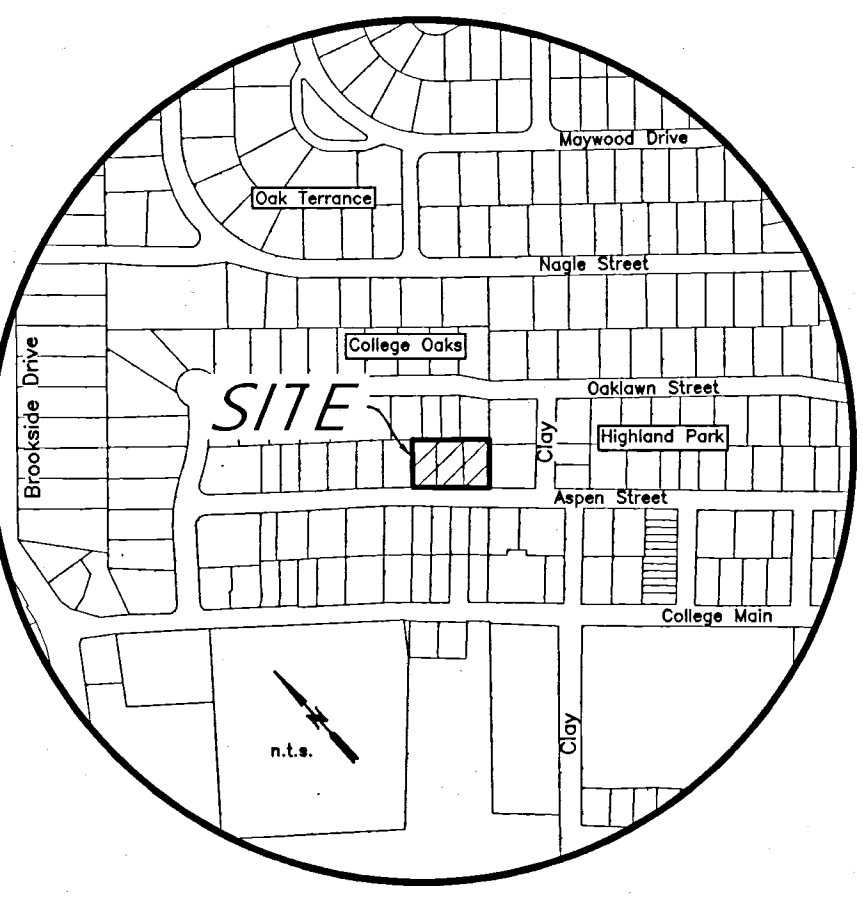
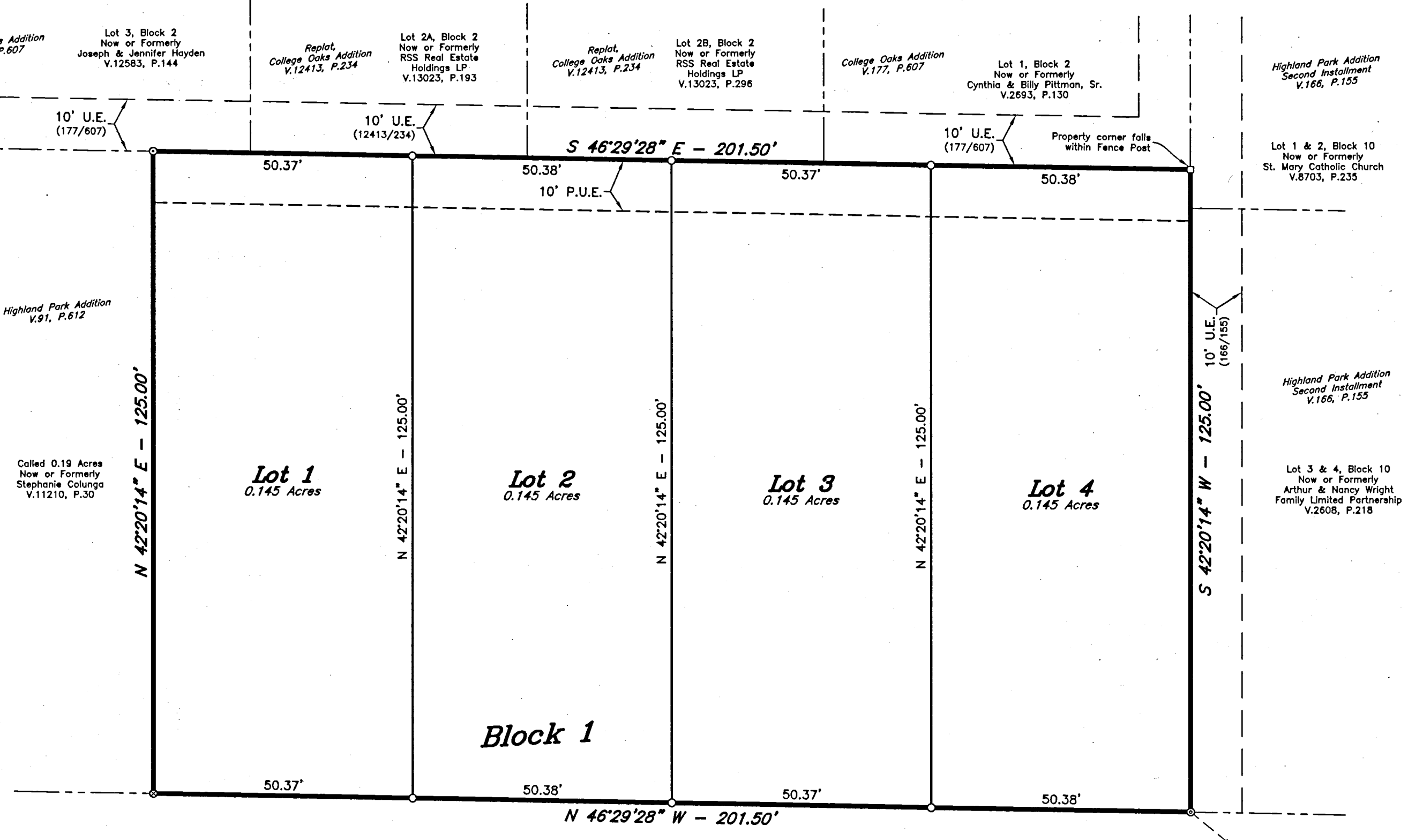


PRELIMINARY PLAN



VICINITY MAP



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, RANCHO AZUL FUND 77801, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 14906, Page 231 and Volume 14908, Page 246 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, porches, water courses, drains, easements, and public places shown hereon for the purposes identified.

Victor Aguilar
Victor Aguilar

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Victor Aguilar, 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 purposes stated. Given under my hand and seal on this 26 day of November, 2018.

Beth Heath
Beth Heath
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, certify that this plat together with its record in my office the Official Records of Brazos County.

Karen McQueen
Karen McQueen
County Clerk, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/19/2019 8:23:57 AM
In the PLAT Records

Doc Number: 2019-1373179
Volume-Page: 15536-8
Number of Pages: 1
Amount: 73.00
Order#: 2019091900008
By: AM

APPROVAL OF THE CITY PLANNER

I, Martha 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 17th day of September, 2019.

Martha Zimmerman
Martha Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE 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 on the 17th day of September, 2019.

Paul Kusan
Paul Kusan
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Catterman, Chairman 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 26th day of September, 2019, and same was duly approved on the 19th day of November, 2019 by said Commission.

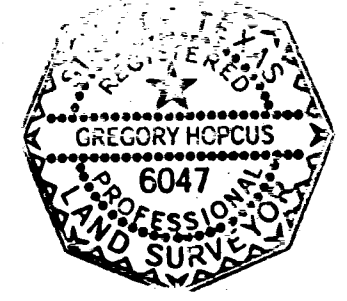
Bobby Catterman
Bobby Catterman
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on August 8, 2018 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.

Gregory Hopcus
Gregory Hopcus, R.P.L.S. No. 6047



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being a portion of a called 5 Acre Block according to the final plat of HIGHLAND PARK ADDITION, FIRST INSTALLMENT recorded in Volume 91, Page 612, of the Brazos County Deed Records (B.C.D.R.), said tract of land consisting of all of the following three (3) individual tracts:

- 1) Being all of the called 0.195 acre tract described in the deed from the Texas A&M Foundation to Rancho Azul Fund 77801, LLC recorded in Volume 14906, Page 231 of the Official Records of Brazos County, Texas (O.R.B.C.),
- 2) Being all of the called 0.1789 acre Tract One described in the deed from Hensley Terrell - Christie Ranch, Ltd., a Texas limited partnership to Rancho Azul Fund 77801, LLC recorded in Volume 14908, Page 246 (O.R.B.C.), and
- 3) Being all of the called 0.204 acre Tract Two described in the deed from Hensley Terrell - Christie Ranch, Ltd., a Texas limited partnership to Rancho Azul Fund 77801, LLC recorded in Volume 14908, Page 246 (O.R.B.C.), and

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract and the west corner of Lot 4, Block 10, according to the final plat of HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155 (B.C.D.R.), said iron rod also being in the northeast right-of-way line of Aspen Street (based on a 50-foot width);

THENCE: N 46° 29' 28" W along the northeast right-of-way line of said Aspen Street for a distance of 201.50 feet to a found 1/2-inch iron rod marking the common north corner of this tract and the said 0.1789 acre Rancho Azul tract (14908/246), said iron rod also being the south corner of the called 0.19 acre Stephanie Colunga tract recorded in Volume 11210, Page 30 (O.R.B.C.);

THENCE: N 42° 20' 14" E along the common line of the said 0.1789 acre Rancho Azul tract (14908/246) and the called 0.19 acre Colunga tract (11210/30) for a distance of 125.00 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and the said 0.1789 acre tract (14908/246), the east corner of the called 0.19 acre tract (11210/30) and being in the southwest line of Lot 3, Block 2 of the COLLEGE OAKS ADDITION according to the final plat recorded in Volume 177, Page 607 (B.C.D.R.);

THENCE: S 46° 29' 28" E along the common line of this tract, the said COLLEGE OAKS ADDITION (177/607) and the Replat of COLLEGE OAKS ADDITION according to the Replat recorded in Volume 12413, Page 234 (O.R.B.C.) for a distance of 201.50 feet to a found 4"x4" wood fence post marking the common east corner of this tract and the said 0.195 acre Rancho Azul tract (14906/231) and the south corner of Lot 1, Block 2 of said COLLEGE OAKS ADDITION (177/607), said iron rod also being in the northwest line of Lot 2, Block 10 of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155);

THENCE: S 42° 20' 14" W along the common line of the said 0.195 acre Rancho Azul tract and said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155) for a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.578 acres of land, more or less.

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation. The actual measured distance to the monuments shown hereon are consistent with the deed recorded in Volume 14452, Page 241, Official Records, Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 48041C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned Residential District-5000 (RD-5). Building setback lines shall comply with the City of Bryan Code of Ordinances.
 4. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608, Volume 165, Page 577 and Volume 165, Page 559 of the Deed Records of Brazos County, Texas.
 5. All existing structures to be torn down prior to the filing of this plat.
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - Chiseled "X" in Concrete
 - ⊙ - 1/2" Iron Rod Set
5. Abbreviations:
- P.O.B. - POINT OF BEGINNING
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - U.E. - UTILITY EASEMENT

FINAL PLAT

LOTS 1, 2, 3 AND 4, BLOCK 1

UNITY SUBDIVISION

0.578 ACRES

J.E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2018
SCALE: 1" = 20'

Owner: Rancho Azul Fund 77801
3736 Chantal Circle
College Station, Texas 77845
(979) 255-8471

Surveyor: Texas Firm Registration No. 10103390
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838