

ORIGINAL PLAT

SYMBOL & LINE LEGEND

- /PP POWER POLE
- /LP LIGHT POLE
- /WV WATER VALVE
- /WM WATER METER
- /BFP BACKFLOW PREVENTOR
- /ET ELECTRICAL TRANSFORMER
- /EB ELECTRICAL PULL BOX
- /EM ELECTRICAL METER
- /GM GAS METER
- /MH MANHOLE
- /CO CLEANOUT
- /FH FIRE HYDRANT
- /TP TELEPHONE PEDESTAL
- /AI AREA INLET
- /JB JUNCTION BOX
- /PIV POST INDICATOR VALVE
- /CIB CURB INLET
- /PL PROPERTY LINE
- /EL EASEMENT LINE
- /P.U.E. PUBLIC UTILITY EASEMENT
- /P.A.E. PUBLIC ACCESS EASEMENT

LINE DATA

LINE	BEARING	DISTANCE
L1	S 56°00'18" W	95.00'
L2	N 33°30'46" W	6.00'

METES AND BOUNDS DESCRIPTION
OF A
0.553 ACRE TRACT
BEING ALL OF LOTS 2, 4 AND THE
SOUTHWEST 45 FEET OF LOT 6, BLOCK 6
MIDWAY PLACE ADDITION
ZENO PHILLIPS LEAGUE, A-45
JOSEPH E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
OF A 0.553 ACRE TRACT OF LAND LYING AND BEING SITUATED IN
THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45 AND THE JOSEPH E. SCOTT LEAGUE, ABSTRACT NO. 50,
BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 2, 4 AND THE SOUTHWEST 45 FEET
OF LOT 6, BLOCK 6, MIDWAY PLACE ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 38,
PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) AND BEING THE SAME
TRACT OF LAND AS DESCRIBED IN A DEED TO CATHY E. GOSS RECORDED IN VOLUME 13693, PAGE 74
OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 0.553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND
(Y:10218349.69, X:3547544.43) ON THE NORTHWEST LINE OF SULPHUR SPRINGS ROAD (A CITY
MAINTAINED PUBLIC R.O.W. - WIDTH VARIES, NO DEDICATION FOUND) AND THE SOUTHEAST LINE OF SAID
LOT 6 MARKING THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED TO ARDI KIANI
RECORDED IN VOLUME 15687, PAGE 256 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS, FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-108 BEARS: S 85°30'16" E
A DISTANCE OF 2,437.45 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS
STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF
BRYAN CONTROL MONUMENT GPS-107 (Y:10221494.41, X:3545697.81) AND AS ESTABLISHED BY GPS
OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS
DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE
DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010945
[CALCULATED USING GEOID128];

THENCE: S 56° 00' 18" W ALONG THE SOUTHEAST LINE OF SAID BLOCK 6 FOR A DISTANCE OF
160.87 FEET (DEED CALL DISTANCE: 160.00 FEET, 13693/74 O.P.R.B.C.T.) TO AN "X" FOUND IN THE
CONCRETE BASE OF AN ELECTRIC TRANSMISSION POLE ON THE NORTHEAST LINE OF THRUSH LANE
(CALLED 43.5' R.O.W., 38/598 D.R.B.C.T.) MARKING THE SOUTH CORNER OF SAID LOT 2;

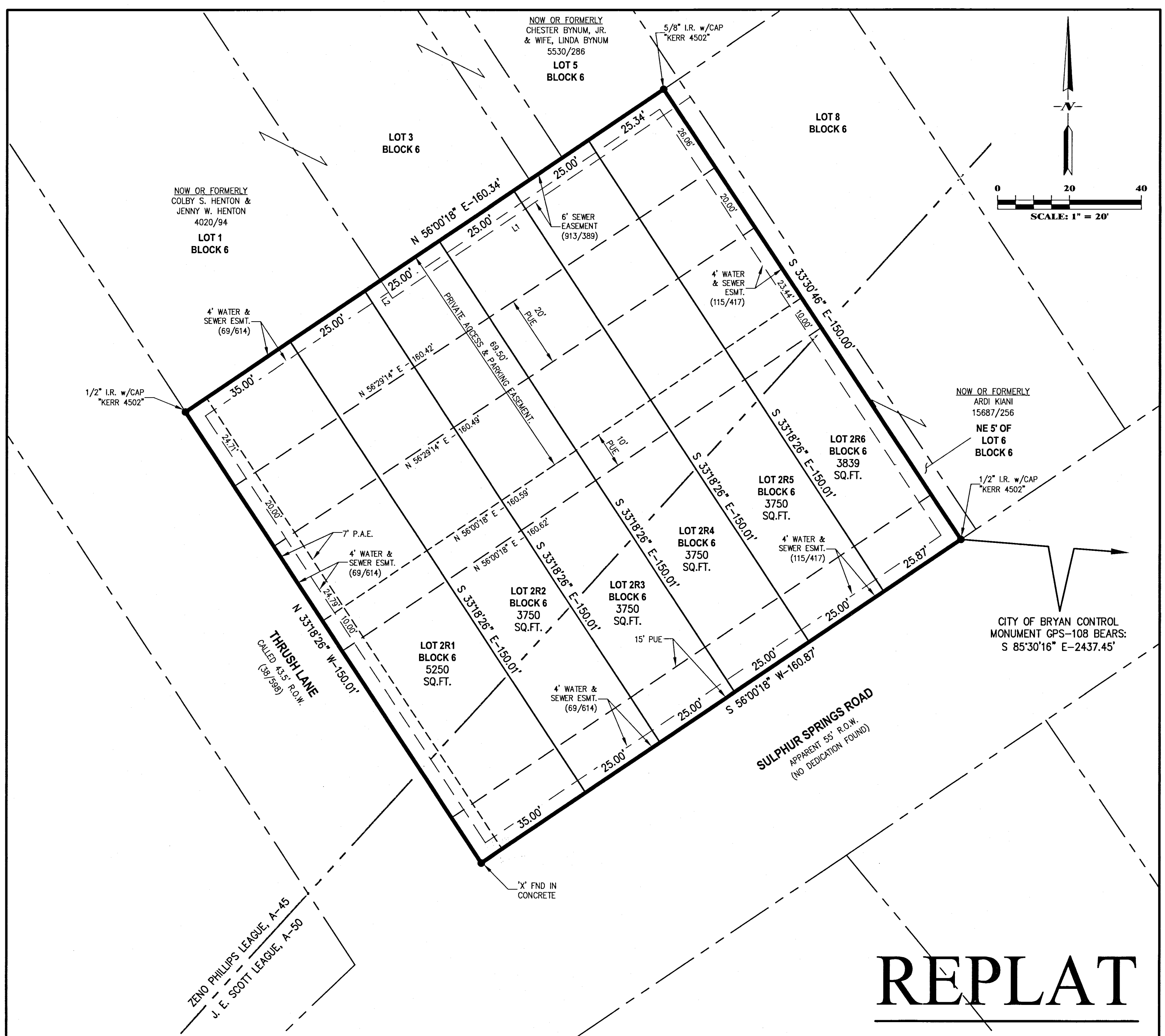
THENCE: N 33° 18' 26" W ALONG THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE
OF THRUSH LANE FOR A DISTANCE OF 150.01 FEET (PLAT CALL DISTANCE: 150.00 FEET, 38/598
D.R.B.C.T.) TO 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE
WEST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF LOT 1 OF SAID BLOCK 6;

THENCE: N 56° 00' 18" E ALONG THE NORTHWEST LINE OF SAID LOTS 2, 4 AND 6 FOR A
DISTANCE OF 160.34 FEET (DEED CALL DISTANCE: 160.00 FEET, 13693/74 O.P.R.B.C.T.) TO A 5/8
INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE NORTH CORNER OF
THIS HEREIN DESCRIBED TRACT;

THENCE: S 33° 30' 46" E THROUGH SAID LOT 6 FOR A DISTANCE OF 150.00 FEET (PLAT CALL
AND MEASURED DISTANCE, 38/598 D.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 0.553 OF AN
ACRE OF LAND (24,090 SQUARE FEET) AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS
SURVEYED ON THE GROUND MAY 2020.

FINAL PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO
THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- BASIS OF BEARING:** COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83
(TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES
OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (Y:10221494.41, X:3545697.81) AND
AS ESTABLISHED BY GPS OBSERVATION.
- ELEVATION DATUM IS NAVD 1988 BASED ON THE PUBLISHED ELEVATION OF THE CITY OF
BRYAN CONTROL MONUMENT GPS-108 (PROJECT BENCHMARK) (Y:10218158.639,
X:3549974.382, ELEV: 314.95').
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN
AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE
DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010945
(CALCULATED USING GEOID128).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED - KERR '4502')
UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND
ORDINANCES.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING, AND THE APPROVED
CONDITIONAL USE PERMIT (CU20-05 - DATED 7/16/20).
- OVERSIZE PARTICIPATION DOES NOT APPLY TO THIS SUBDIVISION.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY
UNIVERSITY TITLE COMPANY, GF NO. 200342, EFFECTIVE DATE: 01-16-2020, ISSUED:
02-05-2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 10f: 4" WATER AND SEWER EASEMENT RESERVED IN DEED, 69/614 (D.R.B.C.T.), DOES
APPLY TO LOT 2 ONLY (ANOTHER 4" WATER AND SEWER EASEMENT RESERVED IN DEED
115/417 (D.R.B.C.T.) APPLIES TO LOTS 4 AND 6 AS SHOWN HEREON);
 - 10g: SEWER EASEMENT TO CITY OF BRYAN, 913/389 (O.P.R.B.C.T.), DOES APPLY AS
SHOWN HEREON
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- ALL EXISTING IMPROVEMENTS WILL BE REMOVED PRIOR TO RECORDATION OF THIS REPLAT.
- A CONDITIONAL USE PERMIT REQUEST (CUP20-05) FOR TOWNHOMES WAS APPROVED BY
THE PLANNING & ZONING COMMISSION ON JULY 16, 2020.



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Justin Dockins, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____ Page _____ 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 for the purposes identified.

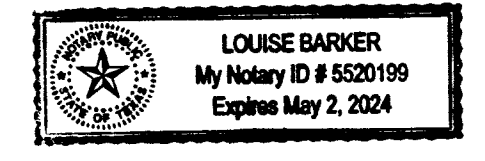
Owner
Justin Dockins

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin Dockins, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 23rd day of September, 2020.

Shirley Barber
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 24th day of October, 2020.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

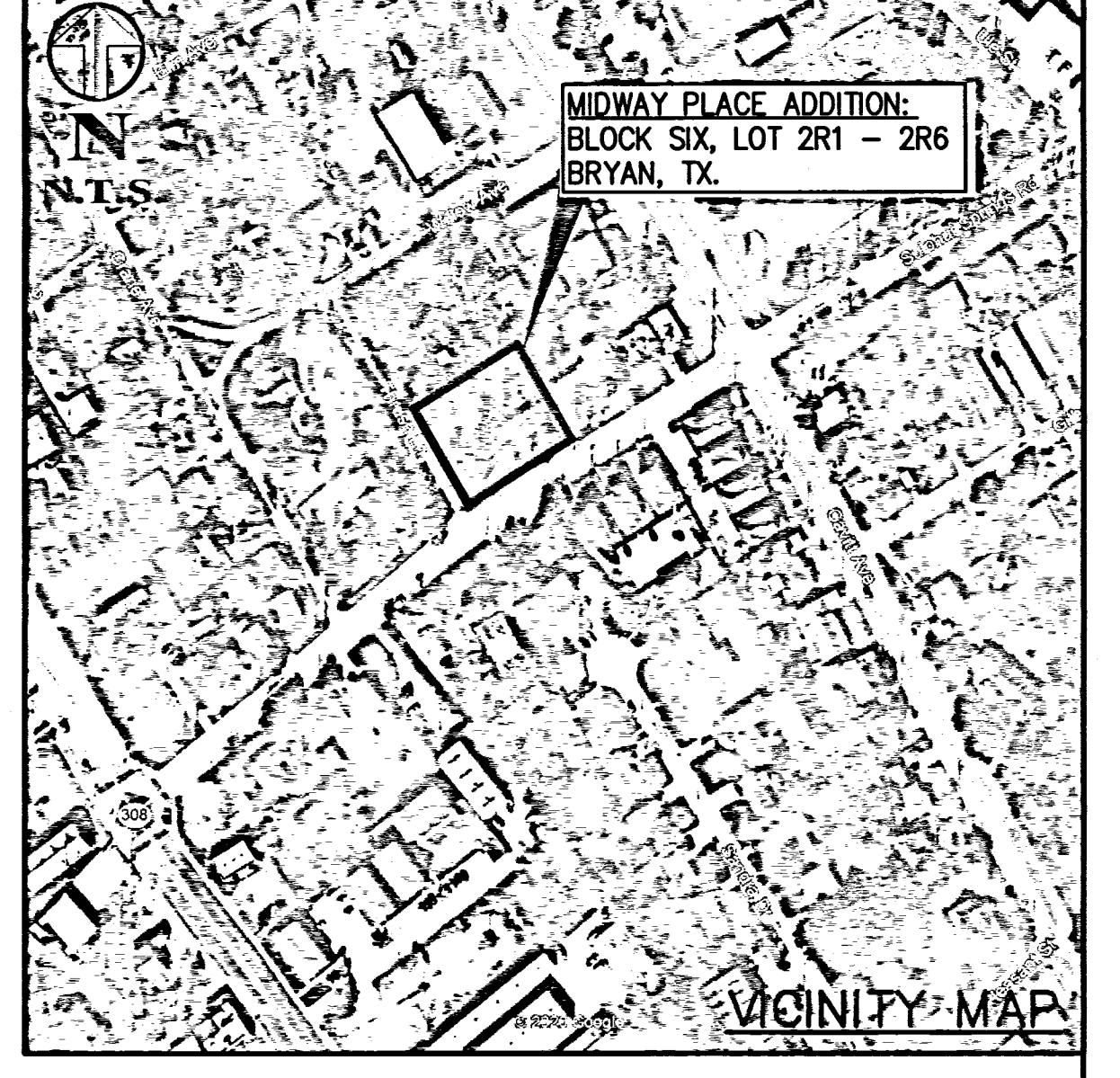
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 24th day of October, 2020.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Bobby Cuthbert, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 24th day of October, 2020 and same was duly approved on the 24th day of September, 2020 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission, Bryan, Texas



CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/22/2020 10:01:13 AM
in the PLAT Records

Doc Number: 2020-1409600
Volume - Page: 16459-215
Number of Pages: 1
Amount: 73.00
Order#: 2020102200029
By: TC

[Signature]
County Clerk, Brazos County, Texas

I, in and for said county, do
authentication was filed for
on _____ 20____ in the
age _____

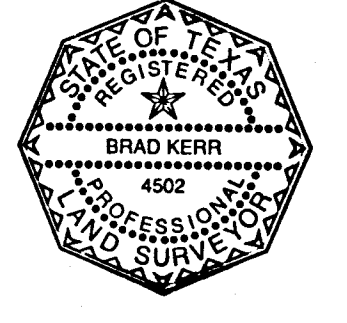
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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]
BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195



A FINAL PLAT OF
MIDWAY PLACE ADDITION
BLOCK SIX, LOT 2R1 - 2R6
BEING A REPLAT OF
MIDWAY PLACE ADDITION
BLOCK SIX, LOT 2, 4 & SW 45' OF LOT 6
0.553 ACRES
VOLUME 38, PAGE 598
ZENO PHILLIPS LEAGUE, A-45 & J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
304 SULPHUR SPRINGS ROAD
MAY 2020

ARM Consulting Engineers

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
55 TOWNHOMES SERIES A SERIES OF BCS
B/C'S LANDMARK DEVELOPMENTS, LLC
c/o JUSTIN DOCKINS
P.O. BOX 6982
BRYAN, TX 77805
EMAIL: justindockins@gmail.com
PH: (979) 224-2511

FILENAME: 0731R1P1A | SCALE: VARIES
SUBMITTED DATE: 5/27/20
REVISIONS: 6/24/20, 7/22/20
DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR
FIELD BOOK: N/A | PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
323 - 0731

SHEET **1** OF 1