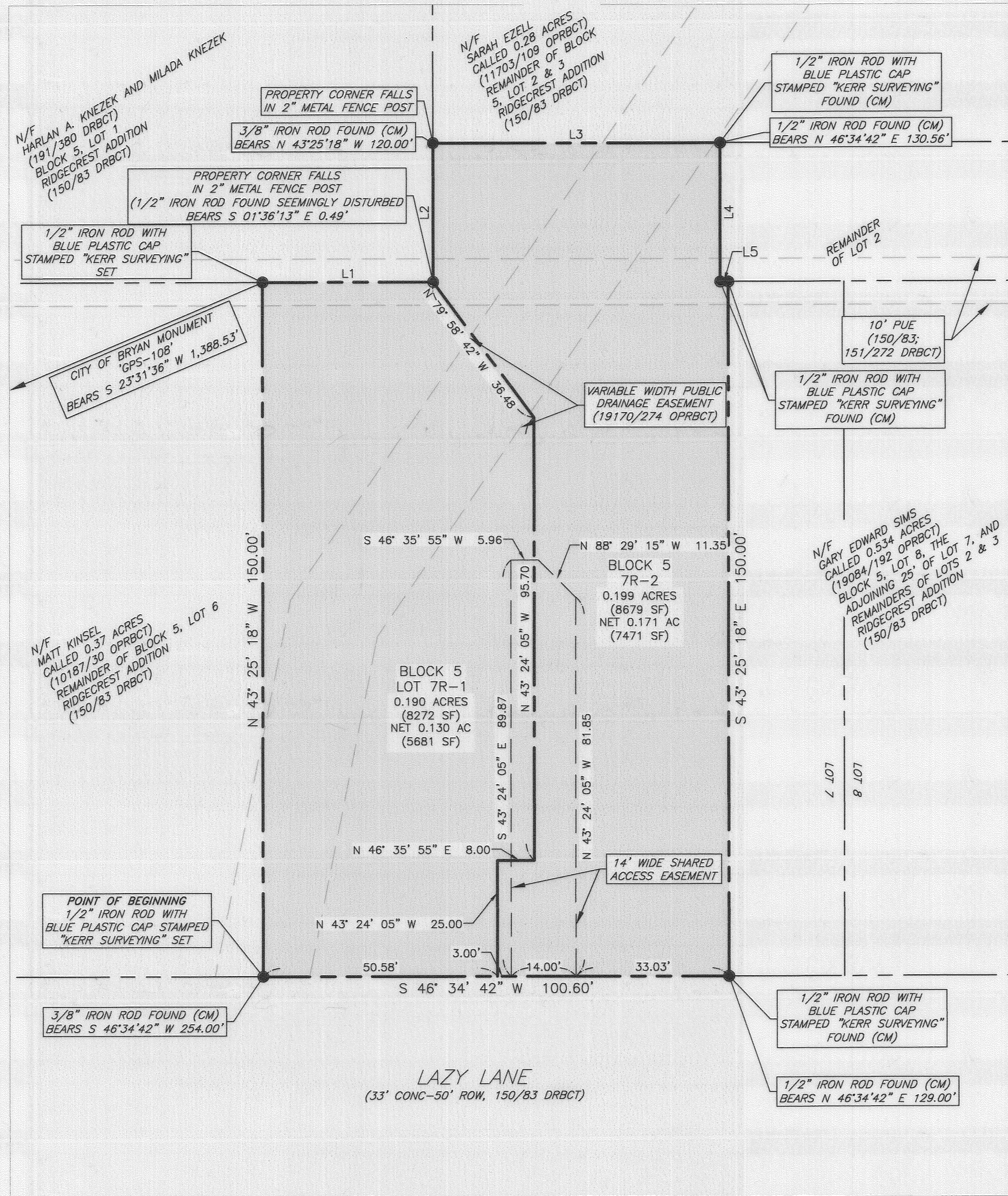
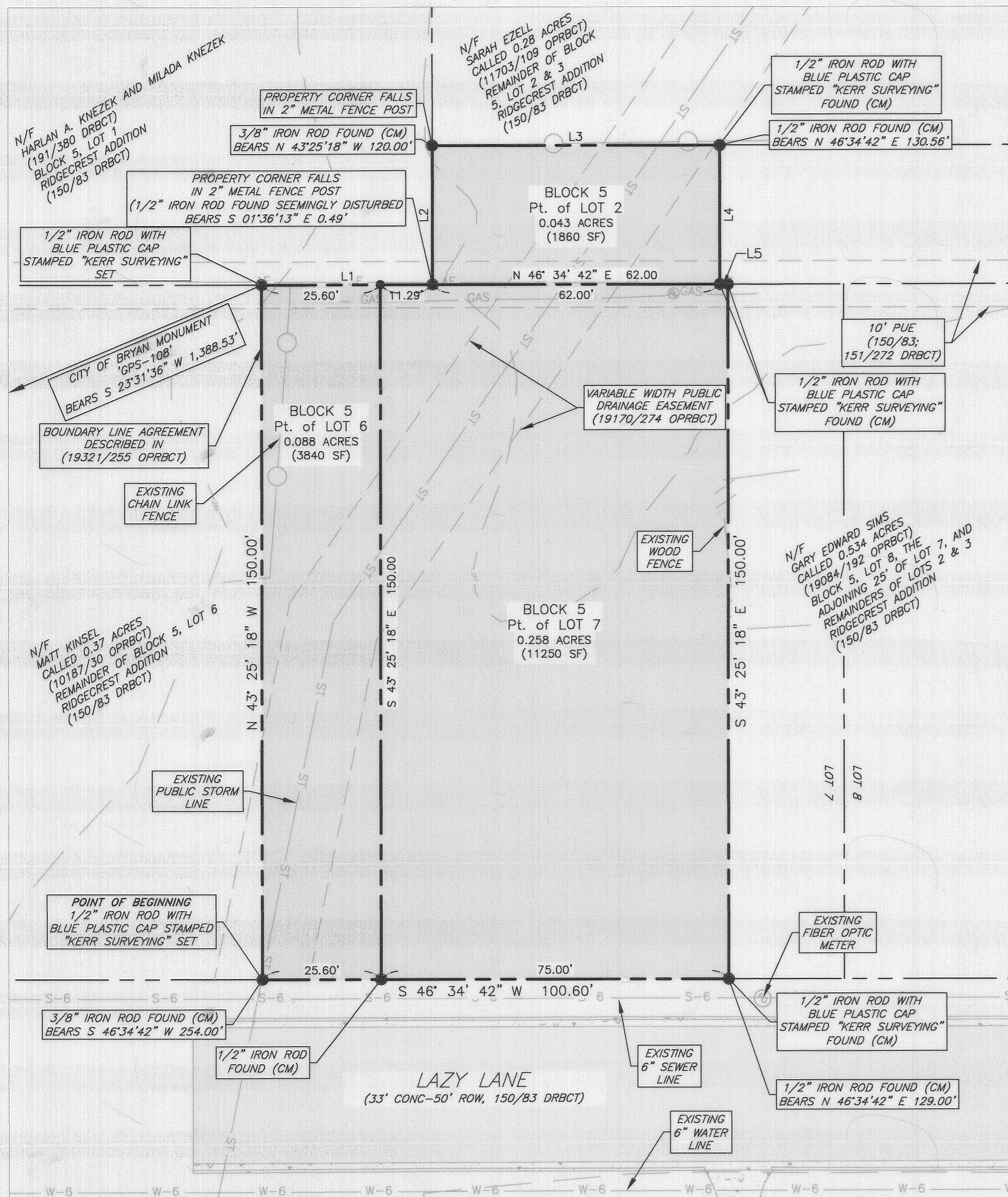
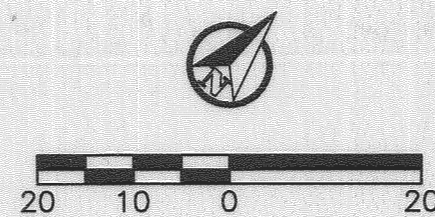
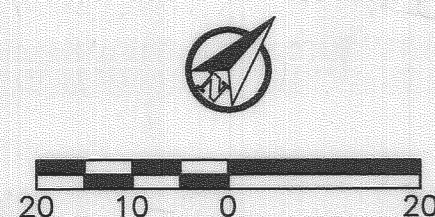


ORIGINAL

REPLAT



FIELD NOTES DESCRIPTION OF A 0.389 ACRE TRACT RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF A 0.389 ACRE TRACT IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.389 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AGGIE HAWK, LLC, RECORDED IN VOLUME 19321, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID TRACT CALLED TO BE A PORTION OF LOT 6, THE ADJOINING 75' OF LOT 7, AND THE REMAINDER OF LOT 2 (180/183 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT)), BLOCK 5 OF RIDGECREST ADDITION FILED IN VOLUME 150, PAGE 83 (DRBCT) AND A 6.8' REMAINDER OF A TRACT DESCRIBED IN VOLUME 180, PAGE 183 DRBCT; SAID 0.389 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE NORTHWEST LINE OF LAZY LANE (50' WIDE RIGHT-OF-WAY, 150/83 DRBCT) AND ON THE SOUTHEAST LINE OF SAID LOT 6, BEING THE EAST CORNER OF A CALLED 0.37 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MATT KINSEL RECORDED IN VOLUME 10187, PAGE 30 (OPRBCT) AND BEING THE SOUTH CORNER OF SAID AGGIE HAWK, LLC TRACT AND THE SOUTH CORNER HEREOF, BASED ON THE AGREED UPON BOUNDARY LINE SHOWN AND DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 19321, PAGE 255 (OPRBCT), FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS S 46° 34' 42" W, A DISTANCE OF 254.00 FEET;

THENCE, THROUGH SAID LOT 6 AND WITH THE COMMON LINE OF SAID 0.37 ACRES AND SAID AGGIE HAWK, LLC TRACT AND SAID BOUNDARY LINE AGREEMENT, N 43° 25' 18" W, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR CORNER ON THE SOUTHEAST LINE OF LOT 1, BLOCK 5 OF SAID RIDGECREST ADDITION, FOR THE NORTH CORNER OF SAID 0.37 ACRES AND BEING A NORTHWEST CORNER OF SAID AGGIE HAWK, LLC TRACT AND A NORTHWEST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-108 BEARS S 23° 31' 36" W A DISTANCE OF 1,388.53 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID AGGIE HAWK, LLC TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 46° 34' 42" E, FOR A DISTANCE OF 36.89 FEET TO A POINT FOR CORNER THAT FALLS WITHIN A 2 INCH METAL FENCE POST, FROM WHICH A 1/2 INCH IRON ROD FOUND SEEMINGLY DISTURBED BEARS S 01° 36' 13" E A DISTANCE OF 0.49 FEET;
2) N 43° 25' 18" W, FOR A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER THAT FALLS WITHIN A 2 INCH METAL FENCE POST FOUND ON THE NORTHEAST LINE OF SAID LOT 1 AND BEING ON THE WESTWEST LINE OF SAID LOT 2, FOR THE SOUTH CORNER OF A CALLED 0.28 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY EDWARD SIMS RECORDED IN VOLUME 11703, PAGE 109 (OPRBCT) AND BEING A NORTHWEST CORNER OF SAID AGGIE HAWK, LLC TRACT AND A NORTHWEST CORNER HEREOF, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 43° 25' 18" W, A DISTANCE OF 120.00 FEET;

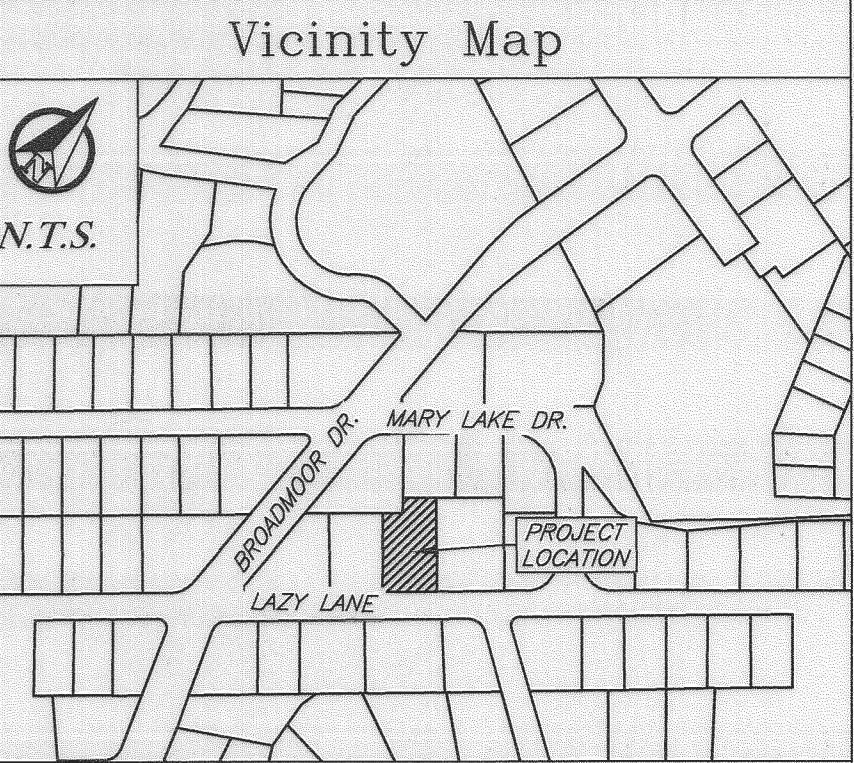
THENCE, WITH THE COMMON LINE OF SAID 0.28 ACRES AND SAID AGGIE HAWK, LLC TRACT, N 46° 34' 42" E, FOR A DISTANCE OF 62.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND FOR THE NORTHWEST CORNER OF A CALLED 0.534 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY EDWARD SIMS, RECORDED IN VOLUME 19084, PAGE 192 (OPRBCT) AND ALSO BEING THE NORTH CORNER OF SAID AGGIE HAWK, LLC TRACT AND THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 46° 34' 42" E, A DISTANCE OF 130.56 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.534 ACRES AND SAID AGGIE HAWK, LLC TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 43° 25' 18" E, FOR A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
2) N 46° 34' 42" E, FOR A DISTANCE OF 1.71 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
3) S 43° 25' 18" E, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND ON THE NORTHWEST LINE OF LAZY LANE AND BEING ON THE SOUTHEAST LINE OF SAID LOT 7, FOR THE SOUTH CORNER OF SAID 0.534 ACRES AND BEING THE EAST CORNER OF SAID AGGIE HAWK, LLC TRACT AND THE EAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 46° 34' 42" E, A DISTANCE OF 129.00 FEET;

THENCE, WITH THE NORTHWEST LINE OF LAZY LANE, S 46° 34' 42" W, PASSING AT A DISTANCE OF 75.00 FEET A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 6 AND SAID LOT 7 AND CONTINUING FOR A TOTAL DISTANCE OF 100.60 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.389 ACRES, MORE OR LESS.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows include L1 (36.89' N 46° 34' 42" E), L2 (30.00' N 43° 25' 18" W), L3 (62.00' N 46° 34' 42" E), L4 (30.00' S 43° 25' 18" E), L5 (1.71' N 46° 34' 42" E).



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).
2. Distances shown hereon are surface distances in US survey feet and decimals (ex. 383.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000108159154 (calculated using GBD012B).
3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Maps, Panel No. 48041C0215F revised date: April 2, 2014.
4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Residential District 5000 - (RD-5).
8. The topography is from GIS data.
9. All proposed building finished floor shall be a minimum of 290.50 due to drainage requirements.
10. Any pavement located within a public drainage easement and must be removed for repairs, shall be replaced at owner's expense.
11. 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
12. This plat was prepared to reflect the title commitment issued by university title company, GF No: 2403374CS, effective date: 02-25-2024. Items listed on Schedule B are addressed as follows:
- Item 10f: Easements as shown on the plat recorded in Volume 150, Page 83 (DRBCT) do apply to this tract and are shown hereon.
- Item 10g: Easements and building lines set out in the restrictions recorded in Volume 151, Page 272 (DRBCT) do apply to this tract, and easements are shown hereon.
- Item 10h: easement to Lone Star Gas Company recorded in Volume 71, Page 584 (DRBCT) does affect this tract. This easement is blanket in nature and not plottable.
- Item 10i: Easement to the city of Bryan recorded in Volume 139, Page 176 (DRBCT) does not cross this tract.
- Item 10j: Easement to the City of Bryan recorded in Volume 19170, Page 274 (OPRBCT) does affect this tract as shown.
- All other items are not survey items and/or are not addressed by this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Robert Crowley, manager of Aggie Hawk, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19321, Page 259, and whose name is 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.

By: Robert Crowley, Manager



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 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 10th day of January, 2025.

Karen Rudaeil, Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski, R.P.L.S. No. 6531



APPROVAL OF THE CITY PLANNER

I, Maria Jimenez, 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 12th day of January, 2025.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kogge, 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 13th day of January, 2025.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record Official Public Records of: Brazos County Clerk On: 1/14/2025 11:25:20 AM in the PLAT Records

Doc Number: 2025-1547371 Volume - Page: 19633-45 Number of Pages: 1 Amount: 72.00 Order#: 20250114000052 By: PS By: [Signature]

Karen G. Queen, County Clerk, Brazos County, Texas

FINAL PLAT

Ridgecrest Addition Block 5, Lots 7R-1 & 7R-2 0.389 Acres

Being a Replat of Block 5, parts of Lots 2, 6, and 7 Ridgecrest Addition Volume 150, Page 83 DRBCT Richard Carter League Survey, A-8 Bryan, Brazos County, Texas

January 2025

Owner: Aggie Hawk, LLC 543 William D Fitch Pkwy, Suite 115 College Station, TX 77845

Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPEL F-9951

Surveyor: Kerr Surveying, LLC 1718 Bracrest Dr Bryan, TX 77802 979-268-3195 TBPELS #10018500 Proj # 24-1527