

CERTIFICATE OF OWNERSHIP AND DEDICATION

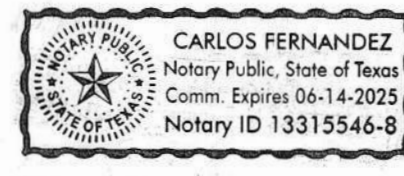
STATE OF TEXAS)
COUNTY OF BRAZOS)
I, TOMMY HU NGUYEN, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT...

Tommy Hu Nguyen
TOMMY HU NGUYEN
OWNER

STATE OF TEXAS)
COUNTY OF BRAZOS)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMMY HU NGUYEN...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28th DAY OF February 2023

Notary Public signature and name



APPROVAL OF CITY ENGINEER

W. Paul Korman, 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 28th DAY OF February 2023.

APPROVAL OF THE CITY PLANNER

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 28th DAY OF February 2023.

CERTIFICATE OF RECORD

FILED FOR RECORD Official Public Records Of: Brazos County Clerk On: 3/7/2023 11:51:27 AM In the PLAT Records Doc Number: 2023 - 1496593 Volume - Page: 18499 - 269 Number of Pages: 1 Amount: 73.00 Order#: 20230307000070 By: VE

Karen M. DeZure, COUNTY CLERK, BRAZOS COUNTY, TEXAS

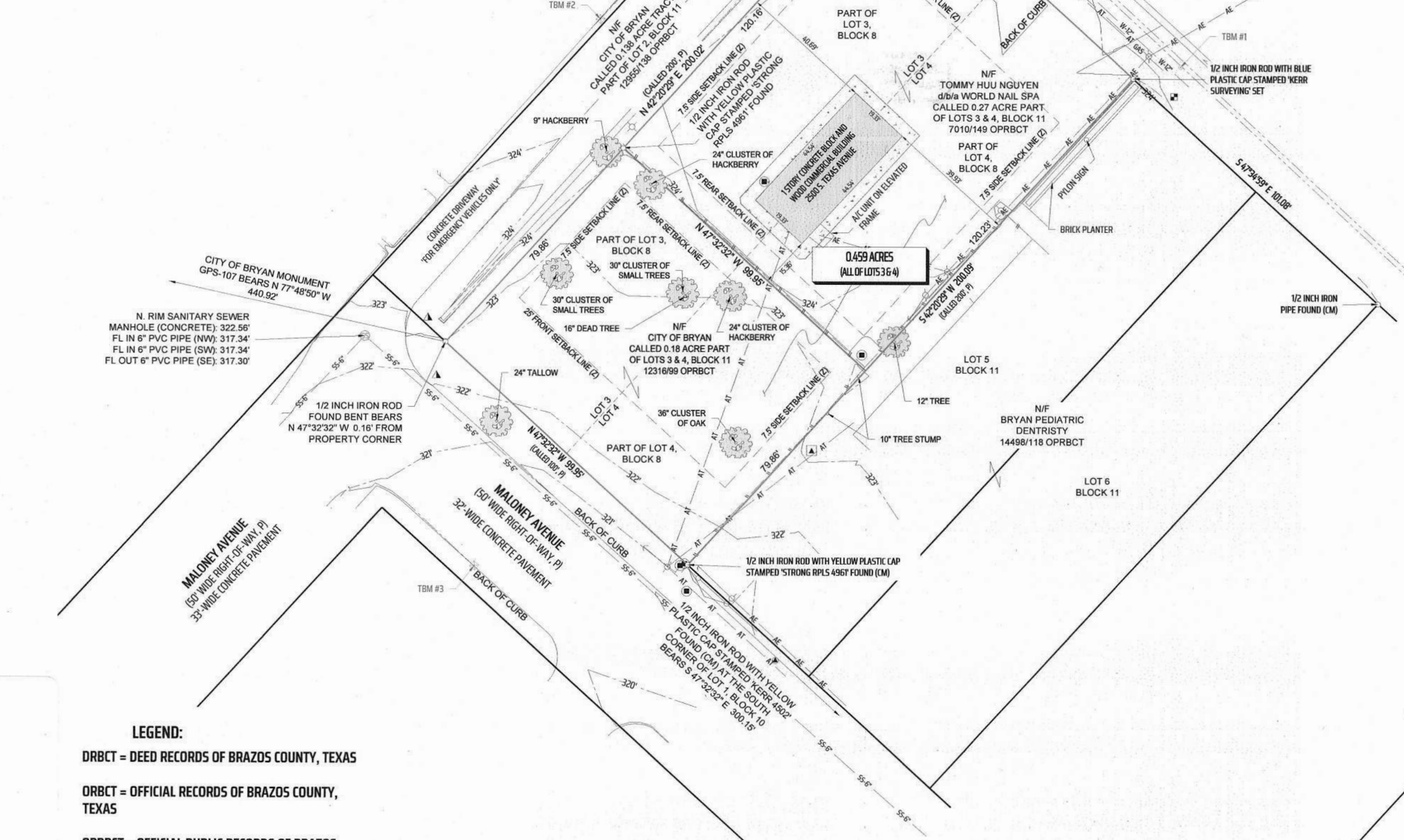
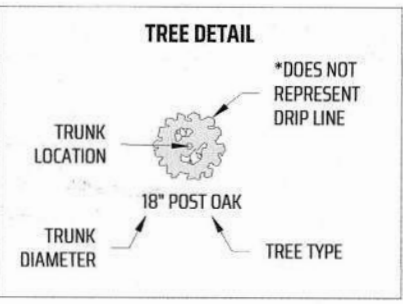
SURVEYOR'S CERTIFICATE

J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770 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.

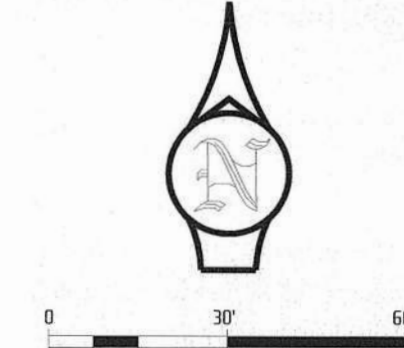
J. DILLON MEANS, RPLS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6770 DATE 2-24-2023



ORIGINAL PLAT



- LEGEND: DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS; DRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS; N/F = NOW OR FORMERLY; () = RECORD INFORMATION; RCP = REINFORCED CONCRETE PIPE; FL = FLOW LINE; (P) = PER PLAT, 86/590 DRBCT; (Z) = PER ZONING; WATER VALVE; WATER METER; FIRE HYDRANT; SANITARY SEWER MANHOLE; CLEAN OUT; STORM SEWER MANHOLE; STREET SIGN; UTILITY POLE; LIGHT POLE/STANDARD; GUY WIRE; GAS METER; PIPE LINE MARKER; TRANSFORMER; SPOT ELEVATIONS; AERIAL ELECTRIC LINES; AERIAL TELEPHONE LINES; WOOD FENCE; CHAIN LINK FENCE; ASPHALT; CONCRETE; APPROXIMATE LOCATION OF 12" WATER LINE; APPROXIMATE LOCATION OF 6" SEWER LINE; PROPERTY BOUNDARY



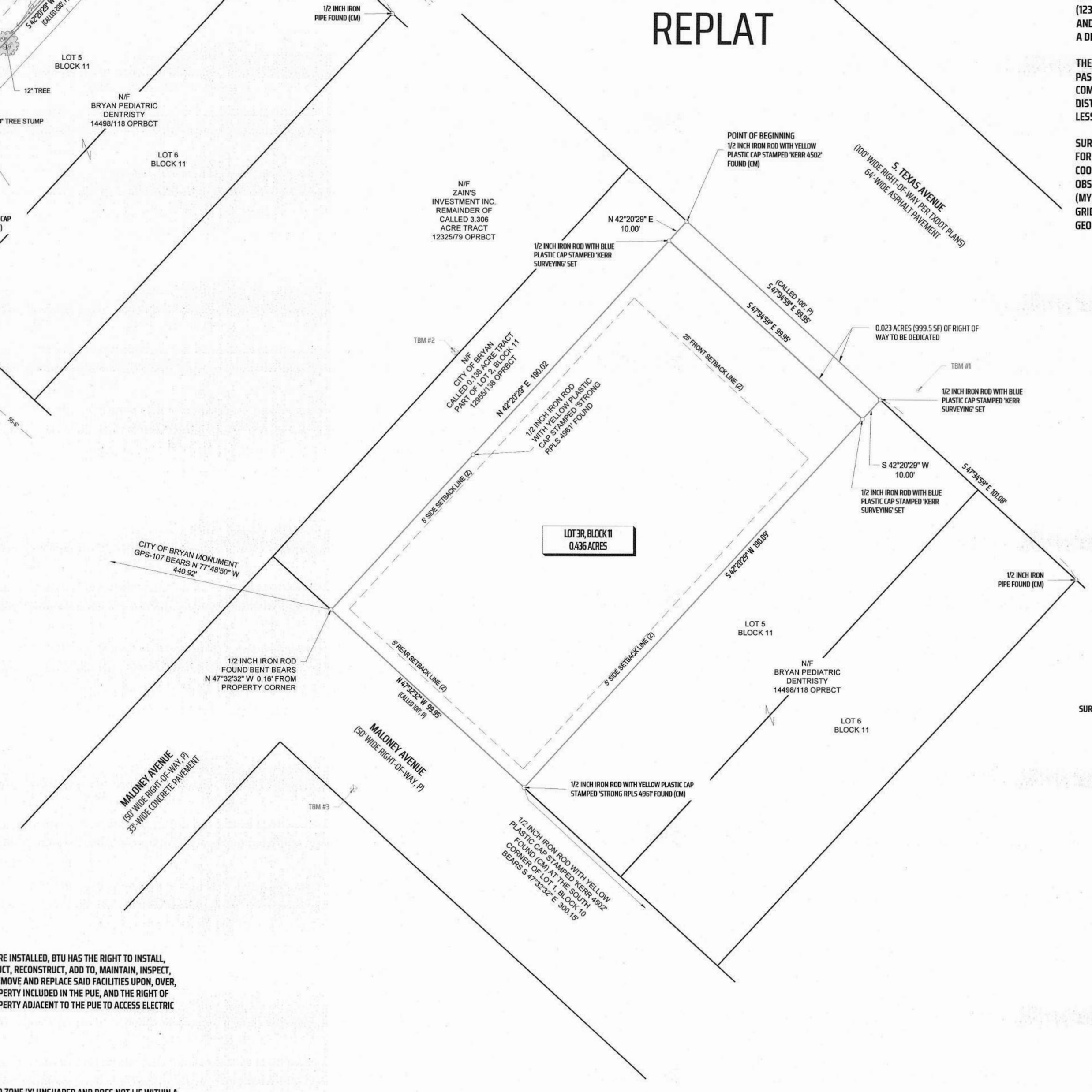
- BENCHMARK NOTES: PROJECT BENCHMARK CITY OF BRYAN MONUMENT GPS-107; TBM #1; TBM #2; TBM #3; ELECTRICAL NOTE: WHERE ELECTRIC FACILITIES ARE INSTALLED, BTL HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES; FLOOD PLAIN NOTES: THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

GENERAL NOTES: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001061349446 (CALCULATED USING GED012B). ELEVATIONS ARE BASED ON THE PUBLISHED ELEVATION OF THE CITY OF BRYAN MONUMENT GPS-107 (PROJECT BENCHMARK, NAVD 1988). (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS), THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

ZONING SETBACK NOTES: ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 10-19-21 THIS TRACT IS ZONED COMMERCIAL (C-3) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON: FRONT SETBACK - 25' SIDE SETBACK (INTERIOR) - 5' REAR SETBACK - 5' SIDE SETBACK (STREET) - 15'

FRONT SETBACK - 25' SIDE SETBACK (INTERIOR) - 5' REAR SETBACK - 5' SIDE SETBACK (STREET) - 15'

REPLAT



FIELD NOTES DESCRIPTION OF A 0.459 ACRE TRACT BEING ALL OF LOTS 3 & 4, BLOCK 11 MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS. A FIELD NOTES DESCRIPTION OF 0.459 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, BLOCK 11 OF THE MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT (SUBDIVISION) RECORDED IN VOLUME 86, PAGE 590 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING FURTHER DESCRIBED AS ALL OF A CALLED 0.27 ACRE TRACT OF LAND (PART OF SAID LOTS 3 & 4) CONVEYED TO TOMMY HU NGUYEN D/B/A WORLD NAIL SPA IN VOLUME 7010, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND ALL OF A CALLED 0.18 ACRE TRACT OF LAND (PART OF SAID LOTS 3 & 4) CONVEYED TO THE CITY OF BRYAN IN VOLUME 12316, PAGE 99 (OPRBCT); SAID 0.459 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF S. TEXAS AVENUE (100' WIDE RIGHT-OF-WAY PER TXDOT PLANS), AT THE COMMON NORTH CORNER OF SAID LOT 3 AND LOT 2 OF SAID BLOCK 11, SAME BEING THE NORTH CORNER OF SAID 0.27 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.138 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN IN VOLUME 12955, PAGE 138 (OPRBCT); THENCE, WITH THE SOUTHWEST LINE OF S. TEXAS AVENUE, SAME BEING THE NORTHEAST LINES OF SAID LOTS 3 & 4, S 47° 34' 59" E, FOR A DISTANCE OF 99.95 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE COMMON NORTH CORNER OF SAID LOT 4 AND LOT 5 OF SAID BLOCK 11, THE EAST CORNER OF SAID 0.27 ACRE TRACT AND EAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF S. TEXAS AVENUE BEARS S 47° 34' 59" E, A DISTANCE OF 101.08 FEET; THENCE, WITH THE COMMON LINE OF SAID LOTS 4 & 5, S 42° 20' 29" W, AT A DISTANCE OF 120.23 FEET PASSING THE COMMON CORNER OF SAID 0.27 ACRE TRACT AND SAID 0.18 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.09 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STRONG RPLS 4961' FOUND IN THE NORTHEAST LINE OF MALONEY AVENUE (50' WIDE RIGHT-OF-WAY, 86/90 DRBCT) AT THE COMMON SOUTH CORNER OF SAID LOTS 4 & 5, THE SOUTH CORNER OF SAID 0.18 ACRE TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF MALONEY AVENUE, AT THE SOUTH CORNER OF LOT 1, BLOCK 10 OF SAID SUBDIVISION (86/90 DRBCT), BEARS S 47° 32' 32" E, A DISTANCE OF 300.15 FEET; THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF MALONEY AVENUE, SAME BEING THE SOUTHWEST LINES OF SAID LOTS 3 & 4, N 47° 32' 32" W, FOR A DISTANCE OF 99.95 FEET TO THE COMMON SOUTH CORNER OF SAID LOTS 2 & 3, THE WEST CORNER OF SAID 0.18 ACRE TRACT OF BRYAN TRACT (12316/99 DRBCT), THE SOUTH CORNER OF SAID 0.138 ACRE TRACT OF BRYAN TRACT (12955/138 DRBCT) AND THE WEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BENT BEARS N 47° 32' 32" W, A DISTANCE OF 0.16 FEET; THENCE, WITH THE COMMON LINE OF SAID LOTS 2 & 3, N 42° 20' 29" E, AT A DISTANCE OF 79.86 FEET PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'STRONG RPLS 4961' FOUND AT THE COMMON CORNER OF SAID 0.18 ACRE TRACT AND SAID 0.27 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.459 ACRES, MORE OR LESS. SURVEYED ON THE GROUND OCTOBER 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED OCTOBER 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREON ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001061349446 (CALCULATED USING GED012B). REFERENCE DRAWING: 21-767.

OWNER/SUBDIVIDER: TOMMY HU NGUYEN, 2500 TEXAS AVENUE, BRYAN, TX. CITY OF BRYAN, 300 SOUTH TEXAS AVENUE, BRYAN, TEXAS 77803. SURVEY PREPARED BY: KERR SURVEYING. PLAT PREPARED BY: BEAMON ENGINEERING. BEAMON ENGINEERING, 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803. PHONE: 979.768.2985. SURVEYS@KERRSURVEYING.NET. KERRLANDSURVEYING.COM. KERR JOB #21-767. "When one person stands to gain over another, the facts must be uncovered". TBPES FIRM #00818500. 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803. PHONE: 979.768.2985. SURVEYS@KERRSURVEYING.NET. KERRLANDSURVEYING.COM. KERR JOB #21-767. BEAMON ENGINEERING, TBPES FIRM NO. F-21588, 16172 BENCH LANE, BRYAN, TEXAS 77807.

REPLAT OF LOT 3R, BLOCK 11 BEING ALL OF LOTS 3 & 4, BLOCK 11 (0.459 ACRES MEASURED) MITCHELL-LAWRENCE-CAVITT 75 ACRE TRACT VOLUME 86, PAGE 590 DRBCT BEING ALL OF A CALLED 0.27 ACRE TRACT IN VOLUME 7010, PAGE 149 OPRBCT AND ALL OF A CALLED 0.18 ACRE TRACT IN VOLUME 12316, PAGE 99 OPRBCT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS 1 LOT NOVEMBER 2022

