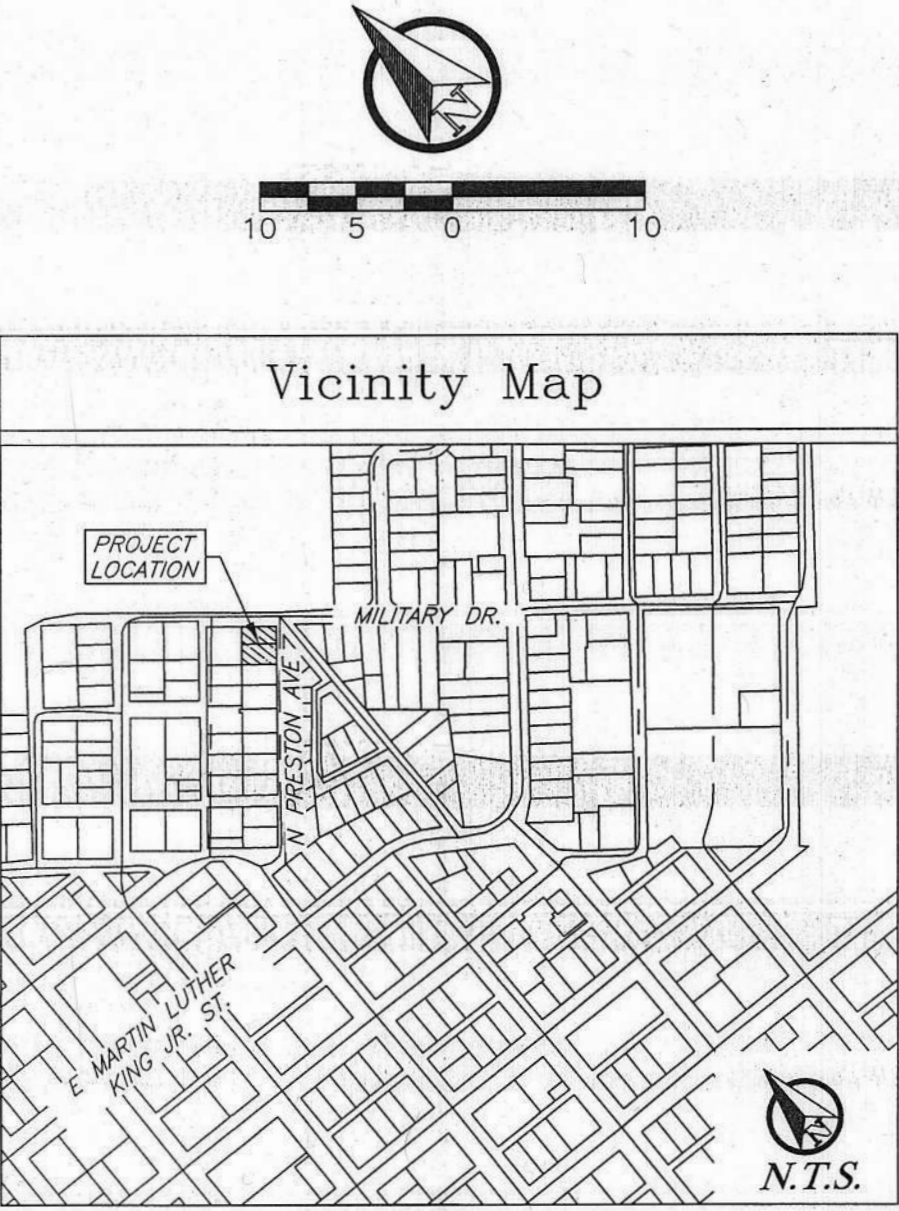
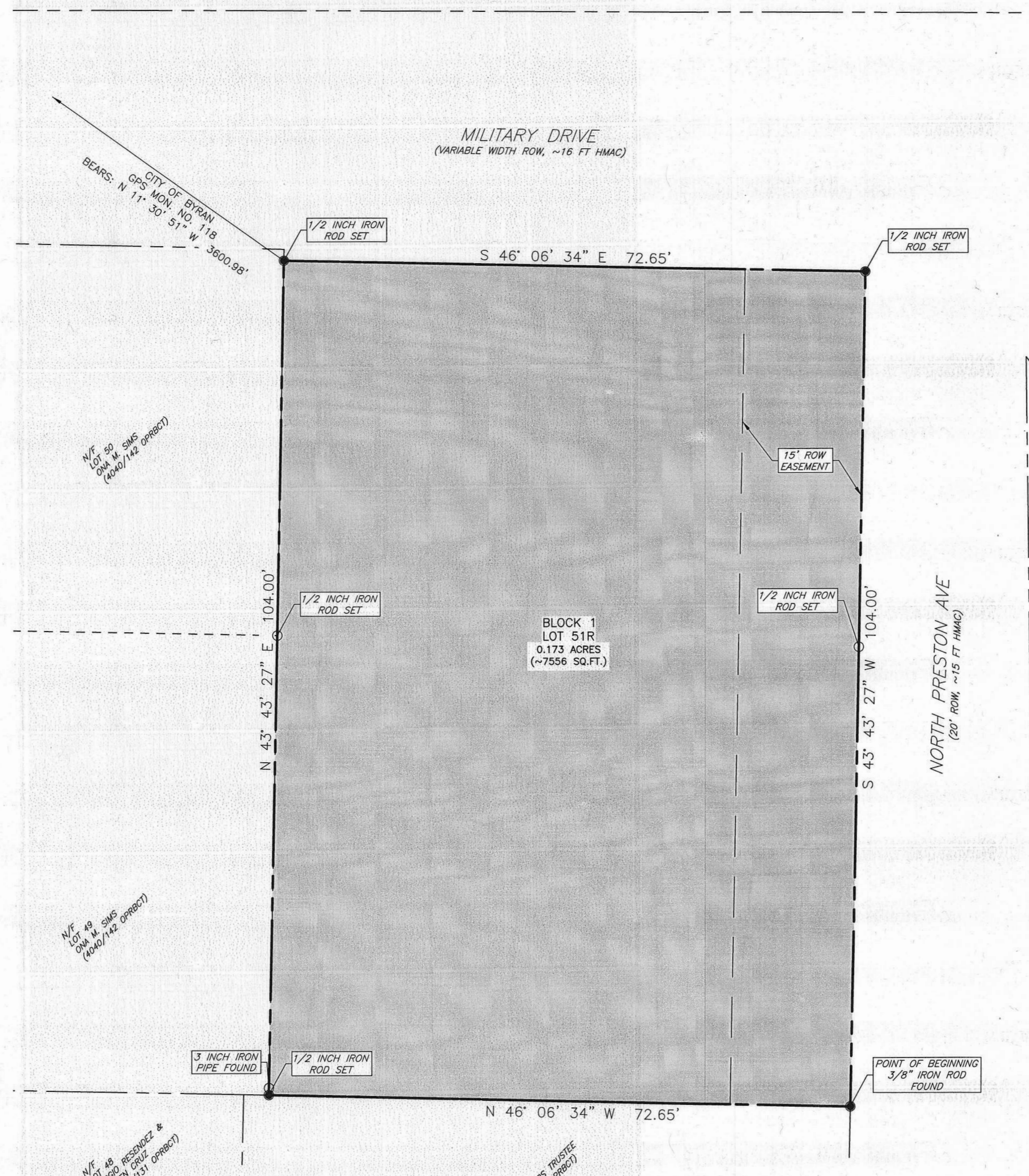
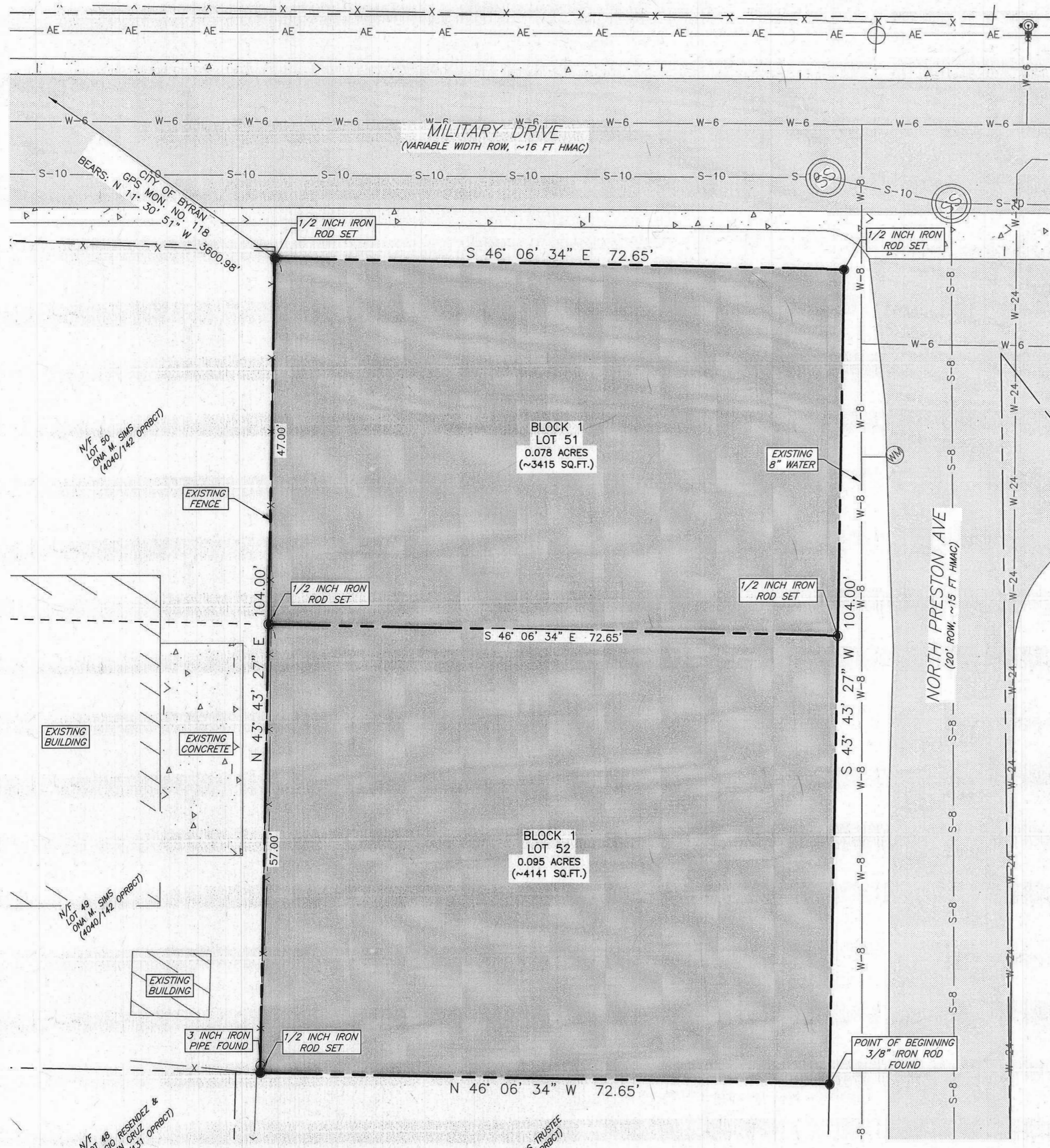


PRELIMINARY PLAN

FINAL PLAT



General Notes:

- 1. No portion of this tract lies within a designated 100-YR floodplain...
2. 1/2" Iron rods will be set at all angle points...
3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
4. All utilities shown are approximate location.
5. This property is zoned Residential District-5000 (RD-5).
6. Surveyor could not find record plat of Bryan's First Addition to the City of Bryan...
7. A 10' wide easement/right-of-way for Military Drive to the City of Bryan is noted but not shown on this plat...
8. 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...
9. This survey plat was prepared to reflect the title reports issued by First National Title Insurance Company, of No. 23-740143-AG, certification dated: 05-18-2023. Items listed are not survey items/or are not addressed by this plat.

FINAL PLAT

Midtown Hall

Block 1, Lot 51R
Being a total of 0.1733 acres of
Stephen F. Austin League Survey, Abstract 62
Volume 17049, Page 285 OPRBCT
Bryan, Brazos County, Texas
April 2024

Owner:
Brittco Development LLC
19147 Ina Mae Allen Rd
College Station, TX 77845
979-412-0022

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBEPS F-5951

Surveyor:
TICE Engineering Inc.
4234 Boonville Rd.
Bryan, TX 77802
979-205-8860
TBEPS #10194827
Proj # 5027-23

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Brady Brittain, 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 17049, Page 285, 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.

Signature of Brady Brittain
Brady Brittain

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Armando Meza & Maria Del Carmen Martinez Saucedo 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 14th day of May, 2024.

Signature of Notary Public
Brittany Gomez
Notary Public
No. 13388823
State of Texas
Comm. Exp. 12-09-2025

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Keith Zimmerman, Registered Professional Land Surveyor No. 6723, 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.

Signature of Keith Zimmerman
Keith Zimmerman, R.P.L.S. No. 6723

APPROVAL OF THE CITY ENGINEER

I, Paul Keenan, 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 14th day of May, 2024.

Signature of Paul Keenan
Paul Keenan
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 14th day of May, 2024.

Signature of Martin Zimmerman
Martin Zimmerman
City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/15/2024 1:30:20 PM
in the PLAT Records
Doc Number: 2024-1528914
Volume - Page: 19210-300
Number of Pages: 1
Amount: 72.00
Order#: 2024051500081
By: DB

Signature of Karen McQueen
Karen McQueen
County Clerk
Brazos County, Texas

FIELD NOTES DESCRIPTION OF A 0.1773 ACRE TRACT

STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS
A TRACT OR PARCEL OF LAND CONTAINING 0.1733 ACRES OF LAND BEING THAT SAME TRACT CONVEYED TO BRITTCO DEVELOPMENT LLC IN INSTRUMENT DATED JUNE 5, 2023, AND RECORDED IN VOLUME 18665, PAGE 251 OF THE BRAZOS COUNTY DEED RECORDS, SAID TRACT BEING OUT OF LOTS 51 AND 52 OF HALL'S ADDITION (UNOFFICIAL PLAT) TO THE CITY OF BRYAN AND OUT OF A CALLED 4.62-ACRE TRACT CONVEYED TO JESS CONLEE BY J. W. BATTS, ETAL IN INSTRUMENT DATED OCTOBER 17, 1928, RECORDED IN VOLUME 72, PAGE 508 OF THE BRAZOS COUNTY DEED RECORDS, SAID 0.1733 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:
BEGINNING AT A 3/8-INCH IRON ROD FOUND LOCATED ON THE APPARENT NORTHERLY RIGHT OF WAY LINE OF NORTH PRESTON AVENUE MARKING THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT AND THE MOST EASTERLY CORNER OF A CALLED 0.1243-ACRE TRACT OF LAND CONVEYED TO CURTIS CAPPS (TRUSTEE) IN VOLUME 10947, PAGE 156 OF THE BRAZOS COUNTY DEED RECORDS, AND FROM WHICH A FOUND 3/8" IRON ROD MARKING THE MOST SOUTHERLY CORNER OF THE CAPPS CALLED 0.1243 ACRE TRACT BRIS; SOUTH 43 DEGREES 47 MINUTES 27 SECONDS WEST 69.94 FEET;
THENCE NORTH 46 DEGREES 06 MINUTES 34 SECONDS WEST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED 0.1733-ACRE TRACT WITH THE CAPPS CALLED 0.1243 ACRE TRACT FOR A DISTANCE OF 72.65 FEET TO A SET CAPPED 1/2 INCH IRON ROD AT A CHAIN LINK FENCE CORNER MARKING THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT AND THE MOST SOUTHERLY CORNER OF A CALLED 8,216 SQUARE FEET TRACT AS CONVEYED AND DESCRIBED TO JACKIE M. SIMS AND WIFE ONA M. SIMS IN VOLUME 4040, PAGE 142 OF THE BRAZOS COUNTY DEED RECORDS;
THENCE NORTH 43 DEGREES 43 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE SIMS' TRACT AND A CYCLONE FENCE PASSING AT A DISTANCE OF 57.00 FEET A SET CAPPED 1/2 INCH IRON ROD LOCATED ON THE APPARENT COMMON LOT LINES OF LOT 51 AND LOT 52, CONTINUING ALONG SAID SIMS TRACT AND SAID CYCLONE FENCE FOR A TOTAL DISTANCE OF 104.00 FEET TO A SET CAPPED 1/2 INCH IRON ROD LOCATED ON THE APPARENT WESTERLY RIGHT OF WAY OF MILITARY STREET AND THE APPARENT WESTERLY LINE OF A 10 FOOT WIDE EASEMENT AND RIGHT OF WAY TO THE CITY OF BRYAN AS RECORDED IN VOLUME 569, PAGE 221 OF THE BRAZOS COUNTY DEED RECORDS; SAID IRON MARKING THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT;
THENCE SOUTH 46 DEGREES 06 MINUTES 34 SECONDS EAST ALONG THE APPARENT WESTERLY RIGHT OF WAY OF MILITARY STREET AND THE APPARENT WESTERLY LINE OF THE 10-FOOT-WIDE EASEMENT AND RIGHT OF WAY FOR A DISTANCE OF 72.52 FEET TO A SET CAPPED 1/2-INCH IRON ROD LOCATED AT THE APPARENT NORTHERLY RIGHT OF WAY LINE OF NORTH PRESTON AVENUE;
THENCE SOUTH 43 DEGREES 43 MINUTES 27 SECONDS WEST ALONG THE APPARENT NORTHERLY RIGHT OF WAY OF NORTH PRESTON AVENUE, PASSING AT 47.00 FEET, A SET CAPPED 1/2-INCH IRON ROD LOCATED ON THE COMMON LOT LINES OF LOT 51 AND LOT 52, CONTINUING ALONG SAID LINE FOR A TOTAL DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.1733 ACRES MORE OR LESS.