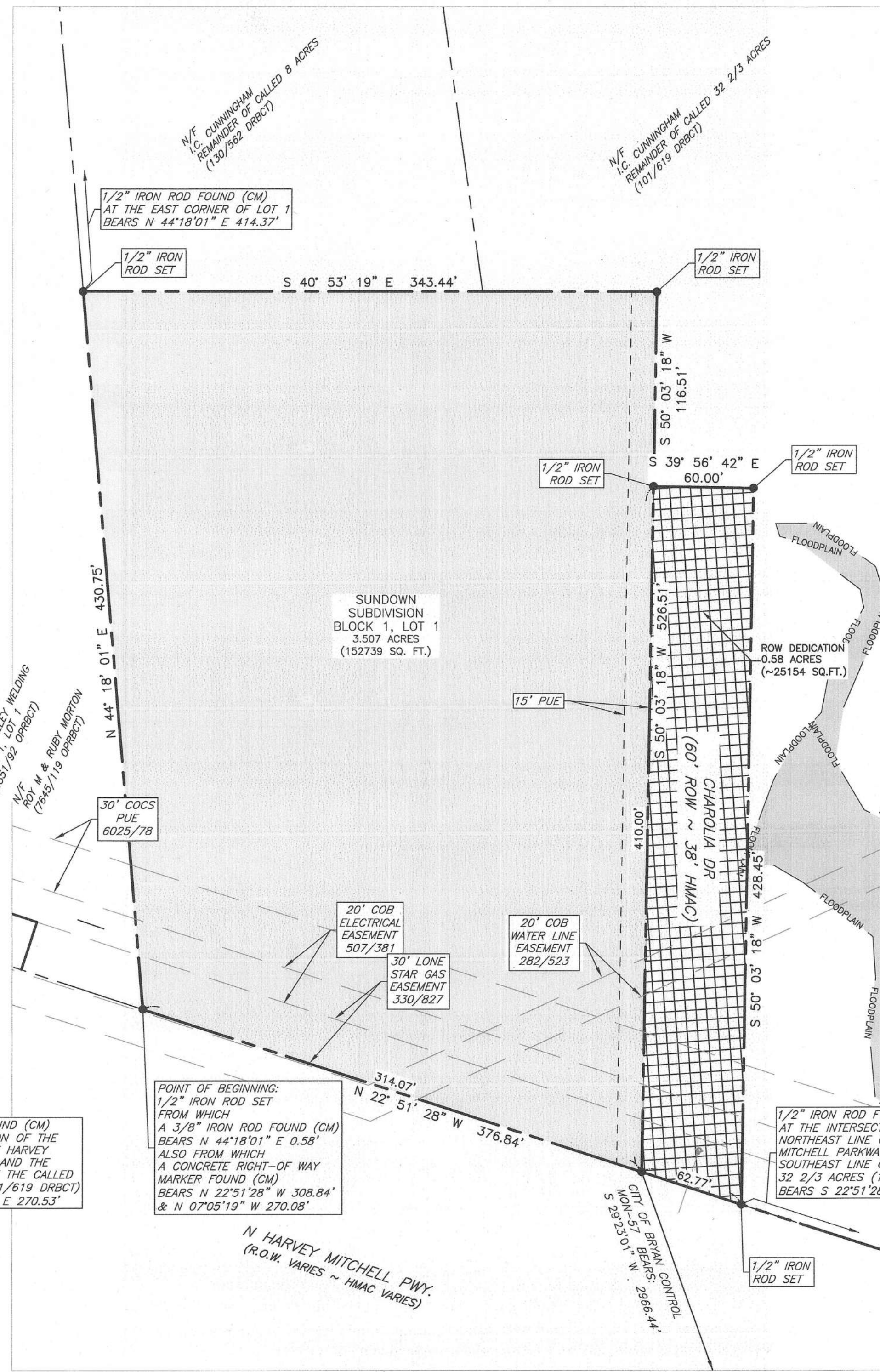
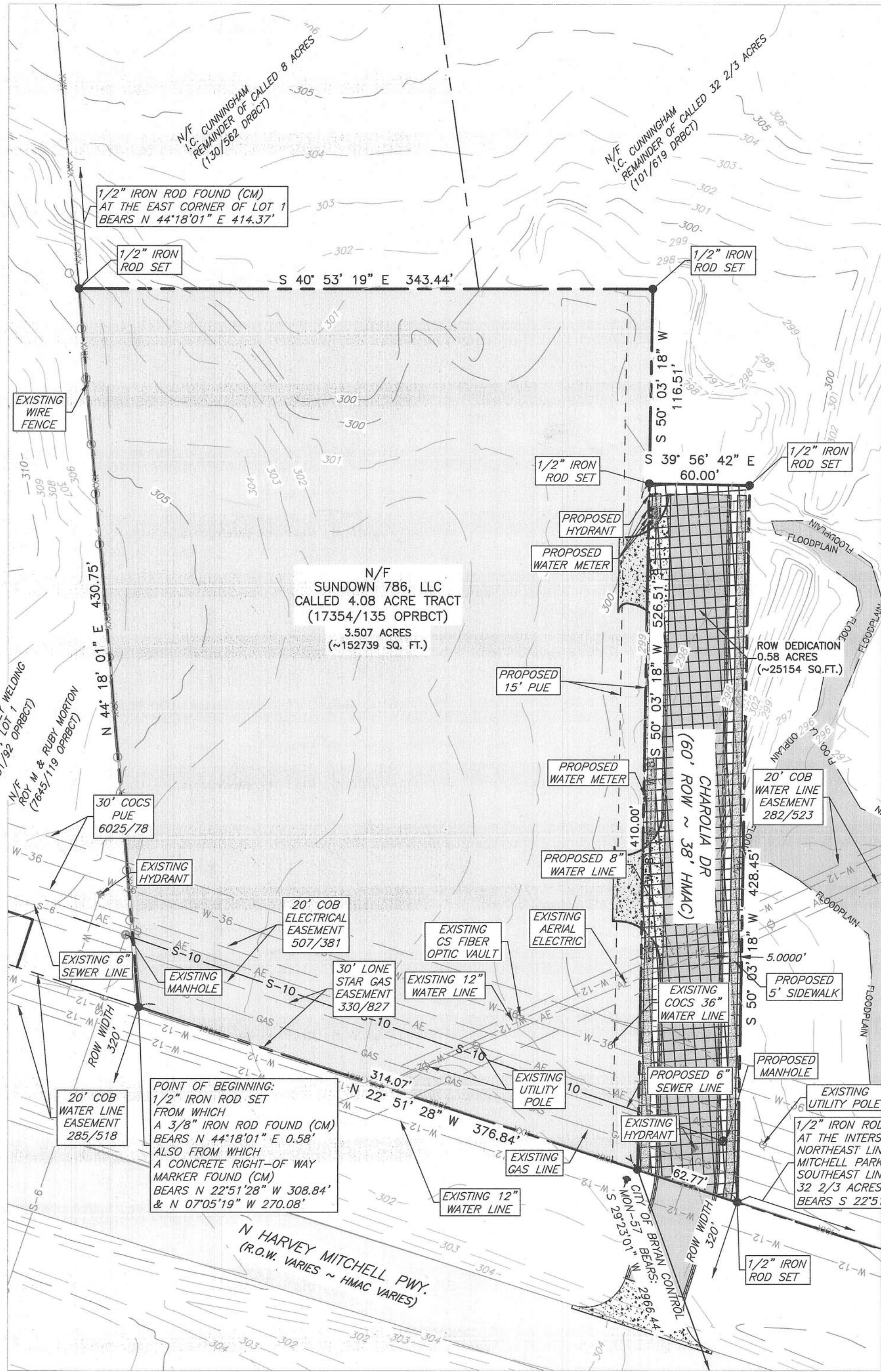


PRELIMINARY PLAN

FINAL PLAT



FIELD NOTES DESCRIPTION
OF A
4.087 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE #9, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.087 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 4.08 ACRE TRACT CONVEYED TO SUNDOWN 786, LLC RECORDED IN VOLUME 17354, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.087 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE NORTHEAST LINE OF HARVEY MITCHELL PARKWAY - FM 2818 (RIGHT-OF-WAY WIDTH VARIES, 337/732 DRBCT) AT THE SOUTH CORNER OF LOT 1, BLOCK 1, BRAZOS VALLEY WELDING AS SHOWN ON THE SUBDIVISION AS RECORDED IN VOLUME 8851, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), FROM WHICH AN ANGLE POINT IN SAID RIGHT-OF-WAY BEARS, N 22° 51' 28\"/>

THENCE, WITH THE SOUTHEAST LINE OF SAID LOT 1, N 44° 18' 01\"/>

THENCE, WITH THE COMMON LINE OF SAID 4.08 ACRE TRACT WITH THE REMAINDER OF A CALLED 8 ACRE TRACT CONVEYED TO I.C. CUNNINGHAM IN VOLUME 130, PAGE 562 (DRBCT) AND THE REMAINDER OF A CALLED 32-2/3 ACRE TRACT CONVEYED TO I.C. CUNNINGHAM IN VOLUME 101, PAGE 619 (DRBCT), THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 40° 53' 19\"/>
- 2) S 50° 03' 18\"/>
- 3) S 39° 56' 42\"/>
- 4) S 50° 03' 18\"/>

THENCE, WITH THE NORTHEAST LINE OF HARVEY MITCHELL PARKWAY, N 22° 51' 28\"/>

SURVEYED ON THE GROUND JUNE 2021 UNDER MY SUPERVISION, THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001136349865 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 21-447.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mahendi Charolia, owner of the 4.087 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17354, Page 135, and designated herein as Sundown Subdivision, Block 1, Lot 1, & 0.58 Acres of ROW Dedication, in the City of Bryan, Texas and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Mahendi Charolia
Mahendi Charolia, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Mahendi Charolia, known to me to be the persons whose names are 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 26 day of September, 2023.

Balmy Goulet
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr
Nathan Paul Kerr, R.P.L.S. No. 6834



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Leo Gonzalez*, 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 14th day of July, 2021 and same was duly approved on the 19th day of August, 2021, by said Commission.

Leo Gonzalez
Chair, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Marita 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 9th day of October, 2023.

Marita Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper*, 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 9th day of October, 2023.

W. Paul Kasper
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/16/2023 11:12:42 AM
In the PLAT Records
Doc Number: 2023-1513919
Volume - Page: 18885-209
Number of Pages: 1
Amount: 73.00
Order#: 20231016000050
By: PS

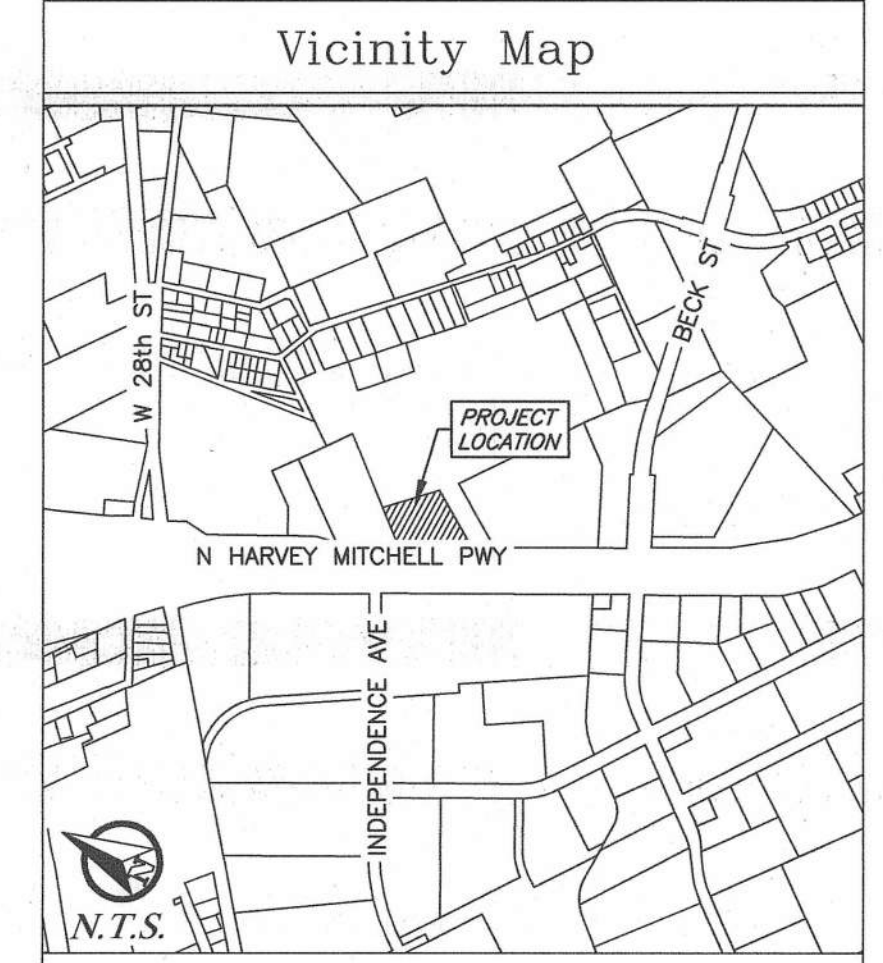


I, county clerk, do hereby certify that filed for record in my office the 3d Records of Brazos County in

Karen McQueen
By: *Patrick St. George*

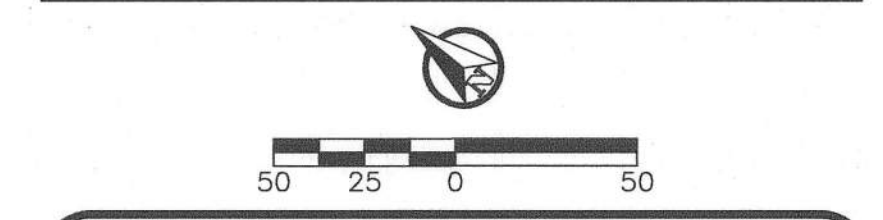
Legend:

N/F	Now or Formerly
DRBCT	Deed Records of Brazos County, Texas
ORBCT	Official Records of Brazos County, Texas
OPRBCT	Official Public Records of Brazos County, Texas
()	Record Information
()	Controlling Monument Found and Used to Establish
(CM)	Boundary Lines
ROW	Right-of-Way
COB	City of Bryan
COCS	City of College Station



General Notes:

1. Bearing System shown hereon is based on the Texas State Plane Central Zone 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 unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001136349865 (Calculated using Geoid12B).
3. 1/2" Iron rods with blue plastic cap stamped 'KERR SURVEYING' will be set at all exterior corners unless otherwise noted.
4. This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective May 16, 2012.
5. All utilities shown hereon are approximate locations.
6. This property is Zoned (A-0) Agricultural-Open District.
7. The topography shown is from GIS Data.
8. Building setbacks lines per City of Bryan Ordinances.
9. The property owner will have direct responsibility for the operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
10. 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.
11. Blanket Easements:
 - Easement to City of Bryan, 189/93, does not cross this tract.
 - Water line easement to City of Bryan, 285/518, does not cross this tract.
 - 20' Wide Electrical Easement to City of Bryan 159/931, does apply to this tract.
 - Easement granted in judgement to City of Bryan 339/817, applies to the portion of FM 2818 adjoining this tract, but does not cross this tract.



FINAL PLAT

**Sundown Subdivision
Block 1, Lot 1
& 0.58 Acres of ROW**

*Being all of a called 4.08 Acre Tract
Volume 17354, Page 135 OPRBCT
Stephen F. Austin League #9, A-62
- 4.087 Acres
Bryan, Brazos County, Texas
September 2023*

<p>Owners: Sundown 786, LLC 7911 Grace Ct Rosenberg, TX 77469</p>	<p>Engineer: PO Box 5192 Bryan, TX 77805 979-294-0567 TBPE-F9951</p>
<p>Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPLS 10018500 Proj # 21-447</p>	