BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (2011)

MADE FROM OBSERVATIONS IN THE FIELD

N: 10226487.094, E: 3541039.019, ELEV: 354.26'

12-INCH-----WATER LINE

6-INCH -

SEWER LINE

PROJECT BENCHMARK:

CITY OF BRYAN MONUMENT 114

(ELEVATION DATUM NAVD 1988)

I, MICHAEL D. OLSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5386 OF 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/FOUND UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED



MICHAEL D. OLSON REG. NO. 5386 OLSON SUVEYING DATE: 04.02.25

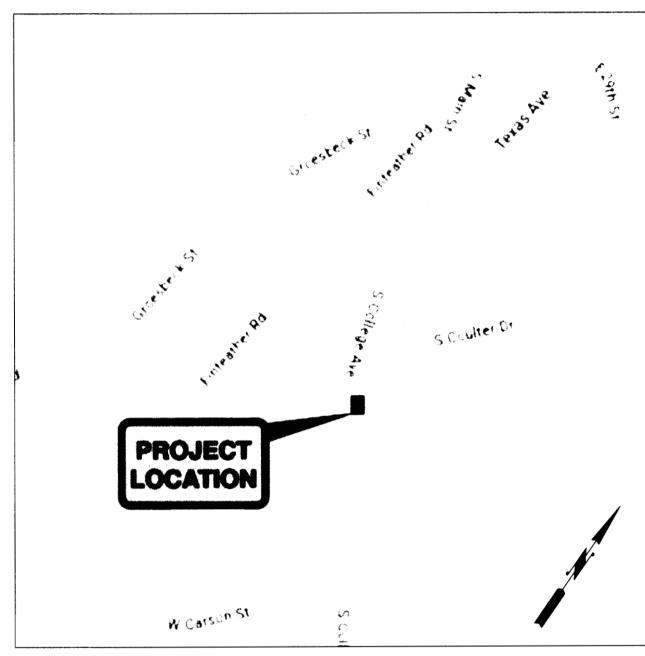
Michael Chr

SURVEY AND PLAT PREPARED BY:

OLSON SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

VICINITY MAP



FIELD NOTES FOR A 0.672 ACRE TRACT IN THE ZENO PHILLIPS SURVEY, A-45, BRAZOS COUNTY,

BEING a 0.672 acre tract out of and being part of the Zeno Phillips Survey, A-45, in Brazos County, Texas, and being all of Lot 4 (Lot 4), Lot 5 (Lot 5), and Lot 6 (Lot 6), Block 2, of the Suber's Third Addition (Suber's 3rd Add.), a subdivision recorded in Volume 38, Page 611 of the Deed Records of Brazos County Texas (D.R.B.C.T.). Herein described tract or parcel of land being more particularly described by the metes and bounds as follows:

COMMENCING at Bryan City Monument #114;

THENCE South 36°25'28" East, a distance of 2513.96 feet to a 1/2" iron rod found for the PLACE OF BEGINNING of this tract, also being the north corner of this tract, also being the east corner of Lot 7 (Lot 7), Block 2, of the said Suber's 3rd Add., also being the south corner of Lot 7, Block 2, of the Suber's 4th Addition (Suber's 4th Add.), a subdivision recorded in Volume 90, Page 17 of the D.R.B.C.T., also being the west corner of Lot 6, Block 2, of the

said Suber's 4th Add.; THENCE along the common line of this tract and the said Suber's 4th Add., South 34'48'00" East, a distance 195.00 feet to an "X" marked in concrete found for the east corner of this tract, also being the south corner of Lot 4, Block 2, of the said Suber's 4th Add., also being

the north corner of Lot 3 (Lot 3), Block 2, of the said Suber's 3rd Add.; THENCE along the common line of this tract and the said Lot 3, South 55°12'00" West, a distance of 150.00 feet to a 5/8" iron rod set for the south corner of this tract, also being the west corner of the said Lot 3, also being a point along the northeast right-of-way line of South College Avenue (S. College Ave), a variable width right-of-way;

THENCE along the common line of this tract and the right-of-way line of the said S. College Ave, North 34'50'19" West, a distance of 195.09 feet to a 5/8" iron rod found for the west corner of this tract, also being a point along the northeast right—of—way line of the said S.

College Ave, also being the south corner of the said Lot 7; THENCE along the common line of this tract and the said Lot 7, North 55°14'05" East, a distance of 150.13 feet to the PLACE OF BEGINNING containing 0.672 acres.

OF LOT 4R

BEING A REPLAT OF LOT 4, LOT 5, AND LOT 6, BLOCK 2, SUBER'S ADDITION, PHASE THREE

FINAL PLAT

(0.672 ACRES MEASURED)

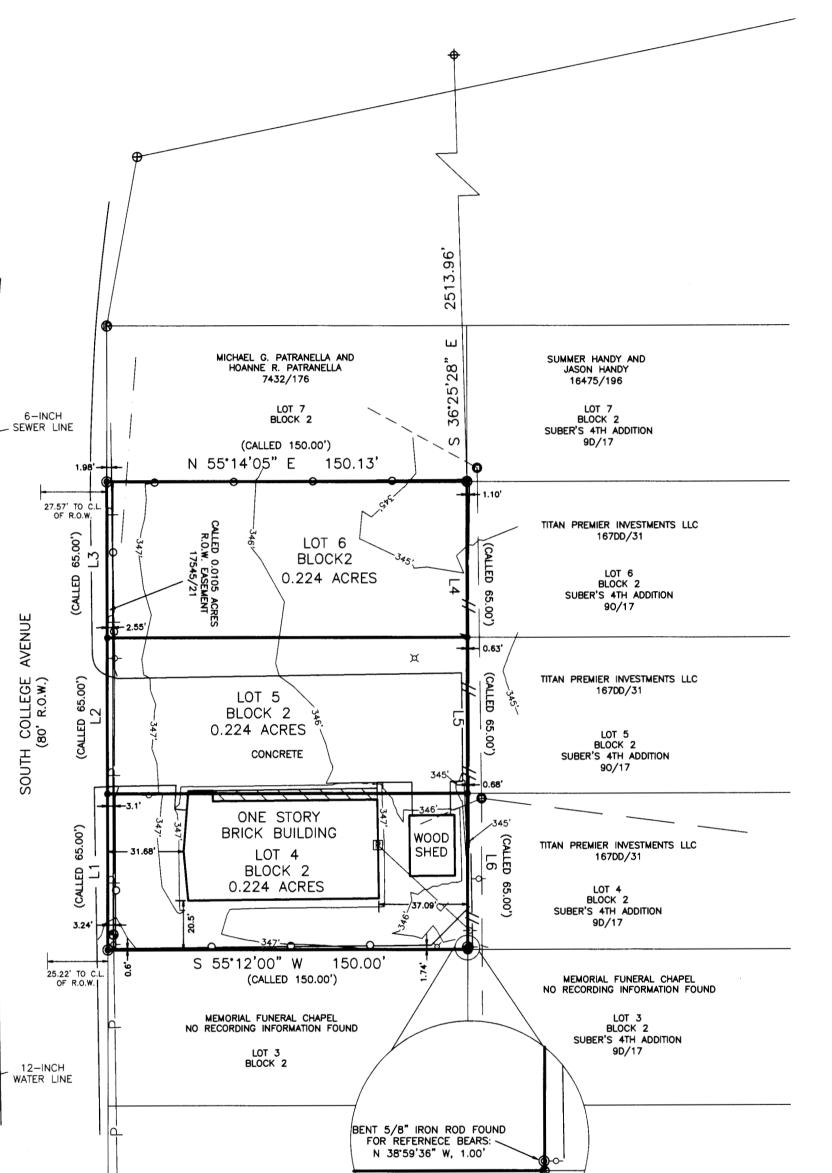
SUBER'S ADDITION, PHASE THREE VOLUME 38, PAGE 611 DRBCT

ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

APRIL 2025

REPLAT SUMMER HANDY AND JASON HANDY 16475/196 MICHAEL G. PATRANELLA AND HOANNE R. PATRANELLA 7432/176 LOT 7 BLOCK 2 SUBER'S 4TH ADDITION N 55°10'37" E 150.13' TITAN PREMIER INVESTMENTS LLC 5' PUBLIC SANITARY . SEWER EASEMENT LOT 6 BLOCK 2 SUBER'S 4TH ADDITION TITAN PREMIER INVESTMENTS LLC LOT 4R .08) COL BLOCK 2 0.672 ACRES SUBER'S 4TH ADDITION TITAN PREMIER INVESTMENTS LLC SUBER'S 4TH ADDITION S 55'12'00" W 150.00' MEMORIAL FUNERAL CHAPEL NO RECORDING INFORMATION FOUND MEMORIAL FUNERAL CHAPEL NO RECORDING INFORMATION FOUND LOT 3 BLOCK 2 LOT 3 BLOCK 2 SUBER'S 4TH ADDITION 9D/17

ORIGINAL PLAT



LEGEND

- ® 1/2" IRON ROD FOUND
- # IRON ROD WITH ORANGE PLASTIC CAP MAKRED "CARLOMAGNO RPLS 1562" FOUND
- ⊗ "X" MARKED IN CONCRETE FOUND
- POINT FOR CORNER
- 5/8" IRON ROD SET
- ♦ BRYAN CITY MONUMENT #114 SANITARY MANHOLE
- WATER METER
- P ELECTRIC METER → POWER POLE
- ¤ LIGHT POLE
- -P- POWER LINE
- --- FENCE LINE-METAL BAR ---- FENCE LINE-WOOD
- --- 6-INCH GRAVITY SEWER LINE
- ---- PUBLIC SEWER CONNECTION

-- 12-INCH WATER LINE --- 2-INCH WATER LINE

COVERED CONC. BREAK IN LINE

ABBREVIATIONS

R.O.W. RIGHT-OF-WAY B.L. BUILDING LINE per ORDINANCE P.O.B. POINT OF BEGINNING

C.L. CENTER LINE

LINE TABLE						
LINE	DISTANCE	BEARING				
L1	65.00'	N 34°50'19" W				
L2	65.00'	N 34°50'19" W				
L3	65.09	N 34*50'19" W				
L4	65.00'	S 34°48'00" E				

LINE	DISTANCE		BEARING	
L1	65.00'	Ν	34*50'19"	W
L2	65.00'	Ν	34*50'19"	W
L3	65.09'	Ν	34*50'19"	W
L4	65.00'	S	34*48'00"	Ε
L5	65.00'	S	34*48'00"	Ε
L6	65.00'	S	34*48'00"	Ε

SHOWN FOR THE PURPOSES IDENTIFIED.

STATE OF TEXAS COUNTY OF BRAZOS

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COREY KENISTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCIRBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERIN

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, TEXAS AGGIE CORPS OF CADETS ASSOCIATION, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED

TO ME IN VOLUME 19680, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF

PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN

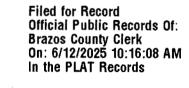
BRAZOS COUNTY, TEXAS (OPRBCT), AND WHOSE NAME IS SUBSCRIBED HERETO,

HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY THE 17 DAY OF







Laren McQueen

COUNTY CLERK, BRAZOS COUNTY, TEXAS

Doc Number: 2025 – 1559140 Volume - Page: 19911 - 16 Number of Pages: 1 Amount: 72.00 Order#: 20250612000027

K IN AND FOR OFFICE THE RDS OF

APPROVAL OF CITY ENGINEER

I, ________, 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

APPROVAL OF CITY PLANNER

Kevin hvesell 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

8.) THIS PROPERTY IS CURRENTLY SERVED BY EXISTING UTILITIES, INCLUDING A WATER METER, AN ELETRIC METER, AND SEWER. NO ADDITIONAL UTILITY INSTALLATIONS OR MODIFICATIONS ARE PROPOSED AS PART OF THIS REPLAT

1.) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 4,

2.) THE BEARING BASES OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #114

MANAGEMENT AGENCY ON COMMUNITY PANEL NO.

4.) ZONING IS MIDTOWN CORRIDOR DISTRICT (MT-C)

48041C0215F, DATED: APRIL 2, 2014

DEDICATION OF SOUTH COLLEGE AVE

ON THE REPLAT

SITE FOR OFFICE USE.

LOT 5, AND LOT 6 OF BLOCK 2 OF SUBER'S THIRD ADDITION

INTO ONE NEW LOT (LOT 4R) IN ORDER TO REDEVELOP THE

3.) SAID TRACT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY

5.) ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINACES

7.) RIGHT-OF-WAY EASEMENT RECORDED IN VOL. 17545, PG.

OVERRIDDEN BY THE RIGHT-OF-WAY EASEMENT ESTIBLISHED

6.) A RIGHT-OF-WAY EASEMENT ALONG THE SOUTHWEST

21 OF THE OPRBCT SHOWN ON THE ORIGINAL PLAT IS

BOUNDARY LINE OF LOT 4R WAS ESTABLISHED TO ACCOMODATE THE REMAINING WIDTH NECESSARY FOR COMPLIANCE WITH THE REQUIRED 80-FOOT RIGHT-OF-WAY