

**ORIGINAL PLAT**  
 LOTS 28, 29 AND 30, BLOCK "B", MUNNERLYN VILLAGE  
 AS RECORDED IN VOLUME 123, PAGE 437

**REPLAT**

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on True North per GPS observations. The actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 123, Page 437 of the Brazos County Deed Records.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041CD215P effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned Residential District-5000 (RD-5).
  - Building setback line to be in accordance with the City of Bryan Code of Ordinance, Section 62-168 of the Land and Site Development Ordinance. Additional building setback lines may be required by deed restrictions.
  - All existing indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
    - ⊗ - Chiseled "X" in Concrete
  - Abbreviations:
    - P.A.E. - Public Access Easement
    - Pr.A.E. - Private Access Easement
    - P.E. - Parking Easement
    - P.O.B. - Point of Beginning
    - V.L.H. - Vehicle Lay of Hose
    - (380) - Contour Elevation
  - All existing structures shall be removed prior to the filing of this plat.
  - The subject property was given a conditional use permit (CUP) for townhomes per Permit Case No. CU21-02.
  - 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 included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, **MIDTOWN BCS PROPERTIES, LLC** owner and developer of LOTS 28R, 29R-1, 29R-2, 29R-3 and 30R, BLOCK "B", MUNNERLYN VILLAGE ADDITION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15980, Page 122 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 hereon for the purposes identified.

*[Signature]*  
 8/27/2021  
 Midtown BCS Properties, LLC

**APPROVAL OF THE CITY PLANNER**

I, *[Signature]* 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 20<sup>th</sup> day of October, 2021.

*[Signature]* KW  
 City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, *[Signature]* 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 20<sup>th</sup> day of October, 2021.

*[Signature]* JW  
 City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

*[Signature]* 8/26/21  
 Gregory Hopcus, R.P.L.S. No. 6047

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *[Signature]* Chairman 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 17<sup>th</sup> day of June, 2021, and was duly approved on the 17<sup>th</sup> day of June, 2021, by said Commission.

*[Signature]*  
 Chairman, Planning and Zoning Commission

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in The City of Bryan, Brazos County, Texas and being all of Lots 28, 29 and 30, Block "B", MUNNERLYN VILLAGE subdivision according to the Final Plat recorded in Volume 123, Page 437 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of said Lot 30, Block "B", said iron rod being common with the south corner of said Lot 28, Block "B", said iron rod being common with the east corner of said Lot 27, Block "B", said iron rod MUNNERLYN VILLAGE subdivision;

THENCE: N 45°00'00" W along the common line of said Lots 27 and 28, Block "B" for a distance of 180.00 feet to a found 1/2-inch iron rod marking the common north corner of said lots;

THENCE: N 45°00'00" E along the northwest line of said Lots 28, 29 and 30, Block "B" for a distance of 180.00 feet to a found 1/2-inch iron rod marking the common north corner of said Lots 30 and 31, Block "B";

THENCE: S 45°00'00" E along the common line of said Lots 30 and 31, Block "B" for a distance of 117.50 feet to the POINT OF BEGINNING and containing 0.486 acres of land.

**FINAL PLAT**

LOTS 28R, 29R-1, 29R-2, 29R-3 AND 30R, BLOCK "B"  
**MUNNERLYN VILLAGE**  
 BEING A REPLAT OF LOTS 28, 29 AND 30, BLOCK "B"  
 RECORDED IN VOLUME 123, PAGE 437

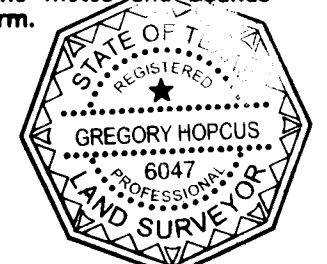
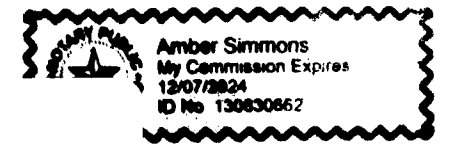
0.486 ACRES  
 ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MAY, 2021  
 SCALE: 1" = 20'

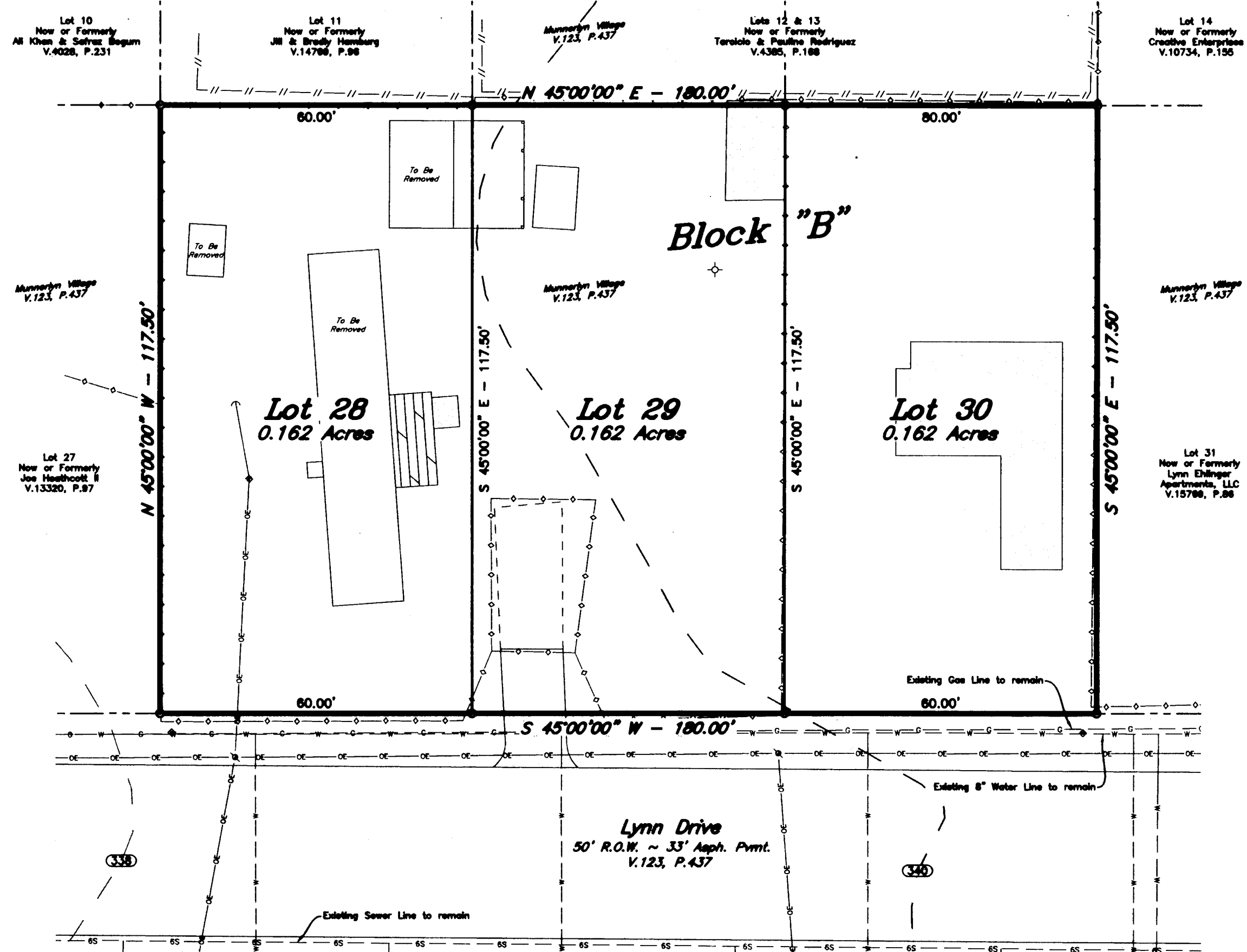
Surveyor: **McCune & Browne Engineering/Surveying, Inc.**  
 1500 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 10/09/2021 2:45:17 PM  
 In the PLAT Records

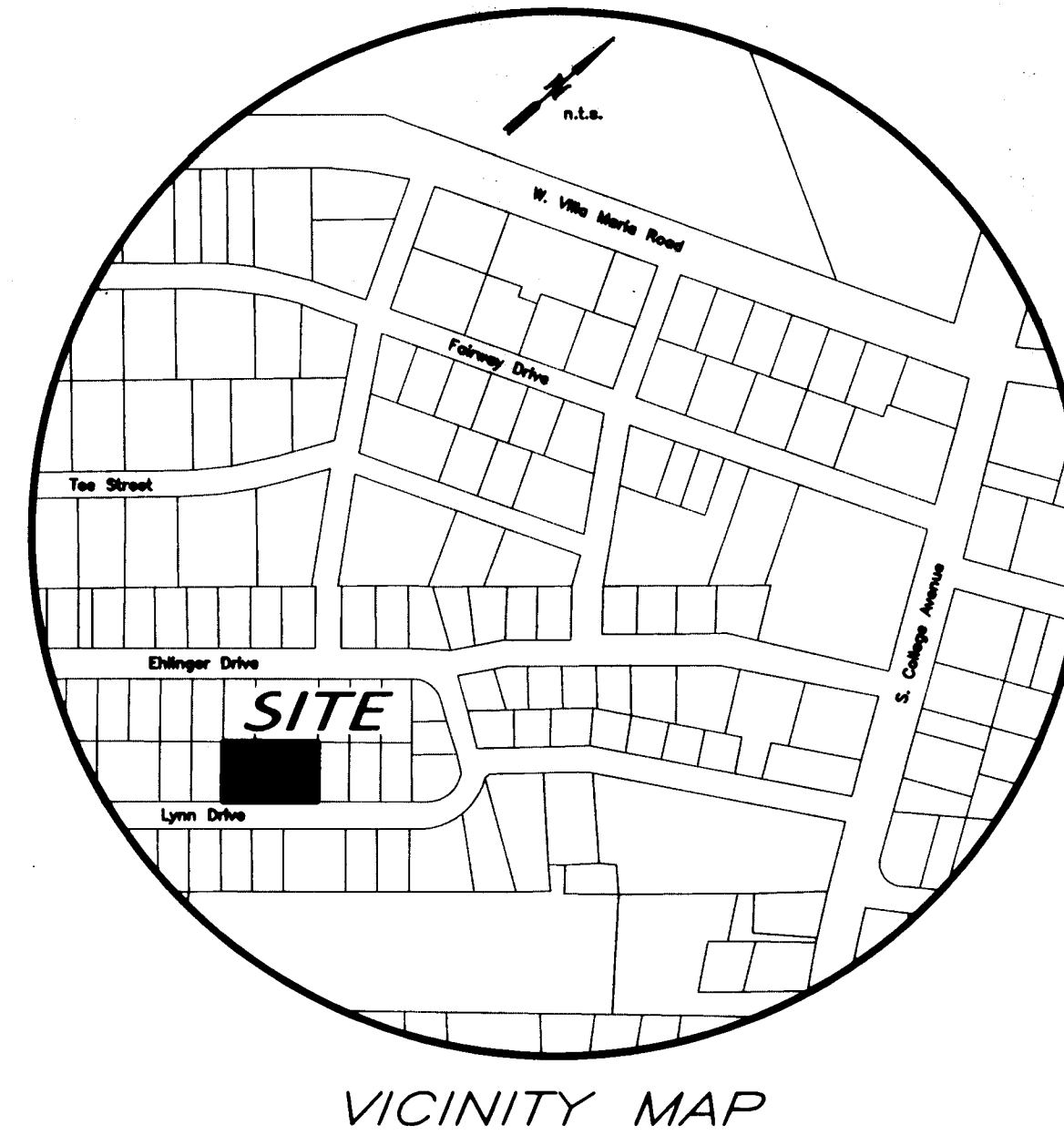
Doc Number: 2021-1448823  
 Volume-Page: 17420-56  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20211008000100  
 By: TC

County Clerk, Brazos County, Texas  
*[Signature]* Karen McQueen  
 T. Cao

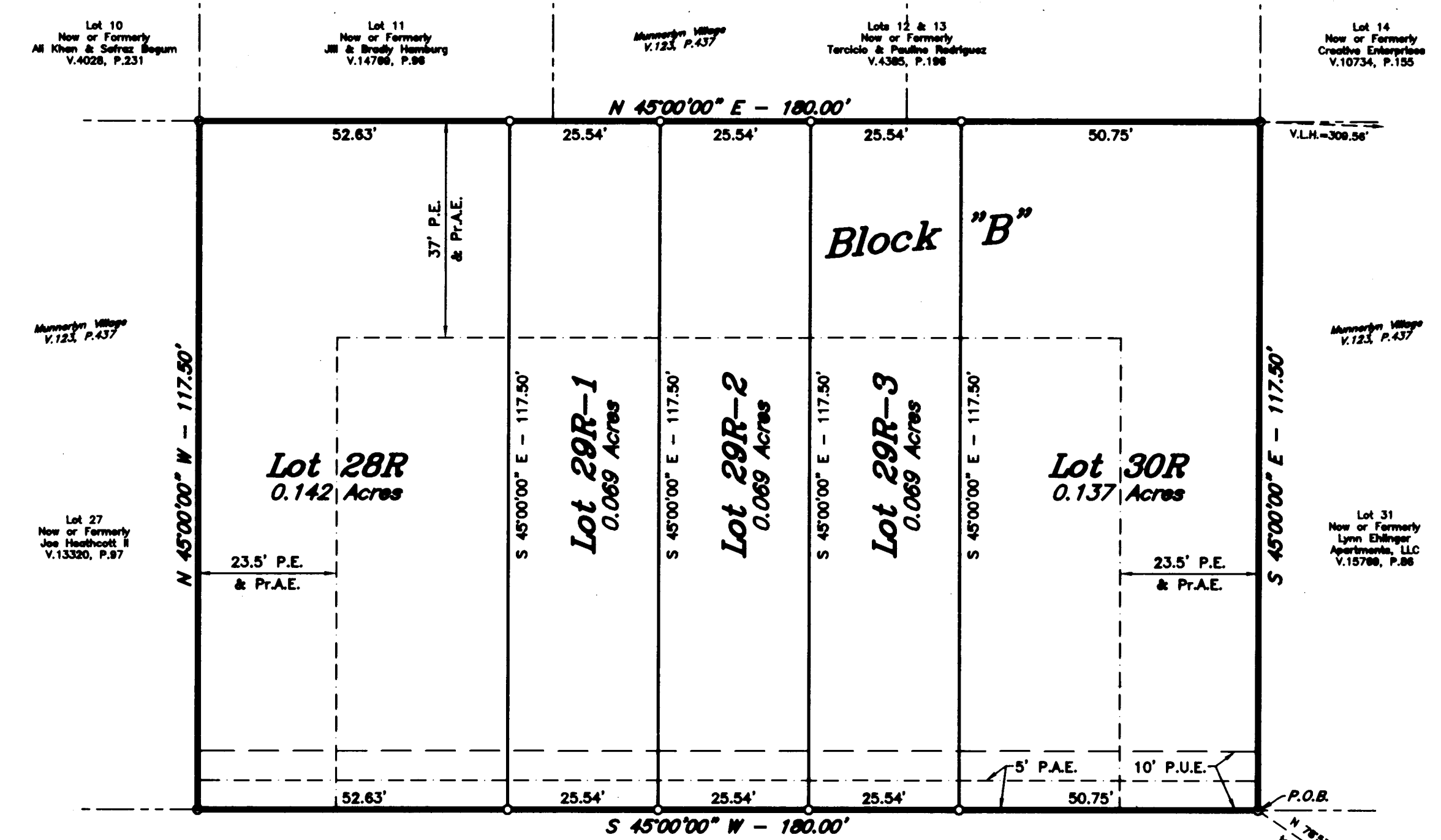




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 AS RECORDED IN VOLUME 123, PAGE 437



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  - According to the FEMA Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map Number 4804102215E effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned Residential District-5000 (RD-5).
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  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
    - ⊙ - Observed X in Concrete
  - Abbreviations:
    - P.A.E. - Public Access Easement
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  - All existing structures shall be removed prior to the filing of this plat.
  - The subject property was given a conditional use permit (CUP) for townhomes per Permit Case No. CU21-02.
  - 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 included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.



**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

WE, **MUNNERLYN BCS PROPERTIES, LLC** owner and developer of LOTS 28R, 29R-1, 29R-2, 29R-3 and 30R, BLOCK "B", MUNNERLYN VILLAGE ADDITION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15690, Page 122 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places shown hereon for the purposes identified.

*[Signature]* 8/27/21  
 Munnerlyn BCS Properties, LLC

**APPROVAL OF THE CITY PLANNER**

I, *[Signature]*, 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 20<sup>th</sup> day of October, 2021.

*[Signature]*  
 City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, *[Signature]*, 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 20<sup>th</sup> day of October, 2021.

*[Signature]*  
 City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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]* 8/26/21  
 Gregory Hopcus, R.P.L.S. No. 6047



**STATE OF TEXAS  
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared *[Signature]*, 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 purposes stated.

Given under my hand and seal on this 27 day of August, 2021.

*[Signature]*  
 Notary Public, Brazos County, Texas



Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 10/16/2021 2:45:17 PM  
 In the PLAT Records

Doc Number: 2021-1448823  
 Volume - Page: 17420 - 56  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20211008000100  
 By: TC

County Clerk, Brazos County, Texas  
*[Signature]*  
 Karen McQueen  
 By: T. Cao

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in the City of Bryan, Brazos County, Texas and being all of Lots 28, 29 and 30, Block "B", MUNNERLYN VILLAGE subdivision according to the Final Plat recorded in Volume 123, Page 437 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the east corner of said Lot 30, Block "B", said iron rod being common with the south corner of Lot 31, Block "B" of said MUNNERLYN VILLAGE subdivision and being in the northwest right-of-way line of Lynn Drive (based on a 50-foot width);

**THENCE:** S 45°00'00" W along the northwest right-of-way line of said Lynn Drive for a distance of 180.00 feet to a found 1/2-inch iron rod marking the south corner of said Lot 28, Block "B", said iron rod being common with the east corner of Lot 27, Block "B", of said MUNNERLYN VILLAGE subdivision;

**THENCE:** N 45°00'00" W along the common line of said Lots 27 and 28, Block "B" for a distance of 117.50 feet to a found 1/2-inch iron rod marking the common north corner of said lots;

**THENCE:** N 45°00'00" E along the northwest line of said Lots 28, 29 and 30, Block "B" for a distance of 180.00 feet to a found 1/2-inch iron rod marking the common north corner of said Lots 30 and 31, Block "B";

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**FINAL PLAT**

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 29R-3 AND 30R, BLOCK "B"  
 MUNNERLYN VILLAGE**

**BEING A REPLAT OF LOTS 28, 29 AND 30, BLOCK "B"  
 RECORDED IN VOLUME 123, PAGE 437**

**0.486 ACRES**

**ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS**

**MAY, 2021**

**SCALE: 1" = 20'**

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**OWNER:**  
 Munnerlyn BCS Properties, LLC  
 1580 Copperfield Parkway  
 College Station, TX 77845

**SURVEYOR:**  
 Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838