

ORIGINAL PLAT

LOTS 3, 4 AND 5, BLOCK 97, PART OF ALLEY, AND PART OF FINFEATHER ROW
BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME "H", PAGE 721

REPLAT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	3°37'29"	2438.74'	154.28'	77.17'	S 4°59'37" E	154.26'
C2	41°56'16"	61.50'	45.01'	23.57'	N 60°31'52" W	44.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 8°30'00" W	23.63'
L2	N 81°30'00" W	4.00'
L3	S 8°30'00" W	10.30'
L4	S 81°30'00" E	4.00'
L5	S 8°30'00" W	66.07'

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is consistent with the recorded Deed in Volume 1037, Page 428 of the Official Records of Brazos County, Texas. The actual measured distance to the monuments are consistent with the recorded plat in Volume "H", Page 721 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C021FE, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned SC-B, South College Business District.
 4. Building setback line shall be in accordance with the City of Bryan Code of Ordinance for SC-B zoning district.
 5. Unless otherwise indicated, all distances shown along curves are arc distances.
 6. Abbreviations:
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - Pr.W.E. - Private Water Line Easement
 - V.L.H. - Vehicle Lay of Hose
 - (31.2) - Contour Elevation
 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - ⊗ - Chiseled "X" in Concrete

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, LKG Investments 1, LLC owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 15144, Page 150 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.

Peter Kramer
Peter Kramer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Peter Kramer*, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 23 day of February, 2021.

Beth Hall
Beth Hall, Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/17/2021 at 2:23:46 PM
In the PLAT records

Doc Num: 2021-1424274
Volume - Page: 16916 - 199
Num: 1 of Pages: 1
Amount: 73.00
Order#: 20210317000120
By: LG

Karen McQueen
County Clerk, Brazos County, Texas

by Anna Chavell

APPROVAL OF THE CITY PLANNER

I, *North Zimmerman*, 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 10th day of March, 2021.

KW
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper*, 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 10th day of March, 2021.

W. Paul Kasper
City Engineer, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lots 3, 4 and 5, Block 97 and part of the 20-foot wide Alley as depicted on the plat of the BRYAN ORIGINAL TOWNSITE recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2-inch iron rod marking northwest corner of this tract and being in the center of the said 20-foot Alley, said iron rod also being in the south right-of-way line of West 32nd Street (Based on an 80-foot width);

THENCE: S 81°30'00" E for a distance of 161.00 feet to a point for the northeast corner of this tract and being in the west right-of-way line of the Union Pacific Railroad (based on a 60-foot width);

THENCE: along the west right-of-way line of the said Union Pacific Railroad right-of-way of which the radius point lies S 83°11'38" W, a radial distance of 2,438.74 feet; thence Southerly along the arc, through a central angle of 03°37'29", a distance of 154.28 feet found a point for the southeast corner of this tract;

THENCE: N 81°30'00" W into said existing Finfeather right-of-way and along the common line of said Lots 2 and 3, Block 97 for a distance of 197.00 feet to a found 1/2-inch iron rod marking the southwest corner of this tract;

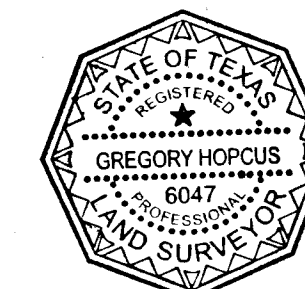
THENCE: N 08°30'00" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.619 acres of land.

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
Gregory Hopcus, R.P.L.S. No. 6047



FINAL PLAT

LOT 3R-5R, BLOCK 97
BEING A REPLAT OF
LOTS 3, 4 & 5, BLOCK 97,
PART OF ALLEY AND
PART OF FINFEATHER ROW
OF THE BRYAN ORIGINAL TOWNSITE
AS RECORDED IN VOLUME "H", PAGE 721
0.619 ACRES

S.F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

JANUARY 2021
SCALE: 1" = 20'

OWNER
LKG Investments 1, LLC
301 Sophia Lane
College Station, Texas 77845

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

