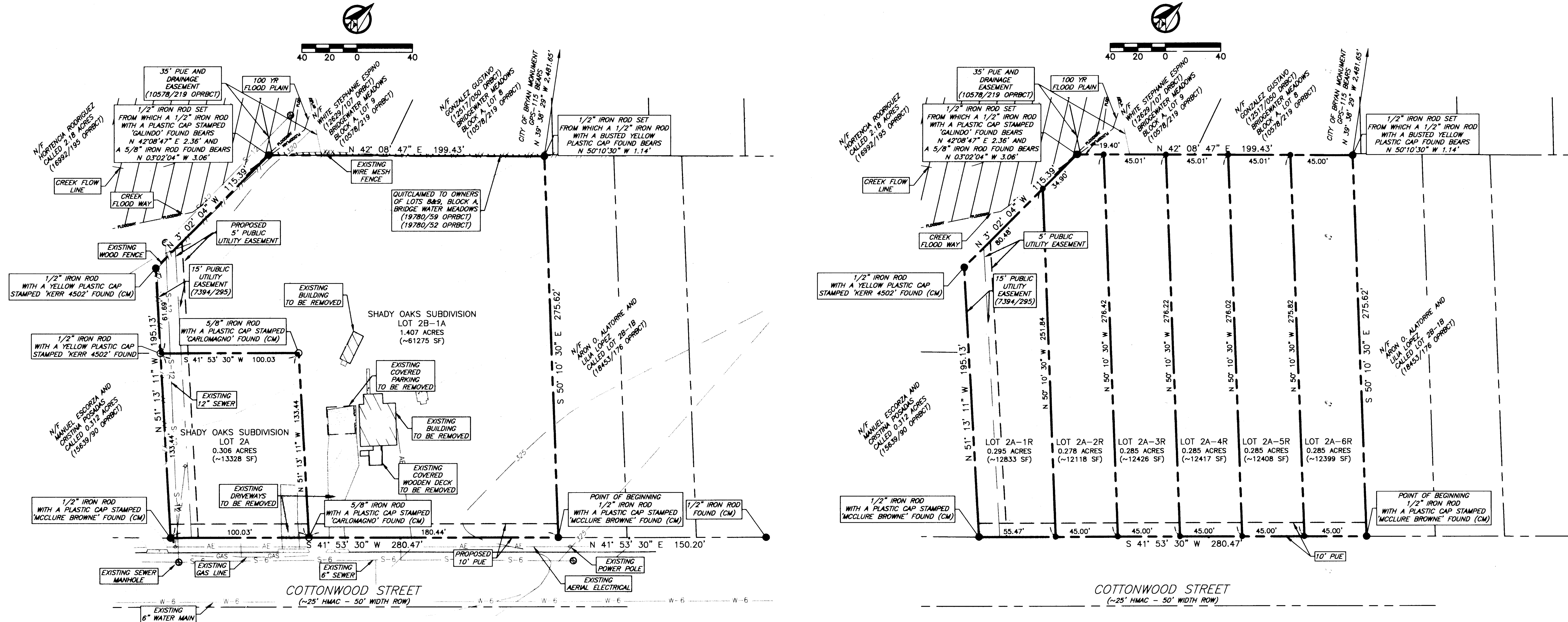


ORIGINAL

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Stennis, Managing Partner of 36 & 37 Investment, 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, Texas, Volume 19853, Page 295 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.

*David Stennis*  
David Stennis  
Managing Partner of 36 & 37 Investment, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, David Stennis 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.

Given under my hand and seal on this 10 day of APRIL, 2025.

*Notary Public, Brazos County, Texas*  
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.

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

APPROVAL OF THE CITY ENGINEER

I, *Jayson Baflknecht*, 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 10 day of APRIL, 2025.

*Jayson Baflknecht*  
Jayson Baflknecht, J.E.  
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 10 day of APRIL, 2025.

*Martin Zimmerman*  
City Planner  
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Anne McQueen*, 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 10 day of APRIL, 2025, and some was duly approved on the 10 day of APRIL, 2025, by said Commission.

*Anne McQueen*  
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 4/23/2025 9:16:09 AM  
In the PLAT Records

Doc Number: 2025-1554852  
Volume-Page: 19805-151  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250423000019  
By: *JV*

*Karen McQueen*  
County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

OF A  
1.713 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.713 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 2A, SHADY OAKS SUBDIVISION, RECORDED IN VOLUME 7394, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND LOT 2B-1A OF THE REPLAT OF LOT 2B-1, SHADY OAKS SUBDIVISION RECORDED IN VOLUME 18428, PAGE 185 (OPRBCT) LESS A CALLED ~163 SQUARE FOOT TRACT RECORDED IN VOLUME 1980, PAGE 59 (OPRBCT) AND LESS A CALLED ~166 SQUARE FOOT TRACT RECORDED IN VOLUME 1980, PAGE 52 (OPRBCT); SAID 1.713 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'MCCLURE BROWNE' FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET (CALLED 50' WIDE RIGHT-OF-WAY 7394/295 OPRBCT), SAME BEING THE SOUTH CORNER OF SAID LOT 2B-1B OF SAID REPLAT OF LOT 2B-1, AND BEING DESCRIBED IN A DEED TO ARON O. ALATORRE & LILIA LOPEZ RECORDED IN VOLUME 18453, PAGE 176 (OPRBCT), BEING THE EAST CORNER OF SAID LOT 2B-1A, AND BEING THE EAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 41° 53' 30" E A DISTANCE OF 150.20 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET, SAME BEING THE SOUTHEAST LINE OF SAID LOT 2B-1A, S 41° 53' 30" W, AT A DISTANCE OF 180.44 FEET PASSING A BENT 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'CARLOMAGNO' FOUND FOR THE EAST CORNER OF THE SAID LOT 2A, SAME BEING A SOUTH CORNER OF SAID LOT 2B-1A, AND CONTINUING WITH THE COMMON LINE OF COTTONWOOD STREET AND SAID LOT 2A, FOR A TOTAL DISTANCE OF 280.47 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'MCCLURE BROWNE' FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET, SAME BEING THE EAST CORNER OF A CALLED 0.312 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANUEL ESCORZA & CRISTINA POSADAS RECORDED IN VOLUME 15639, PAGE 090 (OPRBCT), BEING THE SOUTH CORNER OF LOT 2A, AND THE SOUTH CORNER HEREOF;

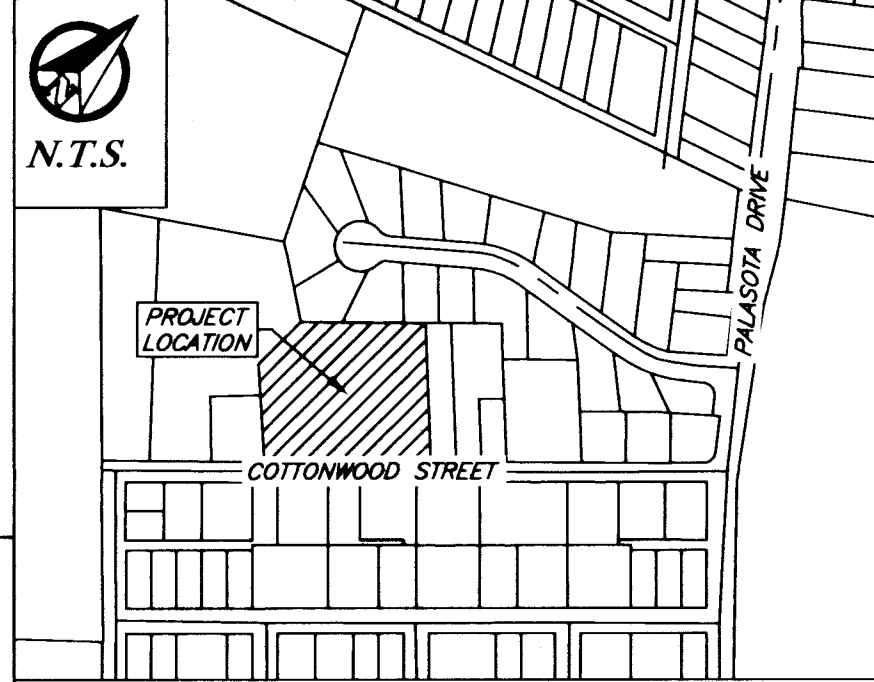
THENCE, WITH THE NORTHEAST LINE OF SAID ESCORZA TRACT, SAME BEING THE SOUTHWEST LINE OF SAID LOT 2A, N 51° 13' 11" W, AT A DISTANCE OF 133.44 FEET PASSING A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN INTERIOR CORNER OF A CALLED 2.18 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HORTENCIA RODRIGUEZ RECORDED IN VOLUME 16992, PAGE 195 (OPRBCT), SAME BEING THE NORTH CORNER OF SAID ESCORZA TRACT, AND THE WEST CORNER OF SAID LOT 2A, CONTINUING WITH THE COMMON LINE OF SAID RODRIGUEZ TRACT AND SAID LOT 2B-1A, FOR A TOTAL DISTANCE OF 195.13 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING AN INTERIOR CORNER OF SAID RODRIGUEZ TRACT, BEING A WEST CORNER OF SAID LOT 2B-1A AND A WEST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID RODRIGUEZ TRACT, SAME BEING THE WEST LINE OF SAID LOT 2B-1A, N 03° 02' 04" W, A DISTANCE OF 115.39 FEET TO A 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FROM WHICH A 1/2 INCH IRON ROD SET WITH A BUSTED YELLOW PLASTIC CAP FOUND MARKING THE WEST CORNER OF THE BEFOREMENTIONED ALATORRE TRACT BEARS N 50° 10' 30" W A DISTANCE OF 1.14 FEET; AND THE CITY OF BRYAN MONUMENT GPS-115 BEARS N 39° 38' 29" W A DISTANCE OF 2,481.65 FEET;

THENCE, WITH THE SOUTHEAST LINES OF SAID ~163 SQUARE FOOT TRACT AND SAID ~166 SQUARE FOOT TRACT, N 42° 08' 47" E, A DISTANCE OF 199.43 FEET TO A 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FROM WHICH A 1/2 INCH IRON ROD SET WITH A BUSTED YELLOW PLASTIC CAP FOUND MARKING THE WEST CORNER OF THE BEFOREMENTIONED ALATORRE TRACT BEARS N 50° 10' 30" W A DISTANCE OF 1.14 FEET; AND THE CITY OF BRYAN MONUMENT GPS-115 BEARS N 39° 38' 29" W A DISTANCE OF 2,481.65 FEET;

THENCE, WITH THE COMMON LINE OF LOT 2B-1A AND LOT 2B-1B, S 50° 10' 30" E, A DISTANCE OF 275.62 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.713 ACRES, MORE OR LESS.

Vicinity Map



General Notes:

- 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).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not area) divide by a combined scale factor of 1.00011220571528 (calculated using GEOD12B).
- A portion of this tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804(CD)180E revised date: May 16, 2012 and FEMA LOMR #12-06-1802P, effective date: May 9, 2014. The minimum finish floor elevation for Lot 2A-1R shall be 315.45' which is 1' above the base flood elevation.
- 1/2" Iron rods set with blue plastic caps stamped 'KERR SURVEYING' will be set at all angle points and lot corners unless otherwise stated.
- This property is Zoned Residential District-5000 (RD-5). The proposed use is single-family residential.
- All utilities shown are approximate location.
- The topography is from GIS data.
- 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.
- This plat was prepared to reflect the title commitment issued by university title company, GF No: 2503046CS, effective date: January 7th, 2025. Items listed on Schedule B are addressed as follows:
  - Item 10g: Easements as set out on replat recorded in Volume 7394, Page 295 (OPRBCT)(Tract one), do affect this tract and are shown hereon.
  - Item 10h: easements as set out on Replat recorded in Volume 18428, Page 185 (OPRBCT)(Tract two), do affect this tract and are shown hereon.
  - Item 10i: Easement to City of Bryan recorded in Volume 147, Page 146 (DRBCT), does not affect this tract.
  - All other items are not survey items and/or are not addressed by this plat.
- Front setback for all lots on this plat shall be 35-feet. All other setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Per Planning Variance, PV25-03, approved by the Planning and Zoning Commission on April 3, 2025, Lots 2A-2R through 2A-6R shall have a lot width of 45-feet.

Abbreviations:	
ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
OPRBCT-	Official 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

FINAL PLAT

Shady Oaks Subdivision  
Lots 2A-1R - 2A-6R  
1.713 Acres

Being a Replat of Shady Oaks Subdivision,  
Lots 2A Volume 7394, Page 295 OPRBCT  
and 2B-1A Volume 18428, Page 185 OPRBCT, 1.713 Acres  
Less a ~163 sf tract Volume 19780, Page 59 OPRBCT  
and a ~166 sf tract Volume 19780, Page 52 OPRBCT  
Stephen F. Austin League Survey No. 09, A-62  
Bryan, Brazos County, Texas

April 2025

Owner:  
36 & 37 Investments, LLC  
7635 Meadow Green Ln.  
Bryan, TX 77808

Surveyor:  
Kerr Surveying, LLC  
1718 Briarcrest Drive  
Bryan, TX 77802  
979-268-3195  
TBPELS #10018500  
Proj # 25-0349

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951