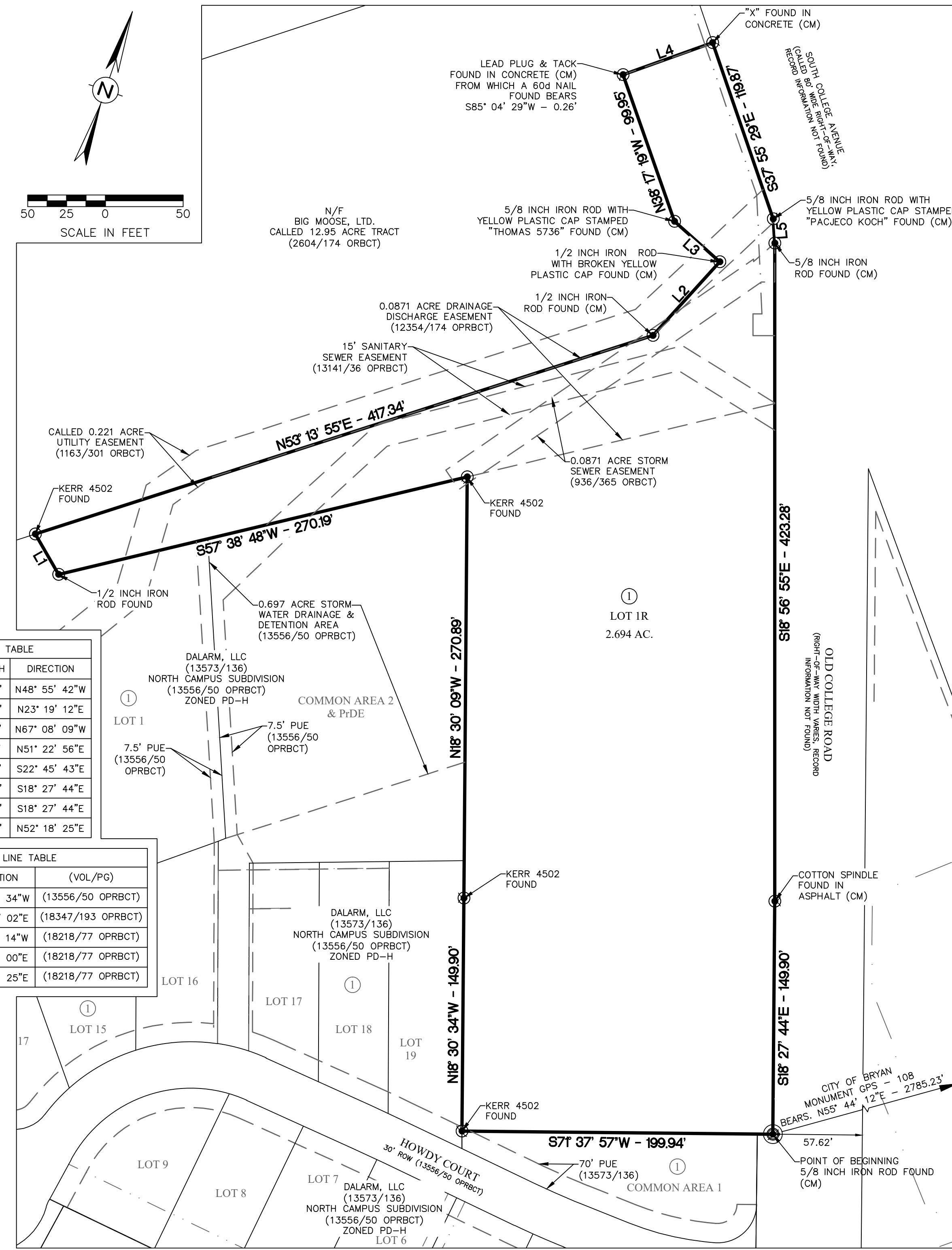


PRELIMINARY PLAN



REPLAT

LINE #	LENGTH	DIRECTION
L1	29.92'	N48° 55' 42"W
L2	64.03'	N23° 19' 12"E
L3	39.15'	N67° 08' 09"W
L4	61.17'	N51° 22' 56"E
L5	15.68'	S22° 45' 43"E
L6	67.95'	S18° 27' 44"E
L7	56.94'	S18° 27' 44"E
L8	37.33'	N52° 18' 25"E

LINE #	LENGTH	DIRECTION	(VOL./PG)
L1	30.07'	N48° 48' 34"W	(13556/50 OPRBCT)
L2	37.43'	N52° 48' 02"E	(18347/193 OPRBCT)
L3	39.00'	N67° 17' 14"W	(18218/77 OPRBCT)
L4	61.31'	N51° 40' 00"E	(18218/77 OPRBCT)
L5	15.76'	S22° 45' 25"E	(18218/77 OPRBCT)

- 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 NAD03 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT ARCS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011366968742 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADDED AND DOES NOT LIE WITHIN A SPECIAL FLOOD 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: 04-02-2014.
 - 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 DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - 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.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE ITEMS LISTED ON SCHEDULE B OF THE FOLLOWING TITLE COMMITMENTS:
 - LOTS 1-3, TRIANGLE SUBDIVISION & CALLED 1.928 ACRE TRACT: UNIVERSITY TITLE COMPANY, OF # 200976, DATED: 11-22-2022
 - ITEM 10f: BUILDING LINES SHOWN ON PLAT (312/281 DRBCT) DO APPLY AS SHOWN.
 - ITEM 10k: EASEMENT TO THE CITY OF BRYAN (205/231 DRBCT) DOES NOT AFFECT THIS TRACT.
 - ITEM 10l: EASEMENT TO CITY OF BRYAN (1117/33 DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10m: EASEMENT TO THE CITY OF BRYAN (936/365 DRBCT) DOES CROSS AS SHOWN.
 - ITEM 10n: EASEMENT TO CITY OF BRYAN (378/198 DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10o: EASEMENT TO VANGUARD PIPELINE CORP. (577/199 DRBCT) DOES NOT AFFECT THIS TRACT.
 - ITEM 10p: EASEMENT TO CITY OF BRYAN (913/569 DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10q: EASEMENT TO CITY OF BRYAN (13141/36 DRBCT) DOES CROSS THIS TRACT AS SHOWN.
 - ITEM 10s: EASEMENT TO CITY OF BRYAN (13979/46 DRBCT) DOES CROSS THIS TRACT AS SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- A FIELD NOTES DESCRIPTION OF 2.794 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 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 18281, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) AND ALL OF A CALLED 1.928 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HYATT DEVELOPMENT, LTD. RECORDED IN VOLUME 18347, PAGE 193 (OPRBC), SAID 2.794 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTHWEST SIDE OF OLD COLLEGE ROAD (RIGHT-OF-WAY WIDTH VARIES), 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 SOUTHWEST LINE OF SAID TRIANGLE SUBDIVISION, S 71° 37' 57" W, AT A DISTANCE OF 9.94 FEET PASSING A 1/2 INCH 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 (OPRBC) 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 INCH 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' 09" W, FOR A DISTANCE OF 149.90 FEET TO A 1/2 INCH 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' 09" W, FOR A DISTANCE OF 270.89 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR 4502" 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 INCH 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 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 1.928 ACRE TRACT;
 - 2) N 48° 55' 42" W, A DISTANCE OF 29.92 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE SOUTHWEST LINE OF A CALLED 1.285 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 INCH IRON ROD FOUND AT AN ANGLE POINT; AND
 - 2) N 23° 19' 12" E, A DISTANCE OF 64.03 FEET TO A 1/2 INCH 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 INCH 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 600 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 ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (A CALLED 80' WIDE RIGHT-OF-WAY) AT THE NORTH CORNER OF SAID 0.180 ACRE TRACT AND THE NORTH CORNER HEREOF;
- THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY OF 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 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACJECO 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 INCH 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° 56' 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 3.687 ACRES, MORE OR LESS.
- CALLLED 0.180 ACRE TRACT: LAWYERS TITLE COMPANY OF BRAZOS COUNTY, OF # 545153, DATED: 09-12-2022
- ITEM 6a: UTILITY EASEMENT (1163/301 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
 - ITEM 6b: EASEMENT TO THE CITY OF BRYAN (13979/12 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), _____ of Hyatt Development LTD, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 18347, Page 193, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Hyatt Development LTD

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission

Chair
Planning & Zoning Commission - 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 ____ day of _____, 20____

City Engineer, Bryan, 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 _____, 20____

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.

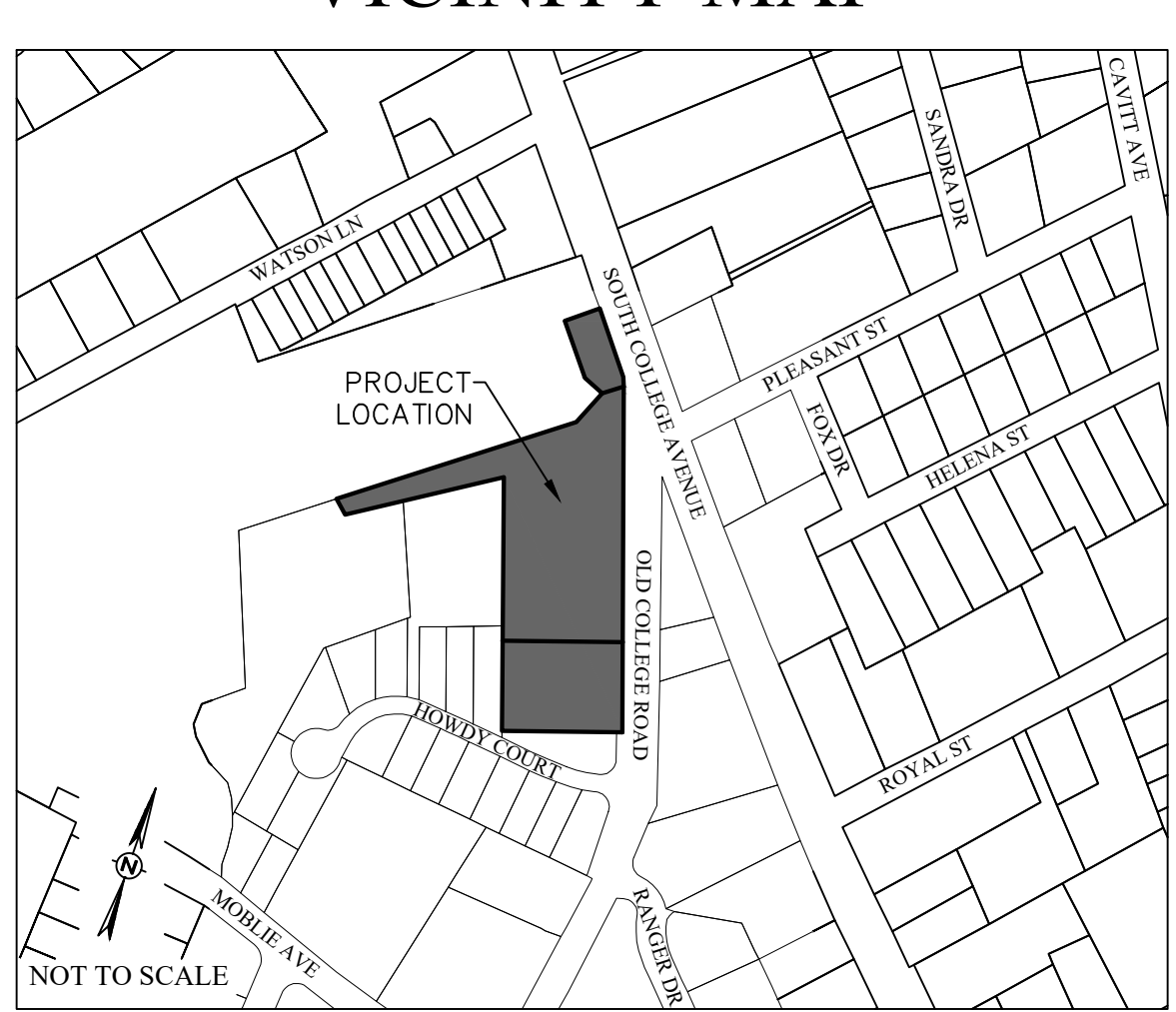
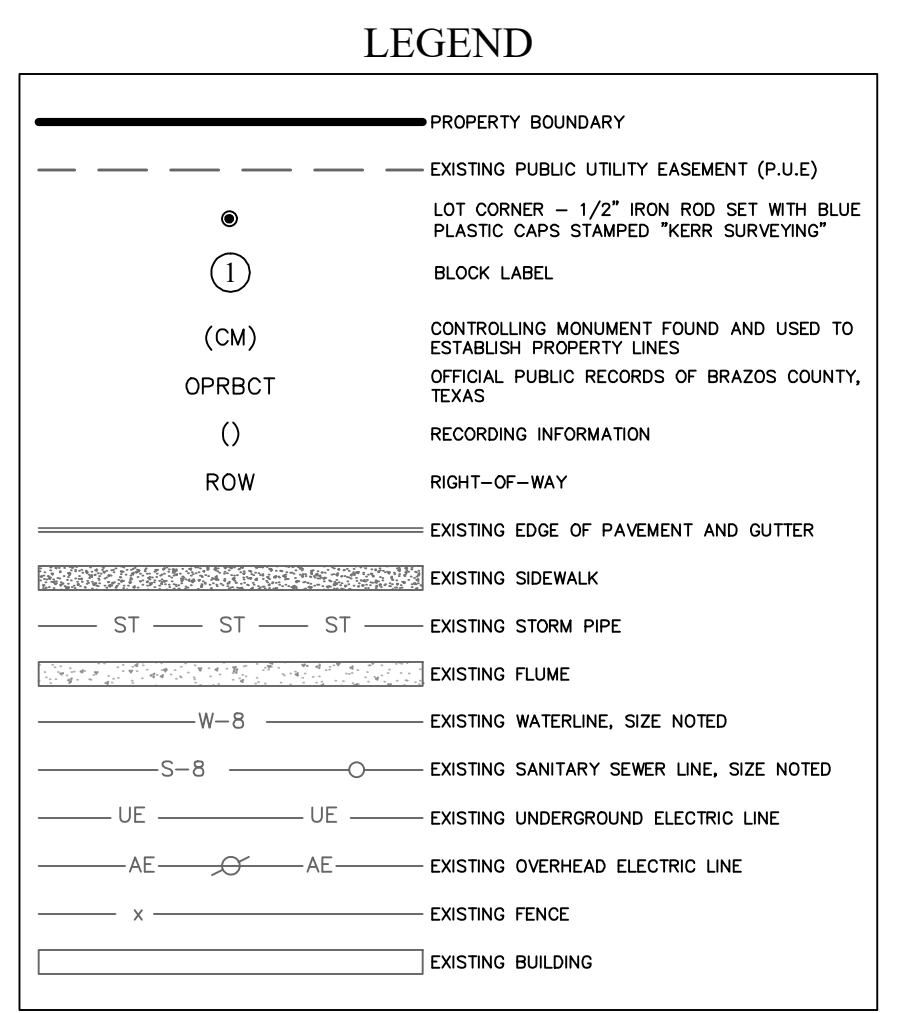
R.P.L.S. No. 6531

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20____ in the Official Records of Brazos County, Texas, in Volume ____ Page ____

County Clerk
Brazos County, Texas



FINAL PLAT

TRIANGLE SUBDIVISION

2.794 ACRES

1 LOT
BLOCK 1, LOT IR
BEING A

REPLAT

OF

TRIANGLE SUBDIVISION

LOTS 1-3
VOL. 312, PG. 281 ORBCT

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'
JULY, 2023

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

ENGINEER:
SCHULTZ
1911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900

SURVEYOR:
KERR SURVEYING
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
(979) 266-3195
TBPELS FIRM # 1001850
SURVEYS@KERRSURVEYING.NET

TBPE No. 12327