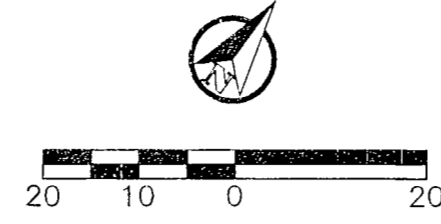
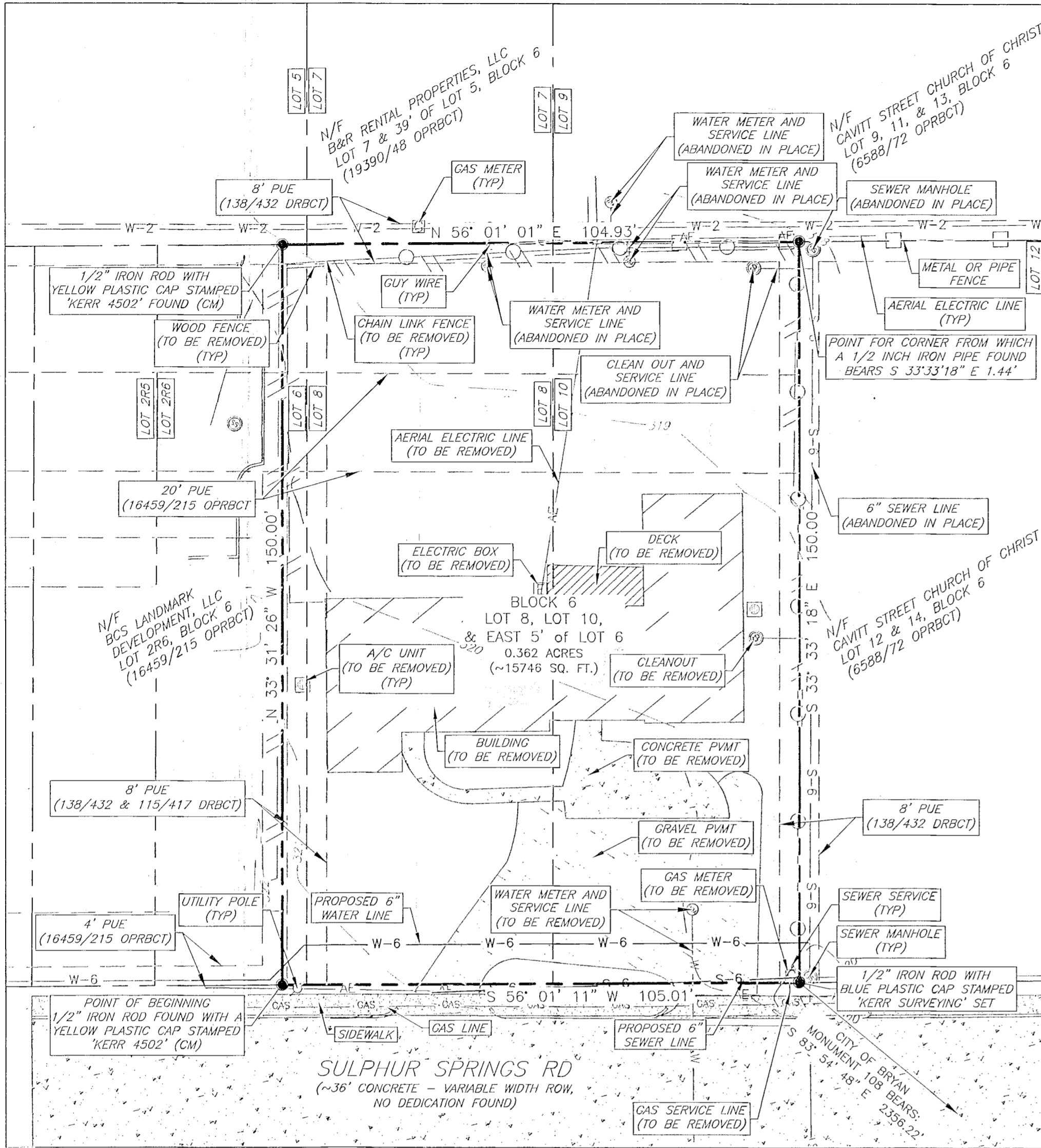
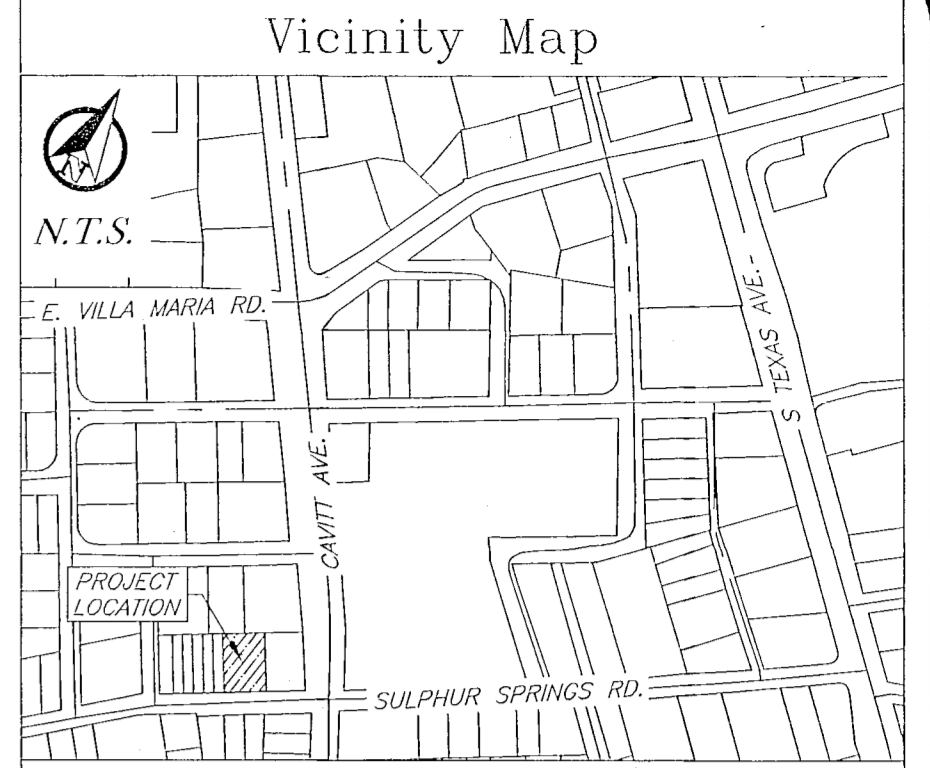
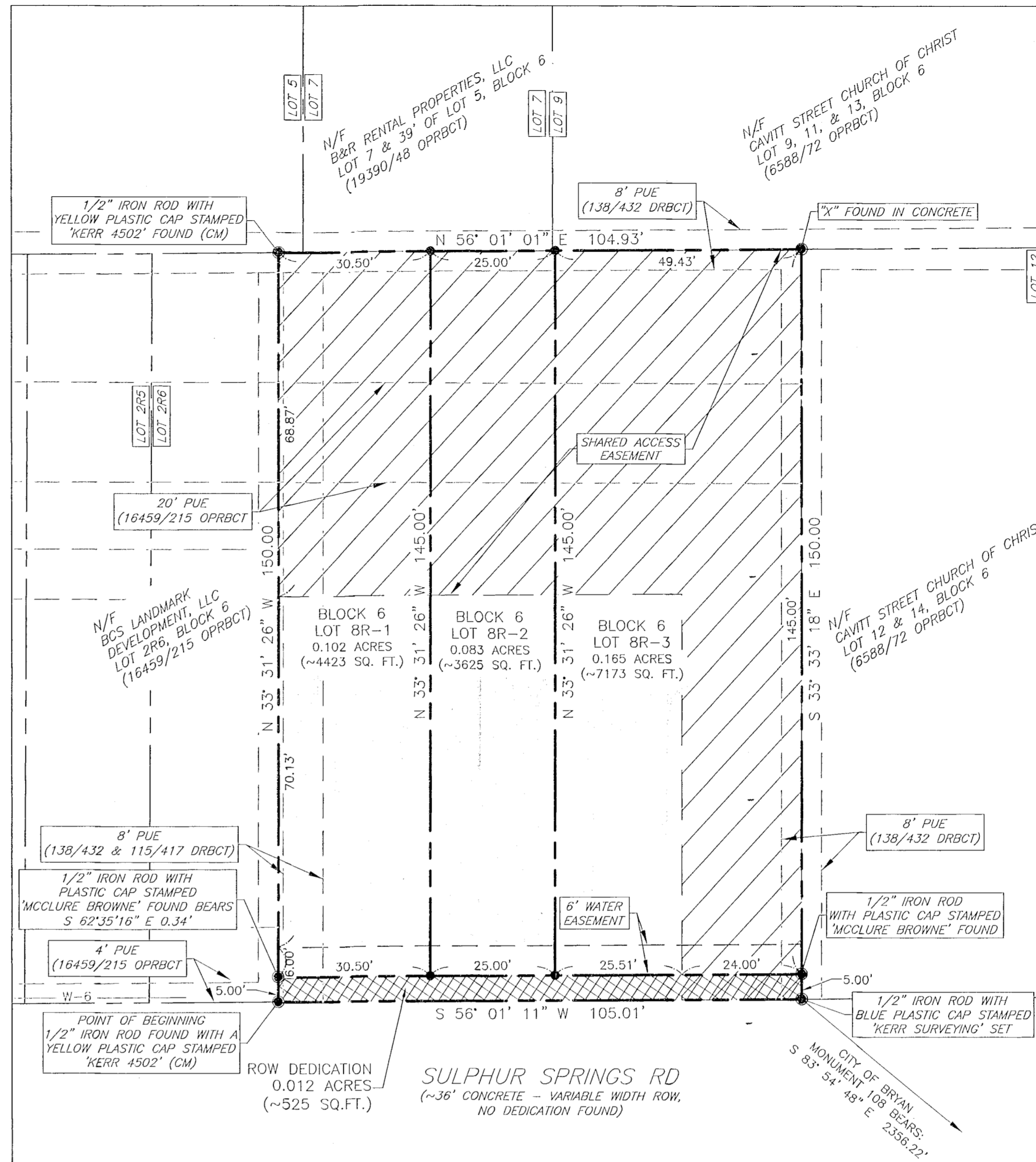


ORIGINAL



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).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Rob Crowley, Managing Member of Aggie Hawk, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 20,058, Page 294, 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.

APPROVAL OF THE CITY ENGINEER

I, Zach Kennard, 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 22nd day of October, 2025.

Signature of Zach Kennard, City Engineer, Bryan, Texas.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne Robinson-Balk, 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 22nd day of October, 2025, and same was duly approved on the 22nd day of October, 2025, by said Commission.

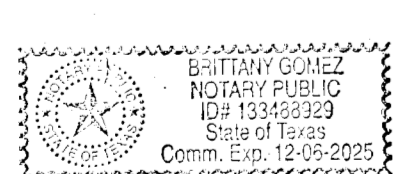
Signature of Anne Robinson-Balk, Chair, Planning & Zoning Commission, Bryan, Texas.

CERTIFICATE OF THE SURVEYOR

Before me, the undersigned authority, on this day personally appeared, Rob Crowley, 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 07 day of October, 2025.

Signature of Rob Crowley, Managing Member, Aggie Hawk, LLC.



APPROVAL OF THE CITY PLANNER

I, Maria 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 22nd day of October, 2025.

Signature of Maria Zimmerman, City Planner, Bryan, Texas.

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/23/2025 8:40:04 AM
In the PLAT Records
Doc Number: 2025-1589727
Volume-Page: 20638-293
Number of Pages: 1
Amount: 72.00
Order#: 20250623000018
By: AG

County Clerk, Brazos County, Texas

Signature of Tereza McQueen, County Clerk, Brazos County, Texas.

FIELD-NOTES DESCRIPTION

OF A
0.362 ACRE TRACT
ZENO PHILLIPS SURVEY, A-45 & JOSEPH E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.362 ACRES IN THE ZENO PHILLIPS SURVEY, ABSTRACT 45 & JOSEPH E. SCOTT SURVEY, ABSTRACT 50, IN BRAZOS COUNTY, TEXAS, BEING ALL OF CALLED LOTS 8, 10 AND THE EAST 5' OF LOT 6 OF MIDWAY PLACE FIELD IN VOLUME 38, PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING DESCRIBED IN A DEED TO ARD KIRK RECORDED IN VOLUME 15887, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.362 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF SULPHUR SPRINGS ROAD (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE EAST CORNER OF CALLED LOT 2R6, BLOCK 6 OF THE MIDWAY PLACE ADDITION RECORDED IN VOLUME 16459, PAGE 215 (OPRBCT), AND BEING THE SOUTH CORNER HEREOF;

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, David Powell Brister, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



FINAL PLAT
Midway Place
Block 6, Lots 8R-1, 8R-2, 8R-3, & ROW Dedication
0.362 Acres
Being a Replat of a Block 6, Lots 8, 10, the East 5' of Lot 6 of Midway Place, and ROW dedication in Volume 38, Page 598 DRBCT
Zeno Phillips Survey, A-45 & Joseph E. Scott Survey, A-50
Bryan, Brazos County, Texas
September 2025
Owner: Aggie Hawk, LLC
Engineer: J4 Engineering
Surveyor: Kerr Surveying, LLC

Vertical text on the left margin: J4 Engineering, 9/25/2025, Mickey Place, Townhomes - Replat, J4E Project # 24-028