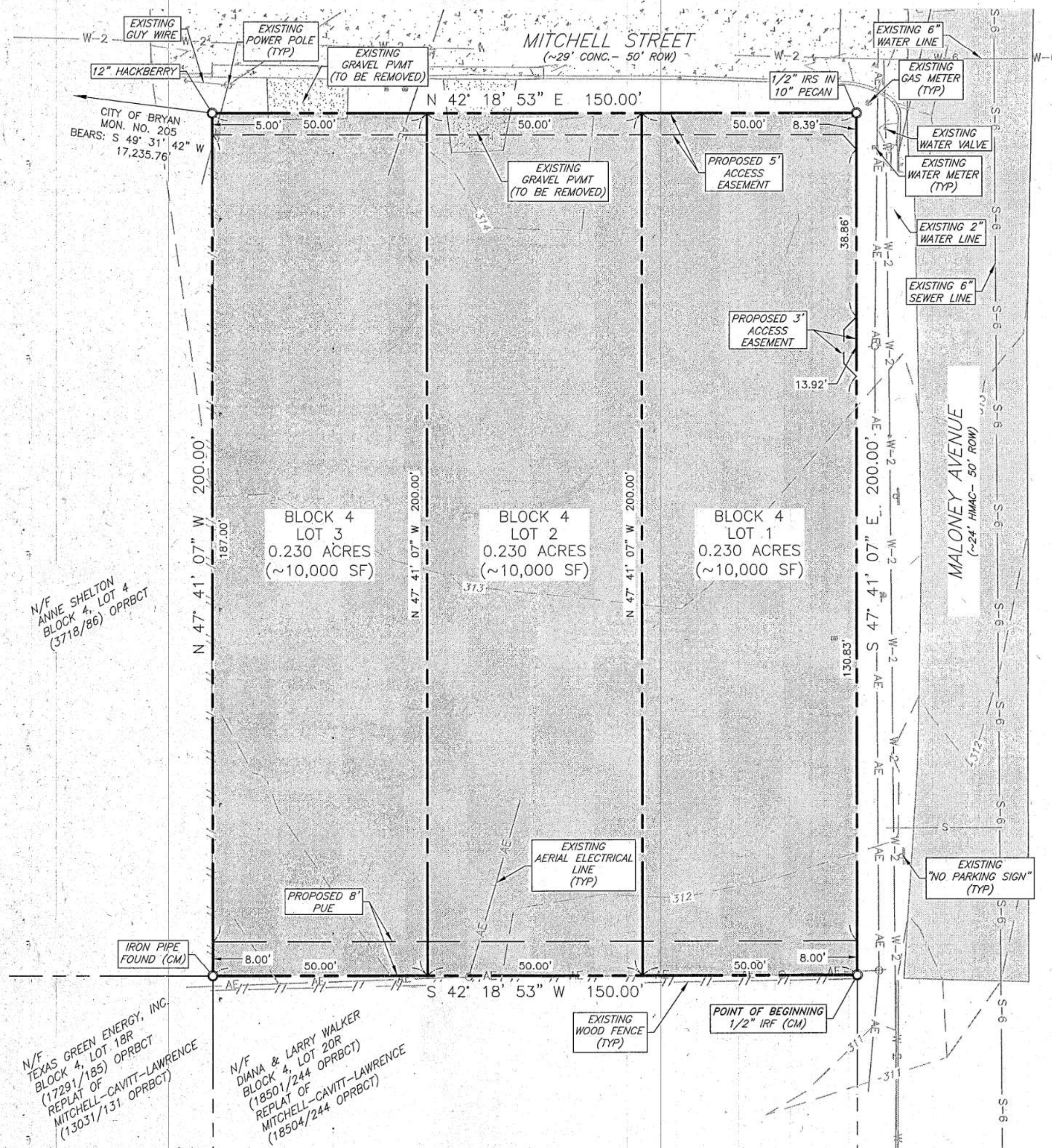
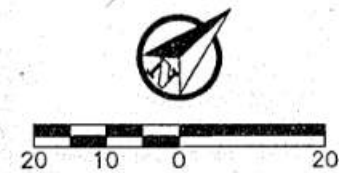
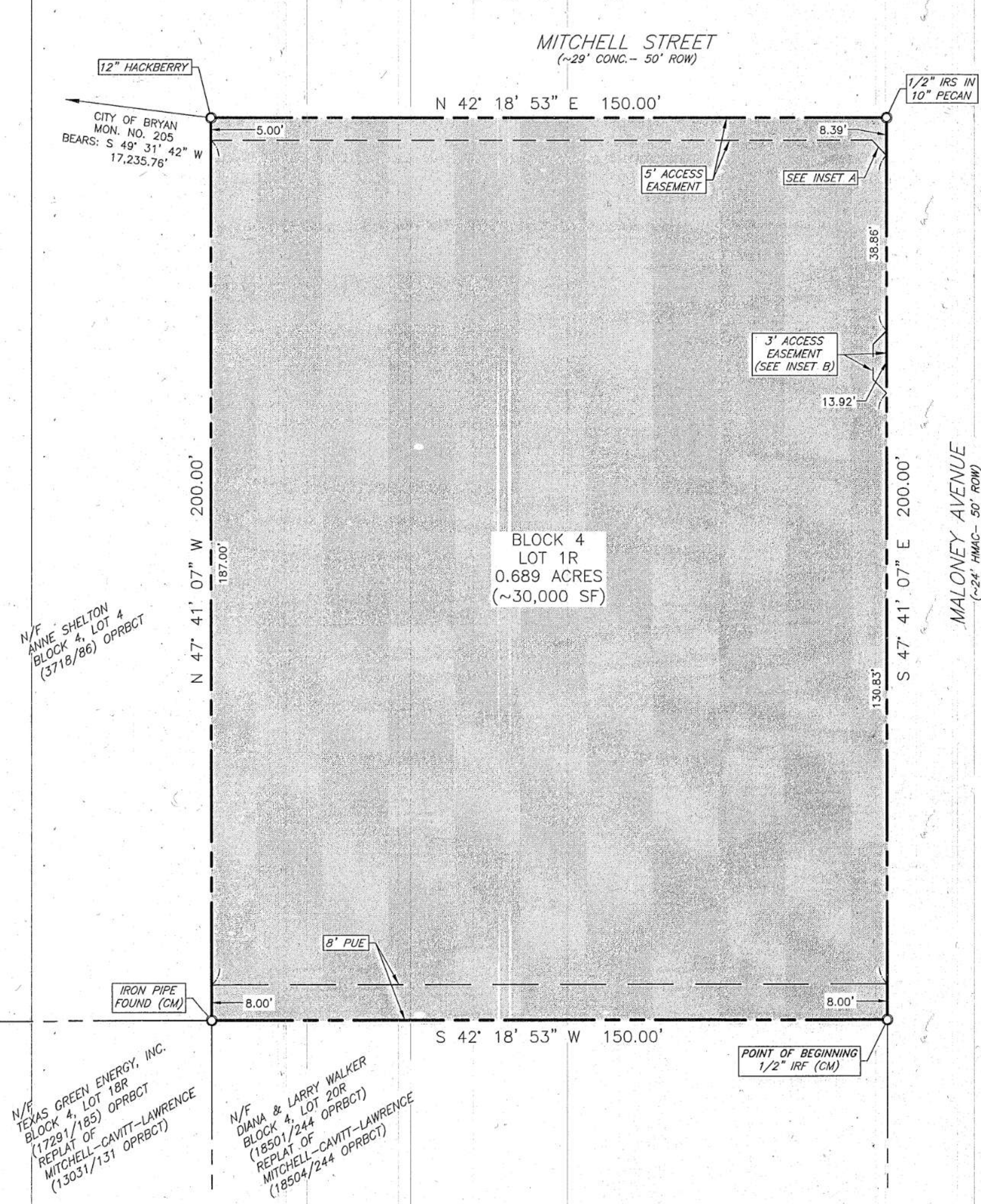


J4 Engineering
J4 Project # 25-047
J4 Date 11/11/2025
J4 File J:\2025\25-047 Maloney Townhomes\J4-Maloney Townhomes-Replat.dwg

ORIGINAL PLAT
(86/590, OPRBCT)



REPLAT



Vicinity Map



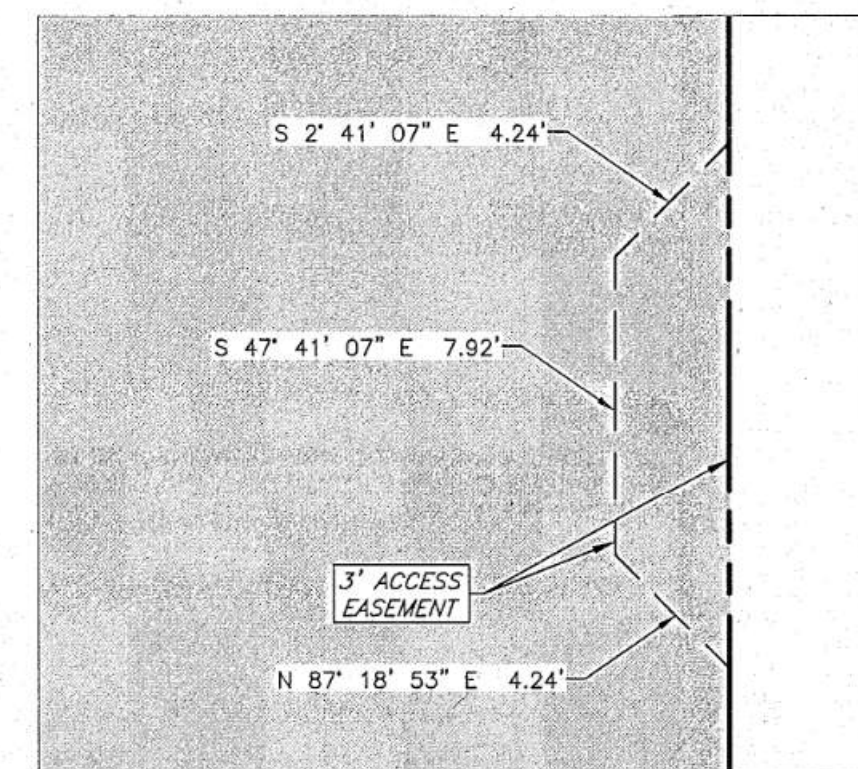
General Notes:

- The purpose of this plat is to combine 3 Lots into a single lot, for Apartments.
- Bearing system shown hereon is based on Grid north, Texas State Plane Coordinate System, Central Zone, NAD83.
- This tract does not lie within a designated 100-YR floodplain according to the Brazos County FIRM Map, Panel No. 48041C0215F, revised date: April 2, 2014.
- This property is zoned Mixed Use District (MU-2).
- The topography shown is based on NAD88.
- All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
- Planning Variance Case No. PV25-20, was approved by the Planning and Zoning Commission on November 6, 2025.

ANNOTATIONS:

ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records of Brazos County, Texas
ORBCT- Official Records of Brazos County, Texas
OPRBCT- Official Public Records of Brazos County, Texas
()- Record Information
(CM)- Controlling Monument used to establish property boundaries
PUE- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

Inset A
Scale: 1"= 5'



Inset B
Scale: 1"= 5'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert Crowley, Managing Member, of Aggie Hawk, LLC, owner and developer of the land shown on this plat, and designated herein as Block 4, Lot 1R of the Mitchell-Cavitt-Lawrence Subdivision, a subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Robert Crowley, Managing Member
Aggie Hawk, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert Crowley, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 28 day of November, 2025.

Brittany Batson
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karsch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karsch, R.P.L.S. No. 7004

APPROVAL OF THE CITY ENGINEER

I, Jayson Batfemehl, 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 11 day of May, 2024.

Jayson Batfemehl
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 30 day of May, 2024.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Christina Watson, 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 28 day of November, 2025, and same was duly approved on the 28 day of November, 2025 by said Commission.

Christina Watson
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/19/2026 1:26:17 PM
In the PLAT Records
Doc Number: 2026-1596510
Volume - Page: 20560 - 177
Number of Pages: 1
Amount: 72.00
Order#: 20260519000084
By: JS



County Clerk, Brazos County, Texas
By: Josephina Chan

FIELD NOTES
0.689 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS SURVEY, ABSTRACT NO. 45, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2 AND 3, BLOCK 4, MITCHELL-CAVITT-LAWRENCE ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 86, PAGE 590 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), SAID LOTS 1, 2 AND 3, BLOCK 4 BEING FURTHER DESCRIBED IN THE DEEDS FROM LENDLELL MAC PRINGLE TO DENNIS J. LUCE RECORDED IN VOLUME 13675, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND FROM LENDLELL MAC PRINGLE TO DENNIS J. LUCE IN VOLUME 13675, PAGE 22 (O.P.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE COMMON EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 1, BLOCK 4, SAID IRON ROD ALSO MARKING THE NORTH CORNER OF SAID LOT 3, BLOCK 4, MITCHELL-CAVITT-LAWRENCE ACCORDING TO THE REPLAT RECORDED IN VOLUME 18501, PAGE 244 (O.P.R.B.C.) AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF MALONEY AVENUE (BASED ON A 50-FOOT WIDTH), FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE EAST CORNER OF SAID LOT 20R, BLOCK 4 BEARS S 47° 41' 07" E AT A DISTANCE OF 200.00 FEET FOR REFERENCE;

THENCE: S 42° 18' 53" W ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 20R, BLOCK 4 FOR A DISTANCE OF 150.00 FEET TO A FOUND IRON PIPE MARKING THE COMMON SOUTH CORNER OF THIS TRACT AND SAID LOT 3, BLOCK 4, SAID IRON PIPE ALSO MARKING THE WEST CORNER OF SAID LOT 20R, BLOCK 4, THE EAST CORNER OF LOT 4, BLOCK 4 OF SAID MITCHELL-CAVITT-LAWRENCE (86/590) AND THE NORTH CORNER OF LOT 18R, BLOCK 4, MITCHELL-CAVITT-LAWRENCE ACCORDING TO THE REPLAT RECORDED IN VOLUME 13031, PAGE 131 (O.P.R.B.C.);

THENCE: N 47° 41' 07" W ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 4, BLOCK 4 FOR A DISTANCE OF 200.00 FEET TO A 12-INCH HACKBERRY FOR THE COMMON WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 3, BLOCK 4, SAID 12-INCH HACKBERRY ALSO MARKING THE NORTH CORNER OF SAID LOT 4, BLOCK 4 AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MITCHELL STREET (BASED ON A 50-FOOT WIDTH);

THENCE: ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MITCHELL STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID MALONEY AVENUE FOR THE FOLLOWING TWO (2) CALLS:

1) N 42° 18' 53" E FOR A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD SET IN THE BASE OF A 10-INCH PECAN FOR THE COMMON NORTH CORNER OF THIS TRACT AND SAID LOT 1, BLOCK 4, AND
2) S 47° 41' 07" E FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.689 ACRES OF LAND.

Final Plat

Mitchell-Cavitt-Lawrence
Block 4, Lot 1R
0.689 acres

Being a Replat of a 0.689 acre tract,
being Block 4, Lots 1-3 of
Mitchell-Cavitt-Lawrence
Volume 86, Page 590 DRBCT
Bryan, Brazos County, Texas
November 2025

Scale 1"=20'

Owner:
Aggie Hawk, LLC
3904 Old College Rd.
Bryan, TX, 77801

Surveyor:
McClure & Browne
Engineering/Surveying, LLC
1008 Woodcreek Drive, Suite 103
College Station, TX 77845
979-693-3838
TBPELS #10103300

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951