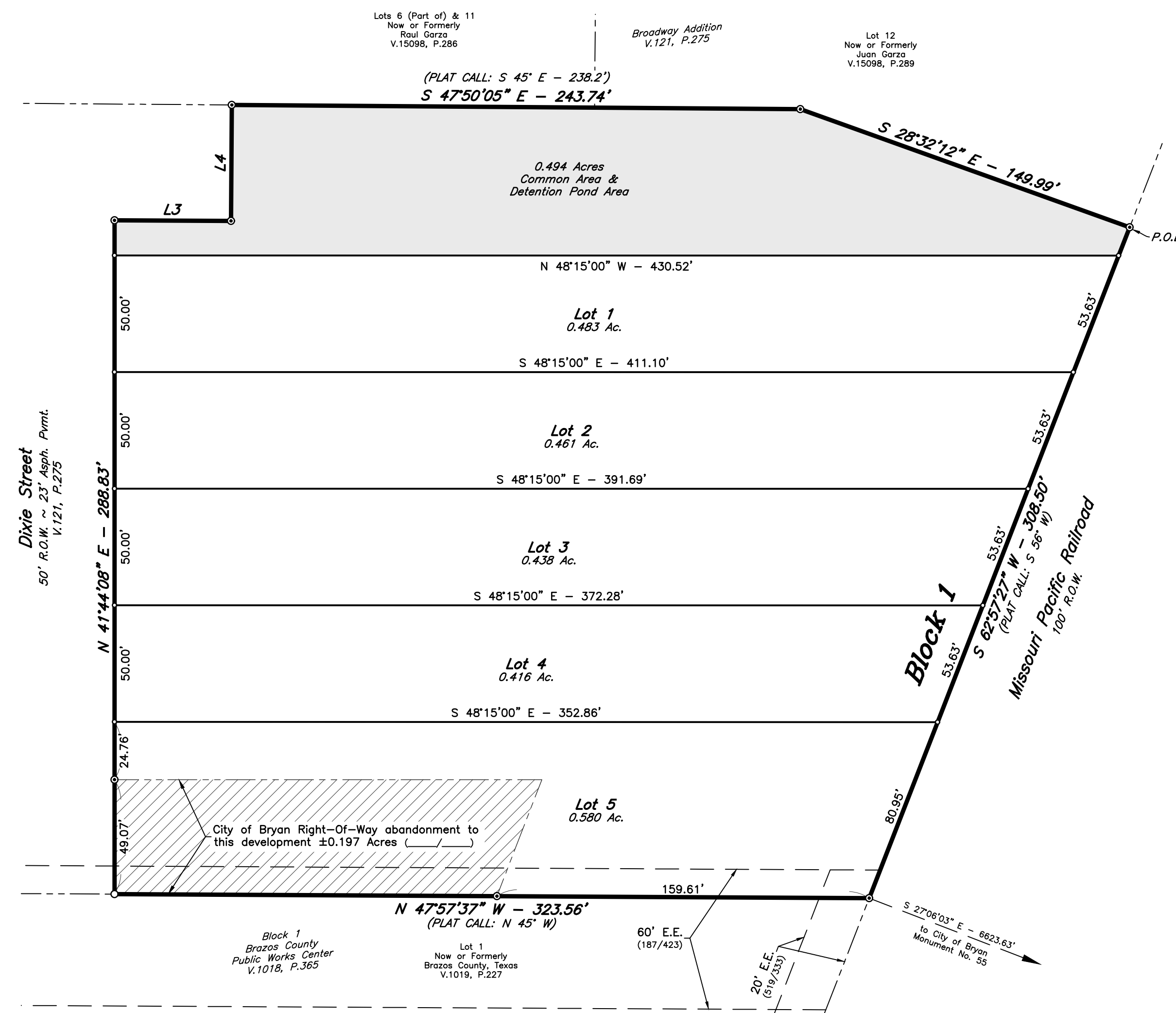
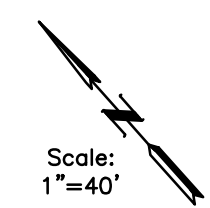


ORIGINAL PLAT
 LOTS 34 & 35, BLOCK 4, BROADWAY ADDITION
 RECORDED IN VOLUME 121, PAGE 275



REPLAT

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - 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.
 - Purpose of this replat is to create 5 individual residential lots and 1 common area.
 - Building setback line to be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
 - Current Zoning of this property is Residential District - 5000 (RD-5).
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- ⊙ - 1/2" Iron Rod Found (CM)

LINE TABLE			
LINE	BEARING	DISTANCE	PLAT CALL
L1	N 62°49'24" E	53.48'	N 56' E -
L2	N 41°44'08" E	239.76'	- 240.0'
L3	S 48°01'36" E	49.94'	S 45' E - 50'
L4	N 42°09'55" E	49.70'	- 50'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lots 34 and 35, Block 4, BROADWAY ADDITION according to the Final Plat recorded in Volume 121, Page 275 of the Brazos County Deed Records (B.C.D.R.), said Lots 34 and 35, Block 4 being further described in the deed from Margina Reed and spouse, Andrew L. Martinez to Jose De Jesus Lara Rodriguez recorded in Volume 19721, Page 197 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being part of the Louis Street right-of-way (based on a 50-foot width) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common east corner of this herein described tract and said Lot 35, Block 4, said iron rod also marking the south corner of Lot 12, Block 3 of said BROADWAY ADDITION and being in the northwest margin of the Union Pacific Railroad;

THENCE: S 62° 57' 27" W (PLAT CALL: S 56' W) along the northwest margin of the said Union Pacific Railroad for a distance of 308.50 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 35, Block 4, said iron rod also marking the apparent east corner of Lot 1, Block 1, BRAZOS COUNTY PUBLIC WORKS CENTER according to the Final Plat recorded in Volume 1018, Page 365 of the Official Records of Brazos County, Texas (O.R.B.C.);

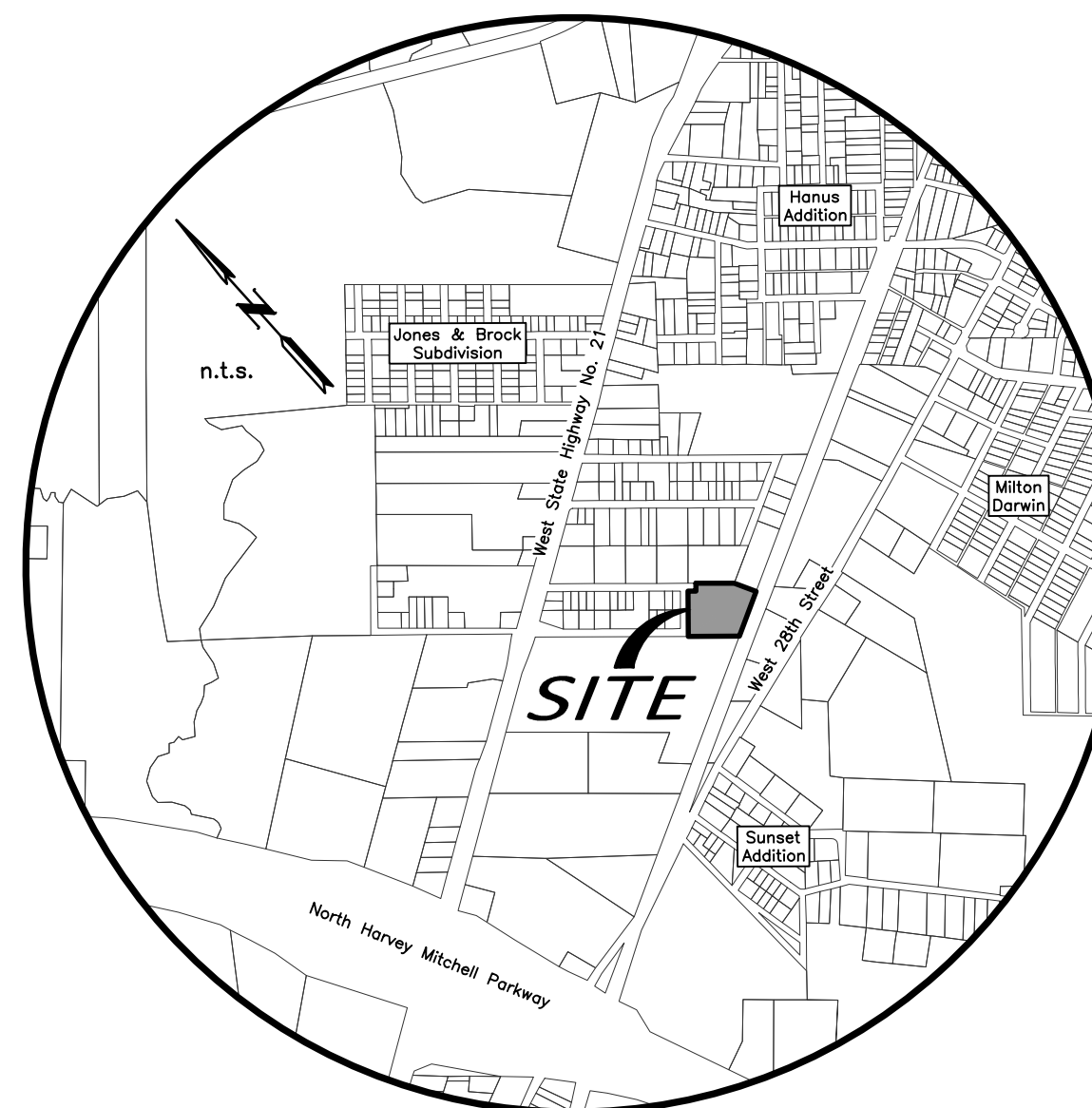
THENCE: N 47° 57' 37" W (PLAT CALL: N 45' W) along the common line of this tract, said Lot 1, Block 1 and the southwest right-of-way line of said Louis Street, at 159.61 feet, pass a found 1/2-inch iron rod marking the west corner of said Lot 35, Block 4, continue for a total distance of 323.56 feet to a 1/2-inch iron rod set for the west corner of this herein described tract, said iron rod also being in the southeast right-of-way line of Dixie Street (based on a 50-foot width);

THENCE: along the right-of-way lines of said Dixie Street and Robeson Street (based on a 50-foot width) for the following five (5) calls:

- N 41° 44' 08" E, at 49.07 feet, pass a found 1/2-inch iron rod marking the west corner of said Lot 34, Block 4, continue for a total distance of 288.83 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract,
- S 48° 01' 36" E (PLAT CALL: S 45' E - 50') for a distance of 49.94 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, and
- N 42° 09' 55" E (PLAT CALL: 50') for a distance of 49.70 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 34, Block 4, said iron rod also being in the southwest line of Lot 11, Block 3 of said BROADWAY ADDITION;

THENCE: along the common line of this tract, said Lot 11, Block 3, Lot 6, Block 3 of said BROADWAY ADDITION and said Lot 12, Block 3 for the following two (2) calls:

- S 47° 50' 05" E (PLAT CALL: S 45' E - 238.2') for a distance of 243.74 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- S 28° 32' 12" E for a distance of 149.99 feet to the POINT OF BEGINNING and containing 2.872 acres of land.



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jose Rodriguez, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19721, Page 197 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.

Jose Rodriguez

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

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

CERTIFICATION BY THE COUNTY CLERK

 County Clerk, Brazos County, 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

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

 Chair, Planning and Zoning Commission, Bryan, 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

FINAL PLAT

DIXIE STREET SUBDIVISION
LOTS 1, 2, 3, 4, 5 & COMMON AREA, BLOCK 1

BEING A REPLAT OF LOTS 34 & 35, BLOCK 4 OF BROADWAY ADDITION AS RECORDED IN VOLUME 121, PAGE 275

2.872 ACRES

STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 MAY, 2025
 SCALE: 1" = 40'

Owner:
 Jose Rodriguez
 4801 Fred Hall Road
 Bryan, Texas 77807

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103300
 MB