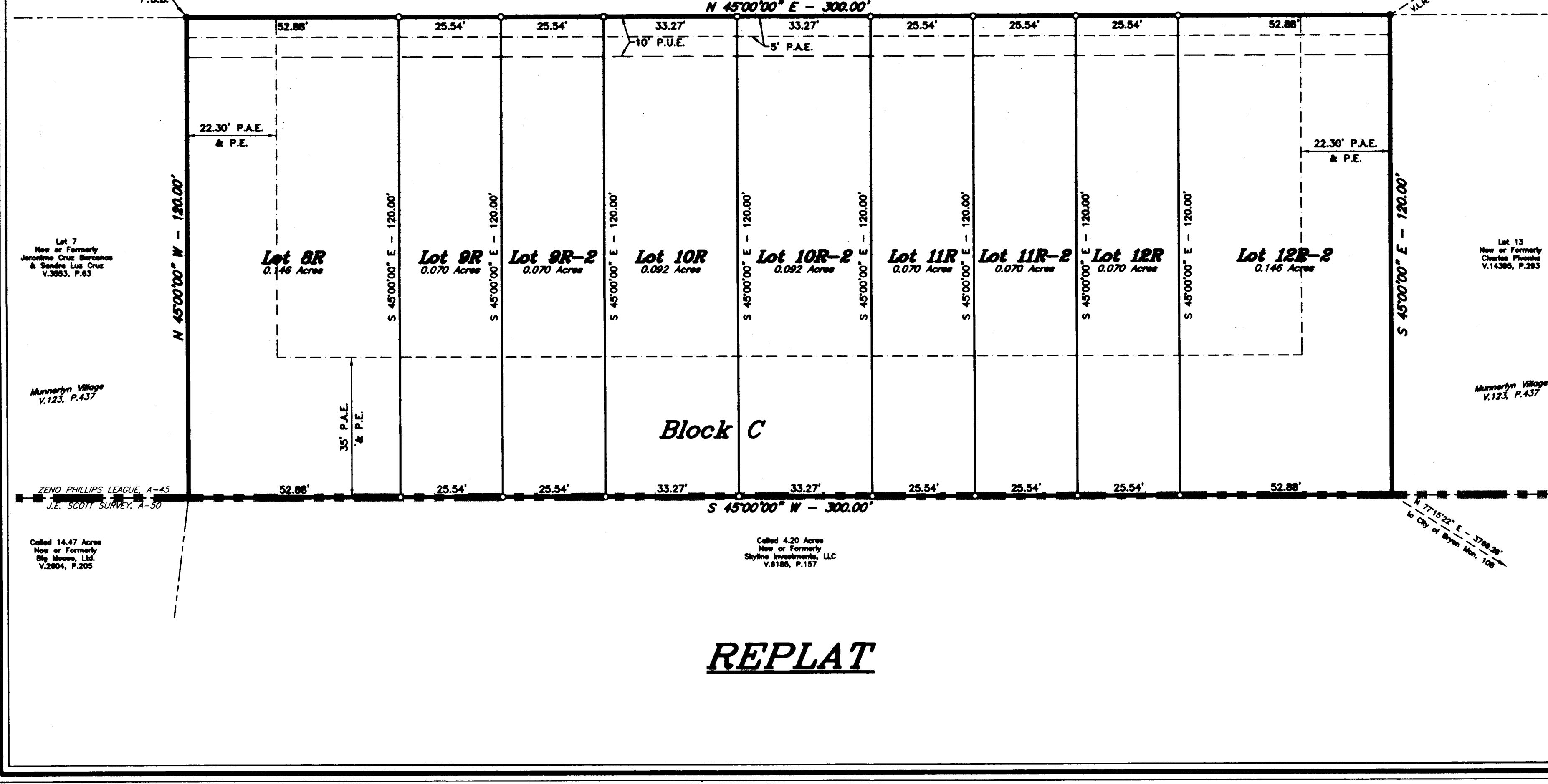


ORIGINAL PLAT
 LOTS 8-12, BLOCK C, MUNNERLYN VILLAGE
 AS RECORDED IN VOLUME 123, PAGE 437



GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distances to the monuments are consistent with the recorded plat 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 Numbers 48041C0215F 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 for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - ⊙ - 1/2" Iron Rod Set
- Distances shown along curves are arc lengths.
- Abbreviations:
 - P.A.E. - Public Access Easement
 - P.E. - Parking Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - V.L.H. - Vehicle Lay of Hose
 - CHD - 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 on C.V.23-04.

BEING all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Bryan, Brazos County, Texas and being all of Lots 8-12, Block C, 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:

BEGINS at a found 5/8-inch iron rod marking the common west corner of this herein described tract and said Lot 8, Block C, said iron rod also being the north corner of Lot 7, Block C of said MUNNERLYN VILLAGE Subdivision and being in the southeast right-of-way line of Lynn Drive (based on a 50-foot width);

THENCE N 45°00'00" E along the southeast right-of-way line of said Lynn Drive for a distance of 300.00 feet to a found 1/2-inch iron rod in concrete marking the common north corner of this tract and said Lot 12, Block C, said iron rod also being the west corner of Lot 13, Block C of said MUNNERLYN VILLAGE Subdivision;

THENCE S 45°00'00" E along the common line of said Lots 12 and 13, Block C for a distance of 120.00 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract and said Lot 12, Block C, said iron rod also being the south corner of said Lot 13, Block C and being in the northwest line of the called 4.20 acre Skyline Investments, LLC tract recorded in Volume 8185, Page 157 (O.R.B.C.) and at or near the common line of the said ZENO PHILLIPS LEAGUE, A-45 and the J.E. SCOTT LEAGUE, A-50;

THENCE S 45°00'00" W along the common line of said Lots 8-12, Block C, the called 4.20 acre Skyline Investments, LLC tract and being at or near the common line of the said ZENO PHILLIPS LEAGUE, A-45 and the J.E. SCOTT LEAGUE, A-50 for a distance of 300.00 feet to a found 5/8-inch iron rod marking the common south corner of this tract and said Lot 8, Block C, said iron rod also being the east corner of said Lot 7, Block C and the north corner of the called 14.47 acre Big Moose, Ltd tract recorded in Volume 2804, Page 205 (O.R.B.C.);

THENCE N 45°00'00" W along the common line of said Lots 12 and 7, Block C for a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.826 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Midtown BCS Properties, LLC owner and developer of LOTS 8R, 9R, 9R-2, 10R, 10R-2, 11R, 11R-2, 12R and 12R-2, BLOCK C, MUNNERLYN VILLAGE, 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 123, Page 437 and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

10/16/21

Midtown BCS Properties, LLC

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keegan, 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 22 day of October, 2021.

W. Paul Keegan
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Heidi Zimmerman, 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 22 day of October, 2021.

Heidi Zimmerman
 City Planner, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Midtown BCS Properties, LLC 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.

2021 on under my hand and seal on this 16 day of September.

Rachelle Owens
 Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 22 day of October, 2021 and approved on the 22 day of October, 2021 by said Commission.

Leo Gonzalez
 Chairman, Planning and Zoning Commission

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 10/08/2021 2:41:47 PM
 in the PLAT Records

Doc Number: 2021-1448822
 Volume - Page: 17420 - 55
 Number of Pages: 1
 Amount: 75.00
 Order#: 2021100800099
 By: TC

Kathleen McQueen
 County Clerk, Brazos County, Texas
 By: T. Cao

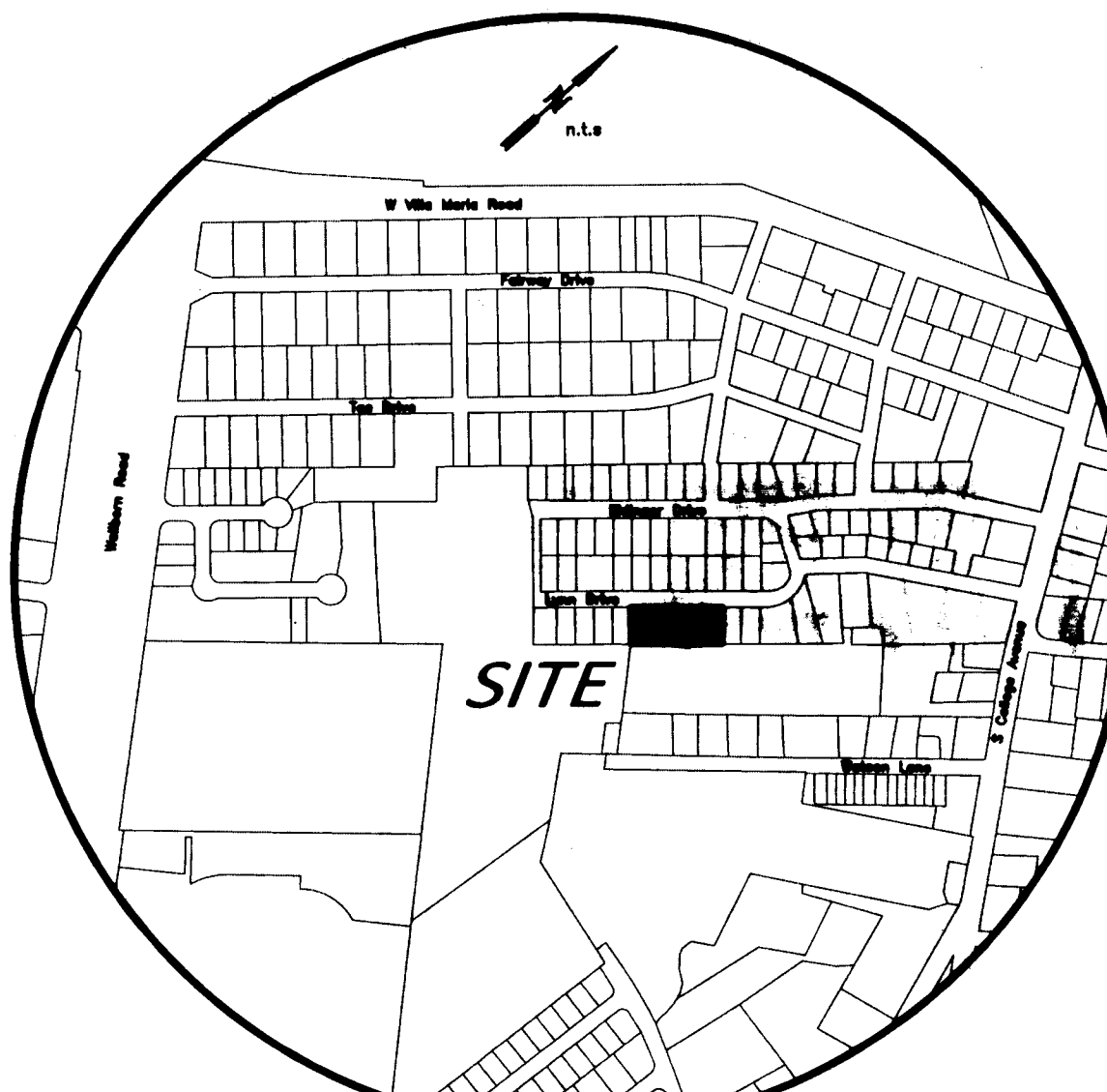
do hereby certify
 it was filed for
20 in
 Page

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 8047, 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.

Gregory Hopcus 9/16/21
 Gregory Hopcus, R.P.L.S. No. 8047



REPLAT

LOTS 8R, 9R, 9R-2, 10R, 10R-2, 11R, 11R-2, 12R AND 12R-2, BLOCK C
MUNNERLYN VILLAGE
 BEING A REPLAT OF LOTS 8-12, BLOCK C
 RECORDED IN VOLUME 123, PAGE 437

0.826 ACRES
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2020
 SCALE: 1" = 20'

OWNER: Midtown BCS Properties, LLC
 1580 Copperfield Parkway
 College Station, TX 77845
 979.703.1979

SURVEYOR: McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3636