

- 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 NA0B3 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001366968742 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADOWED AND DOES NOT LIE WITHIN A SPECIAL HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-03-2014.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - ZONING FOR THIS TRACT IS MIDTOWN CORRIDOR (MT-C).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNER. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
  - STORM WATER DETENTION FACILITIES FOR THIS SUBDIVISION ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE NORTH CAMPUS SUBDIVISION HOA.
  - ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DETENTION FACILITY FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, 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.
  - TOPOGRAPHIC INFORMATION ON ORIGINAL PLAT ARE AERIAL CONTOURS FROM CITY OF BRYAN.
- FIELD NOTES DESCRIPTION OF 2.794 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, A-50, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1, 2 & 3 OF TRIANGLE SUBDIVISION FILED IN VOLUME 312, PAGE 281 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), ALL OF A CALLED 0.180 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HYATT DEVELOPMENT, LTD. RECORDED IN VOLUME 18347, PAGE 193 (OPRBCT), SAID 2.794 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**
- BEARING AT THE EAST CORNER OF SAID LOT 3 OF TRIANGLE SUBDIVISION, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-108 BEARS N 55° 44' 12" E, A DISTANCE OF 2,785.23 FEET;
- THENCE, WITH THE SOUTHEAST LINE OF SAID TRIANGLE SUBDIVISION, S 71° 37' 57" W, AT A DISTANCE OF 9.94 FEET PASSING A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE NORTH CORNER OF COMMON AREA 1, BLOCK 1 OF NORTH CAMPUS SUBDIVISION FILED IN VOLUME 13556, PAGE 50 (OPRBCT) AND CONTINUING WITH THE COMMON LINE OF SAID TRIANGLE SUBDIVISION AND SAID COMMON AREA 1 FOR A TOTAL DISTANCE OF 199.94 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE EAST LINE OF LOT 19, BLOCK 1 OF SAID NORTH CAMPUS SUBDIVISION, AT THE SOUTH CORNER OF SAID LOT 2 OF TRIANGLE SUBDIVISION AND THE NORTHWEST CORNER OF SAID COMMON AREA 1;
- THENCE, WITH THE COMMON LINE OF SAID LOT 2 OF TRIANGLE SUBDIVISION AND SAID LOT 19, N 18° 30' 34" W, FOR A DISTANCE OF 149.90 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE WEST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF SAID 1.928 ACRE TRACT;
- THENCE, WITH THE COMMON LINE OF SAID NORTH CAMPUS SUBDIVISION AND SAID 1.928 ACRE TRACT, N 18° 30' 34" W, FOR A DISTANCE OF 270.89 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE NORTH CORNER OF COMMON AREA 2 OF SAID NORTH CAMPUS SUBDIVISION;
- THENCE, CONTINUING WITH THE COMMON LINE OF SAID NORTH CAMPUS SUBDIVISION AND SAID 1.928 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1) S 57° 38' 48" W, AT A DISTANCE OF 171.48 FEET PASSING A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE COMMON CORNER OF SAID COMMON AREA 2 AND LOT 1, BLOCK 1 OF SAID NORTH CAMPUS SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 270.89 FEET TO A 1/2" IRON ROD FOUND; AND
- 2) N 48° 55' 42" W, A DISTANCE OF 29.92 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE SOUTHWEST CORNER OF SAID 0.180 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BIG MOOSE, LTD. RECORDED IN VOLUME 2604, PAGE 174 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID LOT 1, THE WEST CORNER OF SAID 1.928 ACRE TRACT AND THE WEST CORNER HEREOF;
- THENCE, WITH THE COMMON LINE OF SAID 1.928 ACRE TRACT AND SAID BIG MOOSE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1) N 53° 13' 55" E, A DISTANCE OF 417.34 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT; AND
- 2) N 23° 19' 12" E, A DISTANCE OF 64.03 FEET TO A 1/2" IRON ROD WITH A BROKEN YELLOW PLASTIC CAP FOUND AT THE SOUTH CORNER OF SAID 0.180 ACRE TRACT;
- THENCE, WITH THE COMMON LINE OF SAID 0.180 ACRE TRACT AND SAID BIG MOOSE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
- 1) N 67° 08' 09" W, A DISTANCE OF 39.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THOMAS 5736" FOUND;
- 2) N 38° 17' 19" W, A DISTANCE OF 99.95 FEET TO A LEAD PLUG AND TACK FOUND IN CONCRETE AT THE WEST CORNER OF SAID 0.180 ACRE TRACT, FROM WHICH A 604 NAIL FOUND BEARS S 85° 04' 29" W, A DISTANCE OF 0.26 FEET; AND
- 3) N 51° 22' 56" E, A DISTANCE OF 61.17 FEET TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 0.180 ACRE TRACT AND THE NORTH CORNER HEREOF;
- THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY OF SAID SOUTH COLLEGE AVENUE, SAME BEING THE NORTHEAST LINE OF SAID 0.180 ACRE TRACT, S 37° 55' 29" E, FOR A DISTANCE OF 119.87 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACHECO KOCH" FOUND AT THE INTERSECTION WITH THE SOUTHWEST LINE OF OLD COLLEGE ROAD;
- THENCE, WITH THE SOUTHWEST LINE OF OLD COLLEGE ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
- 1) S 22° 45' 43" E, A DISTANCE OF 15.68 FEET TO A 5/8" IRON ROD FOUND AT THE EAST CORNER OF SAID 0.180 ACRE TRACT AND THE NORTH CORNER OF SAID 1.928 ACRE TRACT;
- 2) S 18° 58' 55" E, A DISTANCE OF 423.28 FEET TO A COTTON SPINDLE FOUND IN ASPHALT AT THE EAST CORNER OF SAID 1.928 ACRE TRACT AND THE NORTH CORNER OF SAID LOT 1 OF TRIANGLE SUBDIVISION; AND
- 3) S 18° 27' 44" E, A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 2.794 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DAVID W. SCOTT, the undersigned, as the undersigned, City Engineer of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 13th day of August, 2023, and same was duly approved on the 15th day of August, 2023, by said Commission.

Chair  
Planning & Zoning Commission - 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 13th day of September, 2023.

City Engineer, Bryan, Texas

Before me, the undersigned authority, on this day personally appeared David W. Scott known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 13th day of September, 2023.

Notary Public, Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Lea 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 13th day of August, 2023, and same was duly approved on the 15th day of August, 2023, by said Commission.

Chair  
Planning & Zoning Commission - 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 13th day of September, 2023.

City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, Richard Christopher Flores, 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 13th day of September, 2023.

City Planner, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

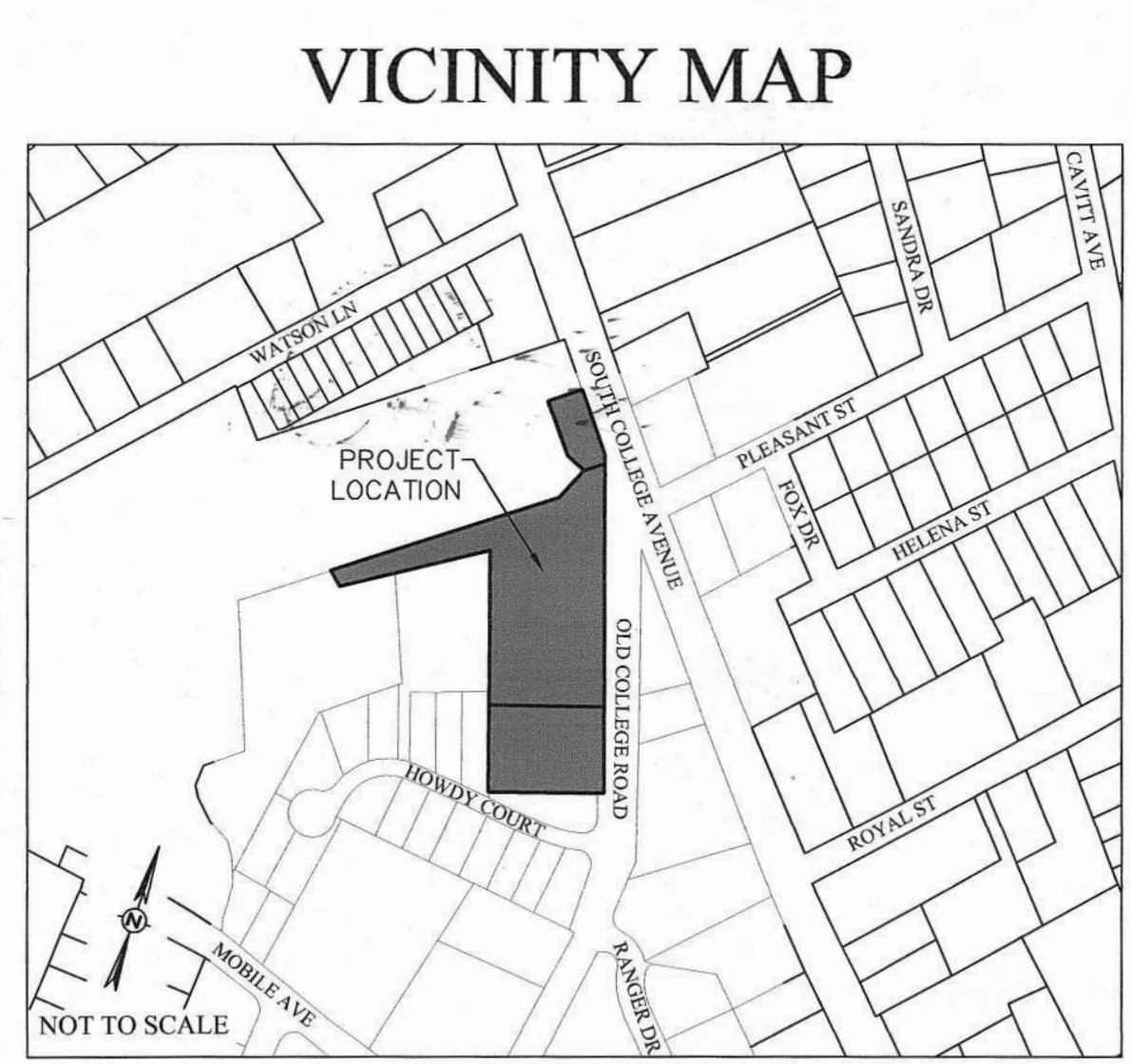
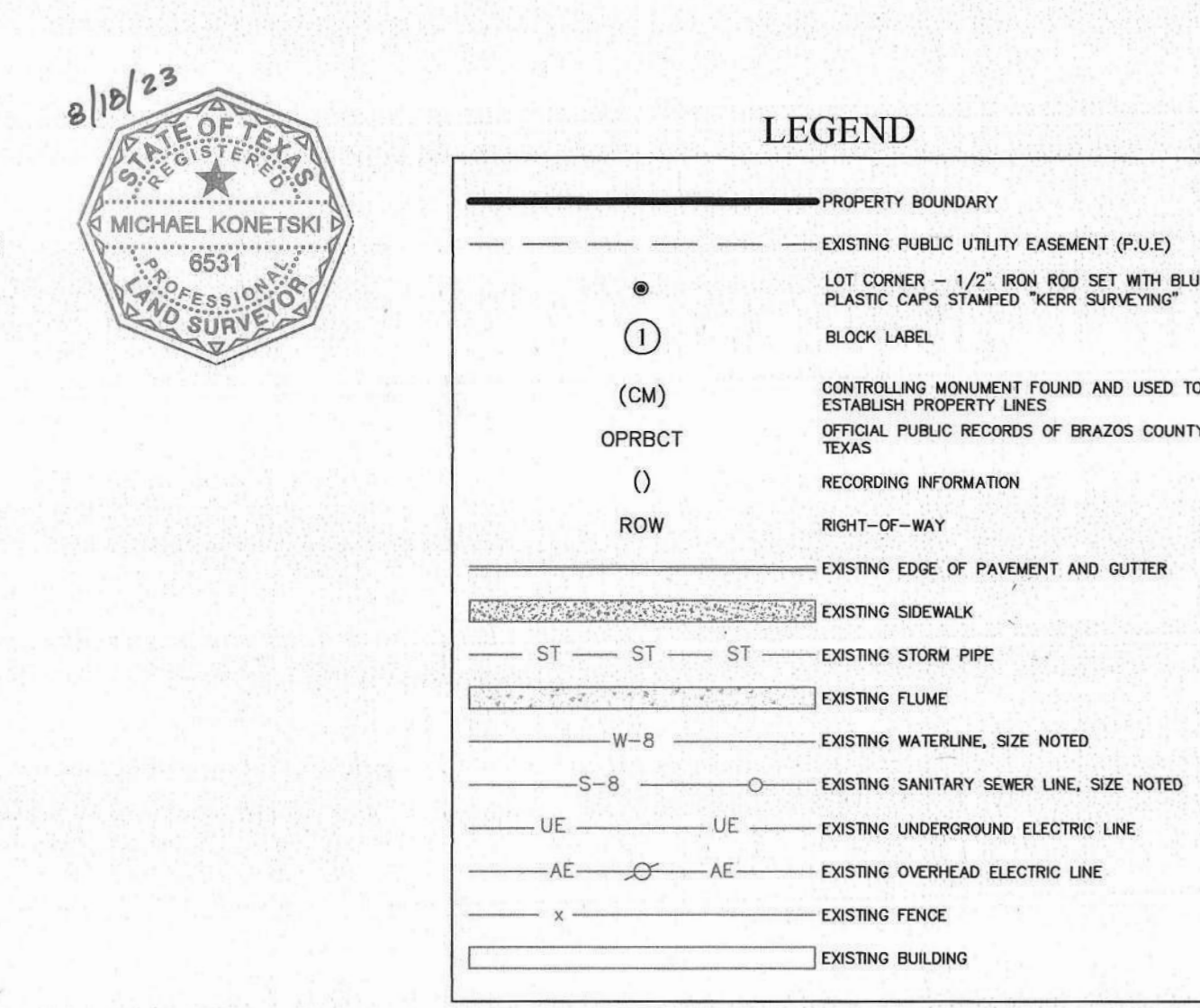
I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 2/7/2024 8:21:38 AM  
In the PLAT Records

Doc Number: 2024-1521272  
Volume - Page: 19040 - 122  
Number of Pages: 1  
Amount: 72.00  
Order#: 20240207000007  
By: MC

Notary Public, Brazos County, Texas



## FINAL PLAT TRIANGLE SUBDIVISION

2.794 ACRES  
1 LOT  
BLOCK 1, LOT 1R  
BEING A  
**REPLAT**  
OF  
TRIANGLE SUBDIVISION  
LOTS 1-3  
VOL. 312, PG. 281 DRBCT  
**0.180 ACRE TRACT**  
VOL. 18281, PG. 77 OPRBCT  
&  
**1.928 ACRE TRACT**  
VOL. 18347, PG. 193 OPRBCT  
JOSEPH E. SCOTT SURVEY, A-50  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'  
AUGUST, 2023

**OWNER/DEVELOPER:**  
HYATT DEVELOPMENT LTD  
1289 N Harvey Mitchell Pkwy  
Bryan, TX 77803  
(979) 779-7209

**SURVEYOR:**  
KERR SURVEYING, LLC  
409 N. TEXAS AVE.  
BRYAN, TX 77803  
(979) 268-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET  
JOB: 23-776

**ENGINEER:**  
SCHULTZ  
TBPE NO. 12527  
911 SOUTHWEST PKWY E.  
COLLEGE STATION, TEXAS 77840  
(979) 764-3900