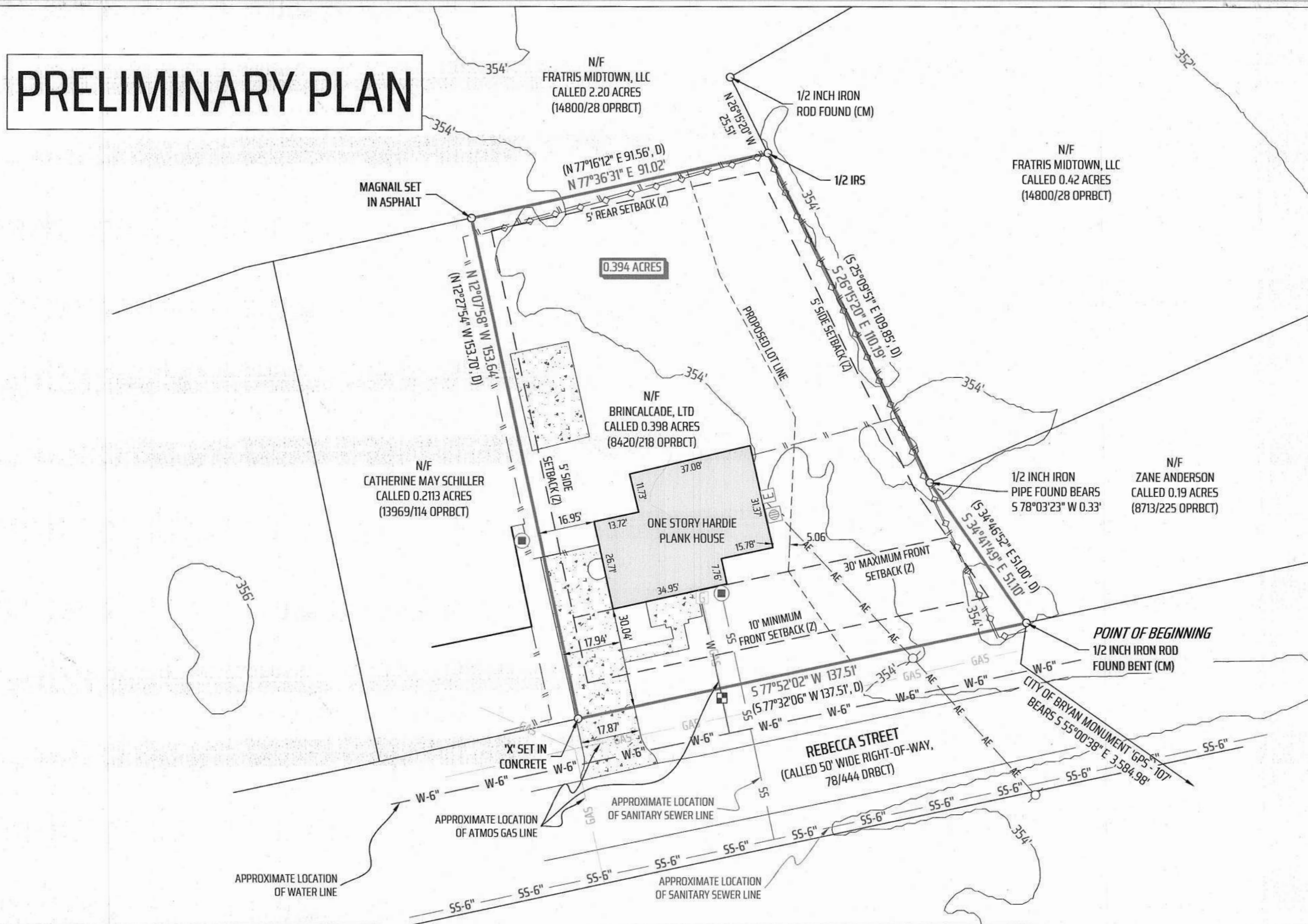
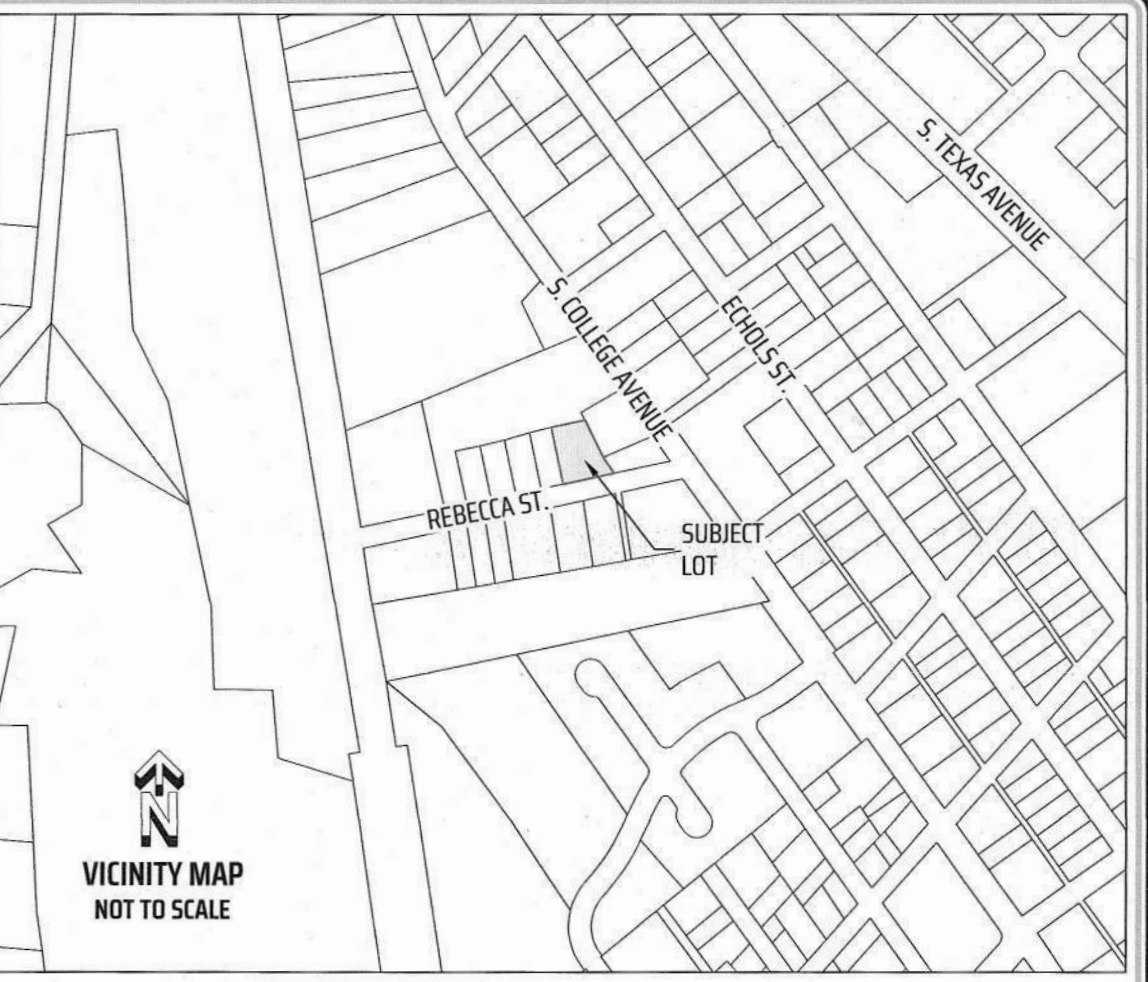
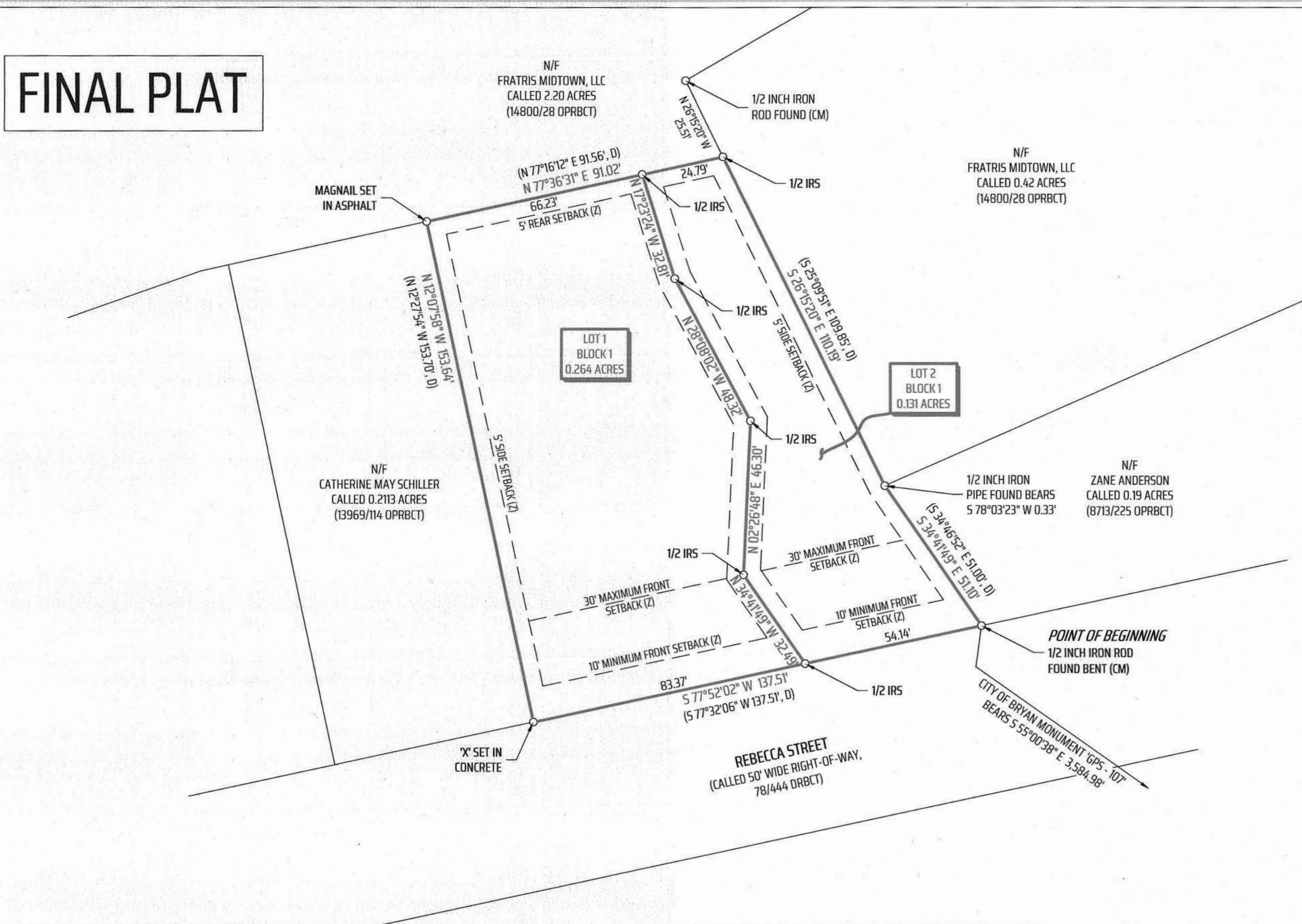


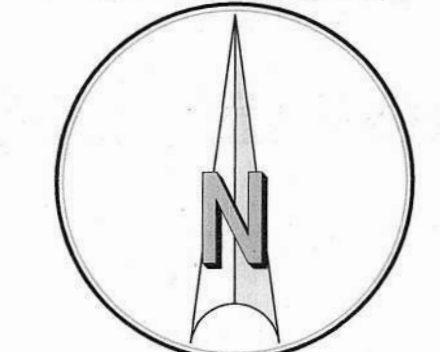
PRELIMINARY PLAN



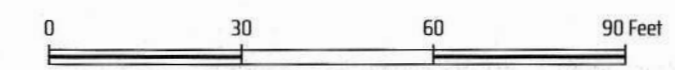
FINAL PLAT



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRIAN M. STEPHEN, PRESIDENT OF BRINCALCADE, LTD., 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 8420, PAGE 218, 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 FOR THE PURPOSES IDENTIFIED.

APPROVAL OF THE CITY PLANNER

I, Martin 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 5th DAY OF December, 2023.

Martin Zimmerman
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Koppes, 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 5th DAY OF December, 2023.

W. Paul Koppes
CITY ENGINEER, BRYAN, TEXAS

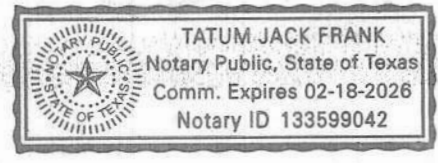
BRIAN M. STEPHEN
PRESIDENT, BRINCALCADE, LTD.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN M. STEPHEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF November, 2023.

[Signature]
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/5/2023 1:29:45 PM
In the PLAT Records

Doc Number: 2023-1517128
Volume - Page: 18956-300
Number of Pages: 1
Amount: 73.00
Order#: 20231205000068
By: LG



Karen McDermott by Anna Chakwell
COUNTY CLERK, BRAZOS COUNTY, TEXAS

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- 1/2 IRS = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET
- CLEAN OUT
- UTILITY POLE
- A/C UNIT
- ELECTRIC SERVICE
- GAS METER
- WATER METER
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- APPROXIMATE LOCATION OF 6" WATER LINE
- APPROXIMATE LOCATION OF WATER LINE TO HOUSE
- APPROXIMATE LOCATION OF BURIED GAS LINE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF SANITARY SEWER LINE

FIELD NOTES DESCRIPTION

OF A
0.394 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.394 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.398 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRINCALCADE, LTD., RECORDED IN VOLUME 8420, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.394 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found bent in the northwest right-of-way line of Rebecca Street (called 50' wide right-of-way per 77/444 DRBCT), being the easternmost corner of said 0.398 acre tract, same being the south corner of a called 0.19 acre tract described to Zane Anderson in Volume 8713, Page 225 (OPRBCT), from which City of Bryan Monument 'GPS-107' bears S 55° 00' 38" E, a distance of 3,584.98 feet;

THENCE, with the northwest right-of-way line of said Rebecca Street, same being the southeast line of said 0.398 acre tract, 5 77° 52' 02" W, a distance of 137.51 feet to an 'X' set in concrete, being in the northwest line of said Rebecca Street, being the southwest corner of said 0.398 acre tract, same being the east corner of a called 0.213 acre tract described in a deed to Catherine May Schiller in Volume 13969, Page 114 (OPRBCT);

THENCE, with the common line of said 0.398 acre tract and said Schiller tract, N 12° 07' 58" W, a distance of 153.64 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the southeast line of a called 2.20 acre tract described in a deed to Fratis Midtown, LLC, in Volume 14800, Page 28 (OPRBCT), being the north corner of said 0.398 acre tract, same being a southeastern corner of said Fratis 2.20 acre tract, from which a 1/2 inch iron rod found bears N 26° 15' 20" W, a distance of 25.51 feet;

THENCE, with the common line of said 0.398 acre tract and said Fratis 0.42 acre tract, N 77° 36' 31" E, a distance of 91.02 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the west line of a called 0.42 acre tract described in a deed to Fratis Midtown, LLC, in Volume 14800, Page 28 (OPRBCT), being the north corner of said 0.398 acre tract, same being a southeastern corner of said Fratis 2.20 acre tract, from which a 1/2 inch iron rod found bears N 26° 15' 20" W, a distance of 25.51 feet;

THENCE, with the common line of said .398 acre tract and said Fratis 0.42 acre tract, 5 26° 15' 20" E, a distance of 110.19 feet to a calculated corner in the east line of said 0.398 acre tract, same being the west common corner of said Fratis 0.42 acre tract and said Anderson tract;

THENCE, with the common line of said 0.398 acre tract and said Anderson tract, 5 34° 41' 49" E, a distance of 51.10 feet to the POINT OF BEGINNING and containing 0.394 acres of land, more or less.

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.
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011269943595 (CALCULATED USING GEOID12B).
3. (D) INDICATES THE DEED CALLS REFERENCED IN VOLUME 8420, PAGE 218, OPRBCT.
4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041CD215F, REVISED 04-02-2014.
5. BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREON. ONLINE ZONING MAP REFERENCED ON 9-28-2023 SHOWS THIS PROPERTY AS ZONED MIDTOWN CORRIDOR (MT-C).
6. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
7. CONTOURS SHOWN HEREON FROM TNRS DATA (ELEVATION DATUM NAVD 1988, GEOID12B).
8. 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.
9. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

FINAL PLAT
STEPHEN SUBDIVISION
BLOCK 1, LOTS 1 AND 2
0.394 ACRE TRACT
BEING ALL OF A CALLED 0.398 ACRES IN
VOLUME 8420, PAGE 218 OPRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: BRINCALCADE, LTD
2402 BROADMOOR, BLDG. D-2, SUITE 117
BRYAN, TEXAS 77802

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-22-2023 | PLAT DATE: 11-22-2023
JOB NUMBER: 23-856 | CAD NAME: 23-856-PLAT
POINT FILE: 23-856-ALL
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



"When one person stands to gain over another, the facts must be uncovered"

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

David Powell Brister
11-22-23
DAVID POWELL BRISTER, RPLS NO. 6537