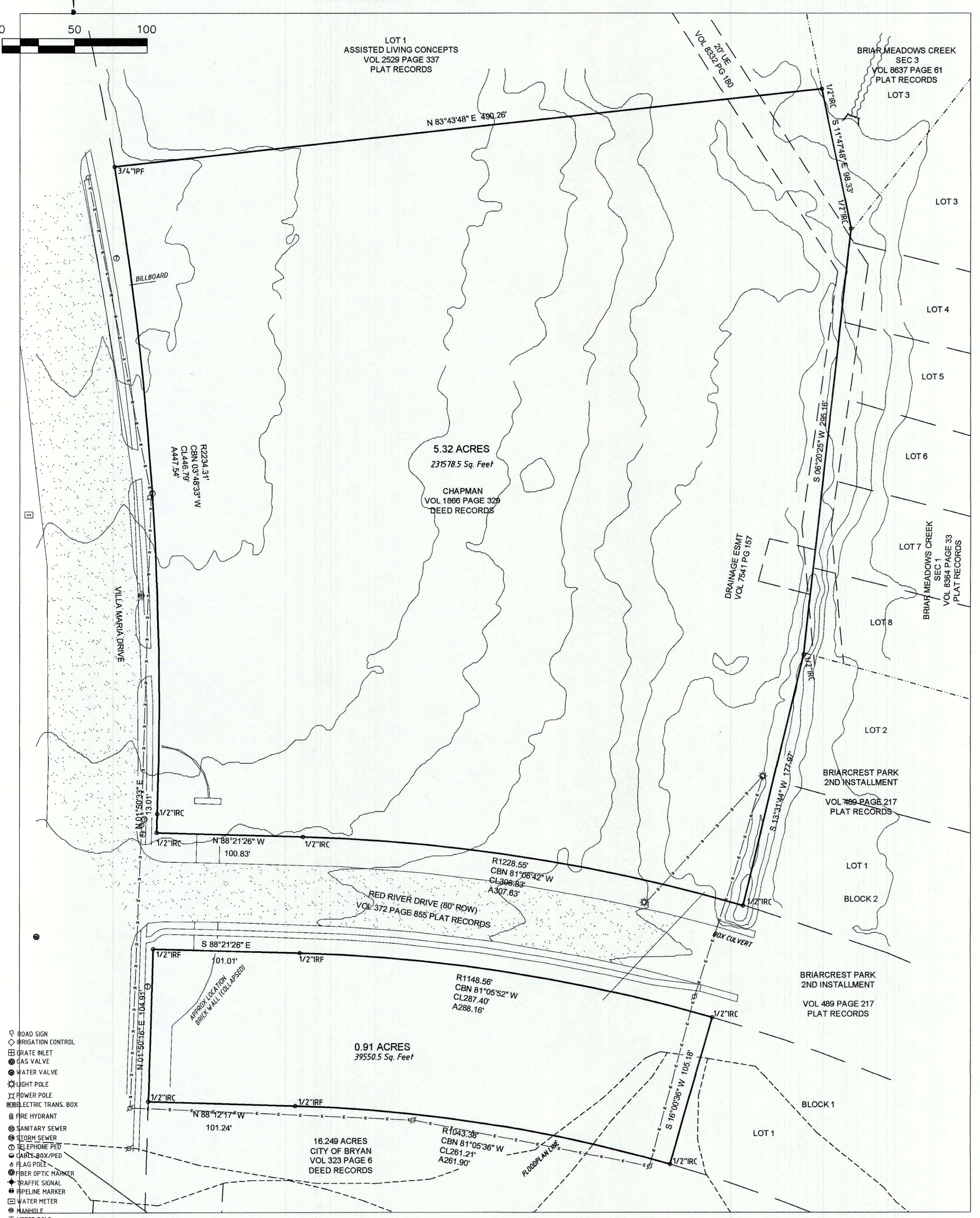


BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE X & AE ACCORDING TO FEMA MAP PANEL No. 4804C0215F EFFECTIVE APRIL 2, 2014.



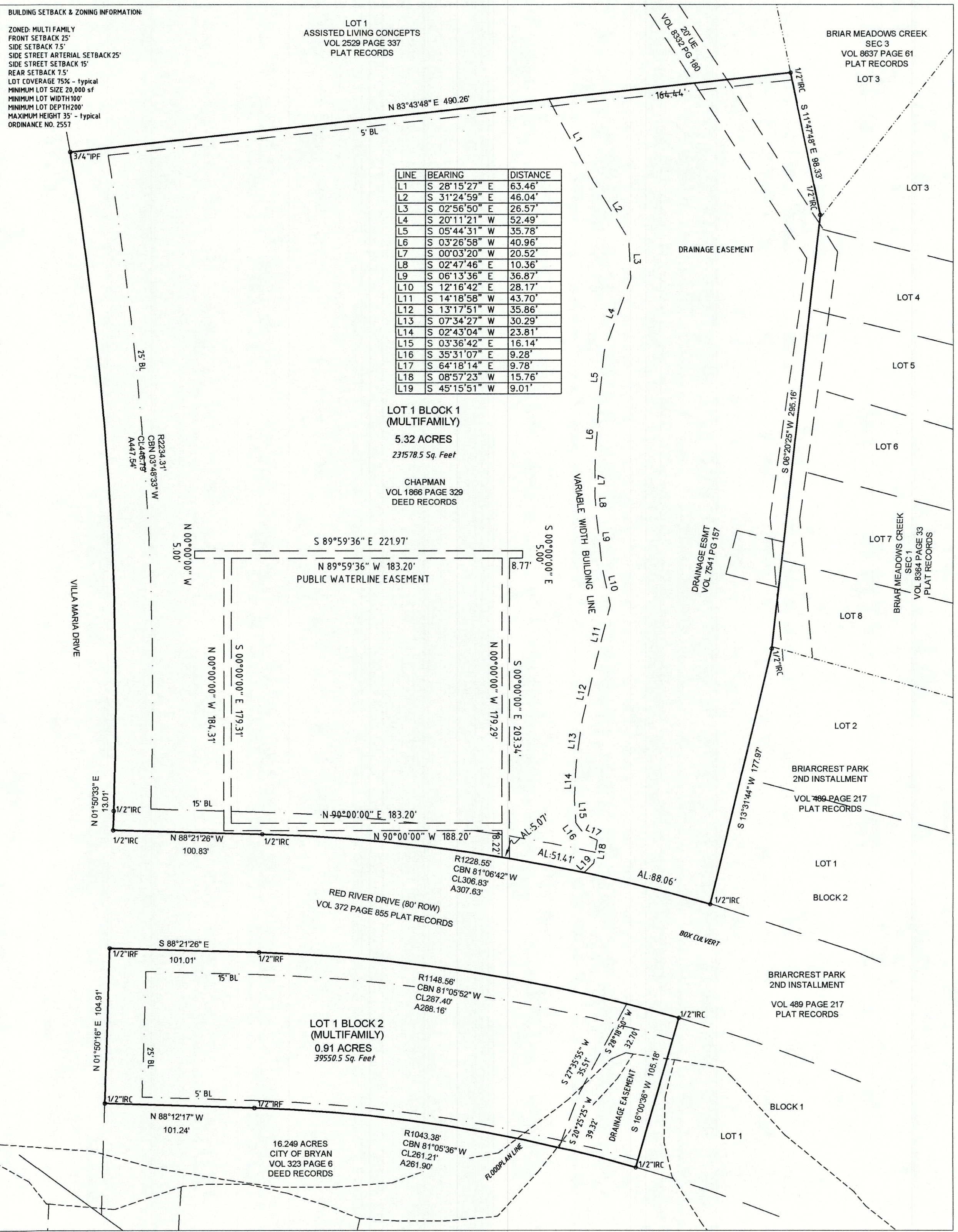
THE MODS
BEING THE SAME CALLED 6.224 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE No. 1474671, JOHN AUSTIN LEAGUE ABSTRACT 2 BRYAN, BRAZOS COUNTY TEXAS 2 LOTS IN 2 BLOCKS

OWNERS:
JL CLASSIC HOMES LLC
2257 N LOOP 336 #104-204 CONROE, TX 77304

SURVEYORS:
SURVTECH
2020 FM 2854 CONROE TX 77301

ENGINEER:
L SQUARED ENGINEERING
3307 WEST DAVIS STREET, SUITE 100
CONROE, TX 77304

FINAL PLAT



STATE OF TEXAS, COUNTY OF BRAZOS
I, J. L. CLASSIC HOMES LLC, ACTING BY THROUGH JUSTIN WALTON, MANAGING MEMBER THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN COUNTY CLERK'S FILE No. 1474671 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES HERON SHOWN FOR THE PURPOSES IDENTIFIED.

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN WALTON 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 PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF November, 2022.
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
JESSICA MCSHAN
My Notary ID # 130082211
Expires January 20, 2027

CERTIFICATION BY THE COUNTY CLERK.
STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN

VOLUME _____ PAGE _____
COUNTY CLERK BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____ 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 _____ DAY OF _____, 2022

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. PAUL KASPAR, P.E., 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 _____ DAY OF _____, 2022

CITY ENGINEER, BRYAN, TEXAS

GENERAL NOTES
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 (NAD2011) EPOCH 2010. CONTOURS ARE GENERATED USING THE CITY OF BRYAN LIDAR DATA.
DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCE _____ DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001675551377.
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY FIRST NATIONAL TITLE COMPANY OF NO. 295239.
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.
THIS PLAT WAS PREPARED IN CONNECTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

CERTIFICATION OF THE SURVEYOR.
STATE OF TEXAS COUNTY OF BRAZOS

I, MICHAEL WARREN, REGISTERED PUBLIC SURVEYOR NO. 4935 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 SURVEYING WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL WARREN R.P.S. # 4935

P.O. BOX 1080 | CONROE, TEXAS 77305-1080
 530-539-5444 | FAX 530-539-5442
 email: SURVTECH@SURVTECHCORP.COM
 TPLS No. 1006100