHWEST LINE OF DILLARD STREET (40' WIDE RIGHT-OF-WAY, 100/171 DRBCT), FOR THE EAST CORNER OF SAID LOT 1 AND AN EASTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 01° 27' 52" W A DISTANCE OF 0.27 FEET;

THENCE, WITH THE COMMON LINE OF DILLARD STREET AND SAID LOT 1, S 41° 56' 43" W, FOR A DISTANCE 5.00 FEET TO A POINT FOR CORNER;

THENCE, THROUGH DILLARD STREET, S 47° 58' 06" E, FOR A DISTANCE OF 20.00 FEET TO A POINT BEING THE EAST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-35 BEARS N 16° 36' 57" E A DISTANCE OF 2,401.49 FEET

THENCE, CONTINUING THROUGH DILLARD STREET, S 41° 56' 43" W, FOR A DISTANCE OF 117.53 FEET TO A POINT FOR CORNER IN SAID 15' WIDE ALLEY, FOR THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE ORIGINAL CORNER OF SAID LOT 1 BEARS N 27° 23' 24" W A DISTANCE OF 21.38 FEET;

THENCE, THROUGH SAID 15' WIDE ALLEY, N 47° 55' 50" W, FOR A DISTANCE OF 70.23 FEET TO A POINT FOR THE WEST CORNER HEREOF;

THENCE, CONTINUING THROUGH SAID 15' WIDE ALLEY, N 42° 01' 30" E, PASSING AT A DISTANCE OF 7.50 FEET A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE ORIGINAL WEST CORNER OF SAID LOT 1 AND BEING THE SOUTH CORNER OF SAID LOT 2, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 47° 55' 50" W A DISTANCE OF 100.13 FEET, AND CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A TOTAL DISTANCE OF 122.48 FEET TO POINT OF BEGINNING HEREOF AND CONTAINING 0.195 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Brady Brittain as authorized signer of Britco Development, LLC, 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 19455, Page 195, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Brady Brittain Britco Development, LLC

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Brady Brittain, 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

CERTIFICATE 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.

David Powell Brister, R.P.L.S. No. 6537

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

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

CERTIFICATE OF THE COUNTY CLERK



County Clerk, Brazos County, Texas

FINAL PLAT

Buchanan Revised Addition Block 5, Lot 1R 0.189 Acres and 0.006 Acres Right of Way Dedication Being 0.195 Acres total

Being a Replat of a Block 5, Lot 1 Buchanan Revised Addition Volume 100, Page 171, DRBCT John Austin League Survey, Abstract 2 Bryan, Brazos County, Texas

April 2025

Owner: Brady Brittain Britco Development, LLC 19147 Ina Mae Allen Rd College Station, TX 77845

Surveyor: Kerr Surveying, LLC 1718 Briarcrest Dr Bryan, TX 77802 979-268-3195 Firm #10018300 Job No. 24-1399



Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE-F-9951