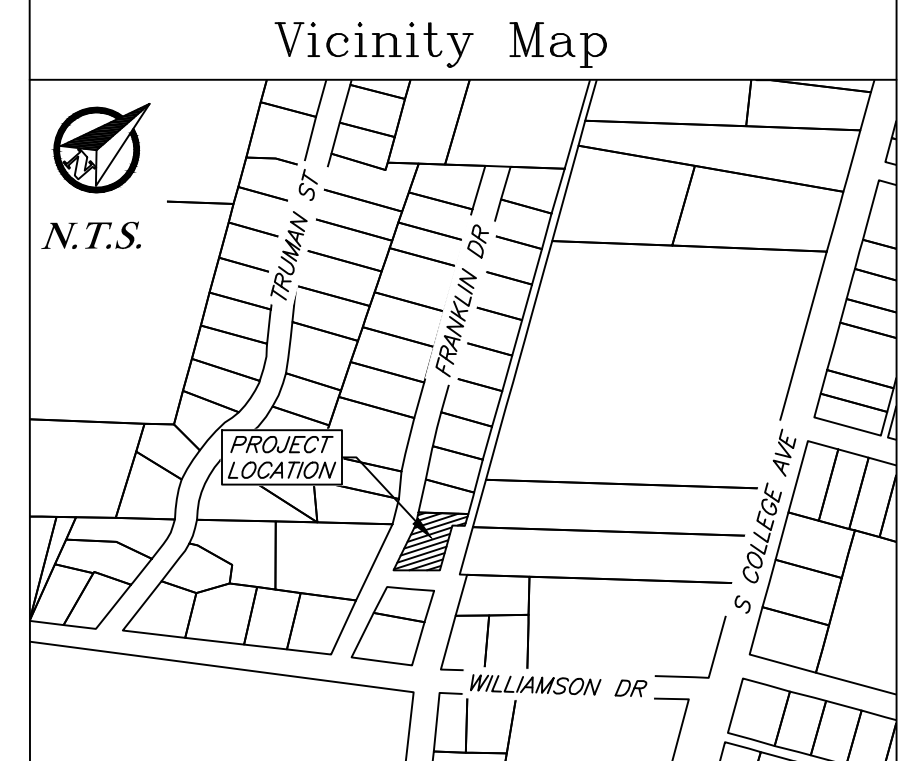
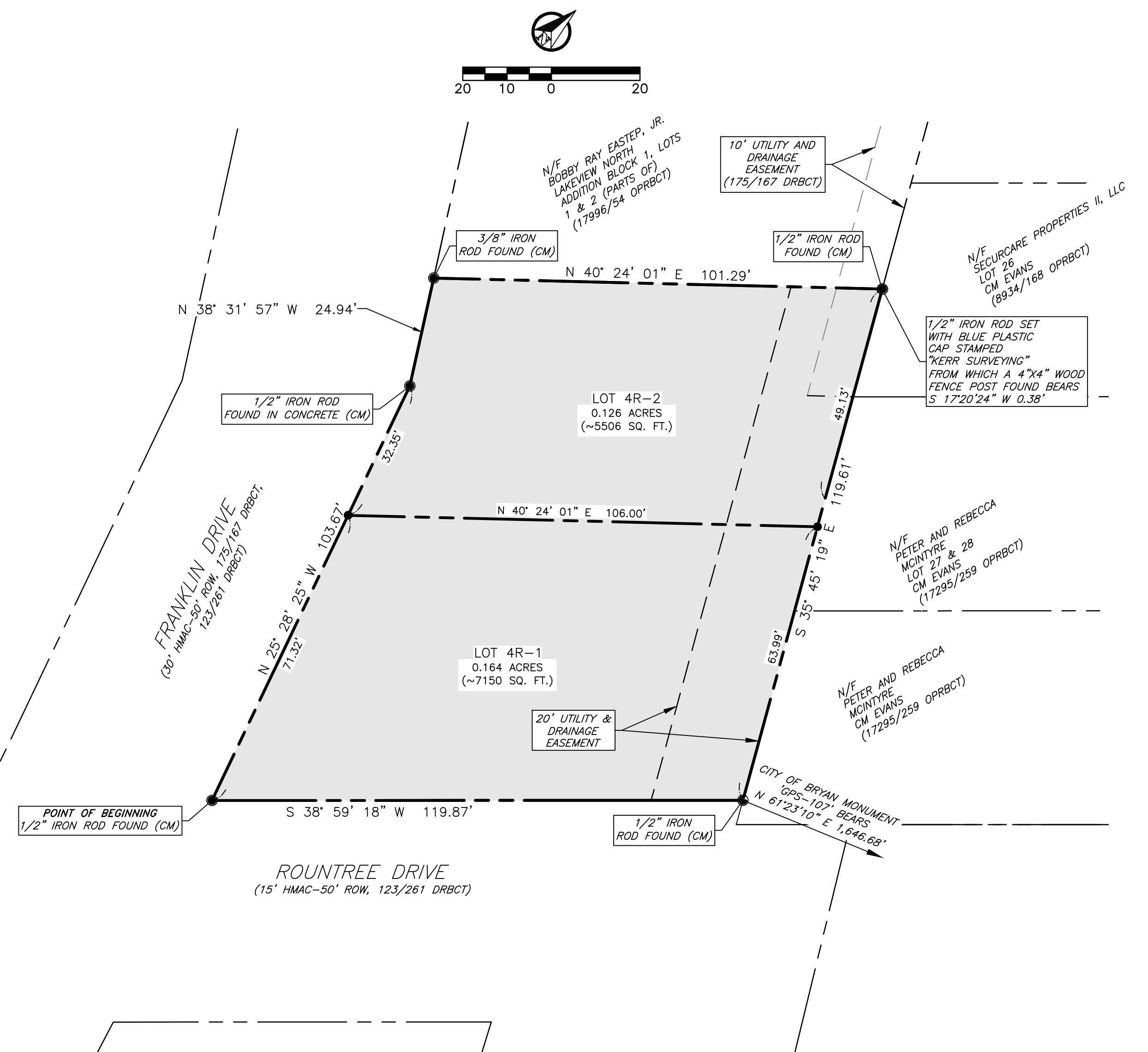
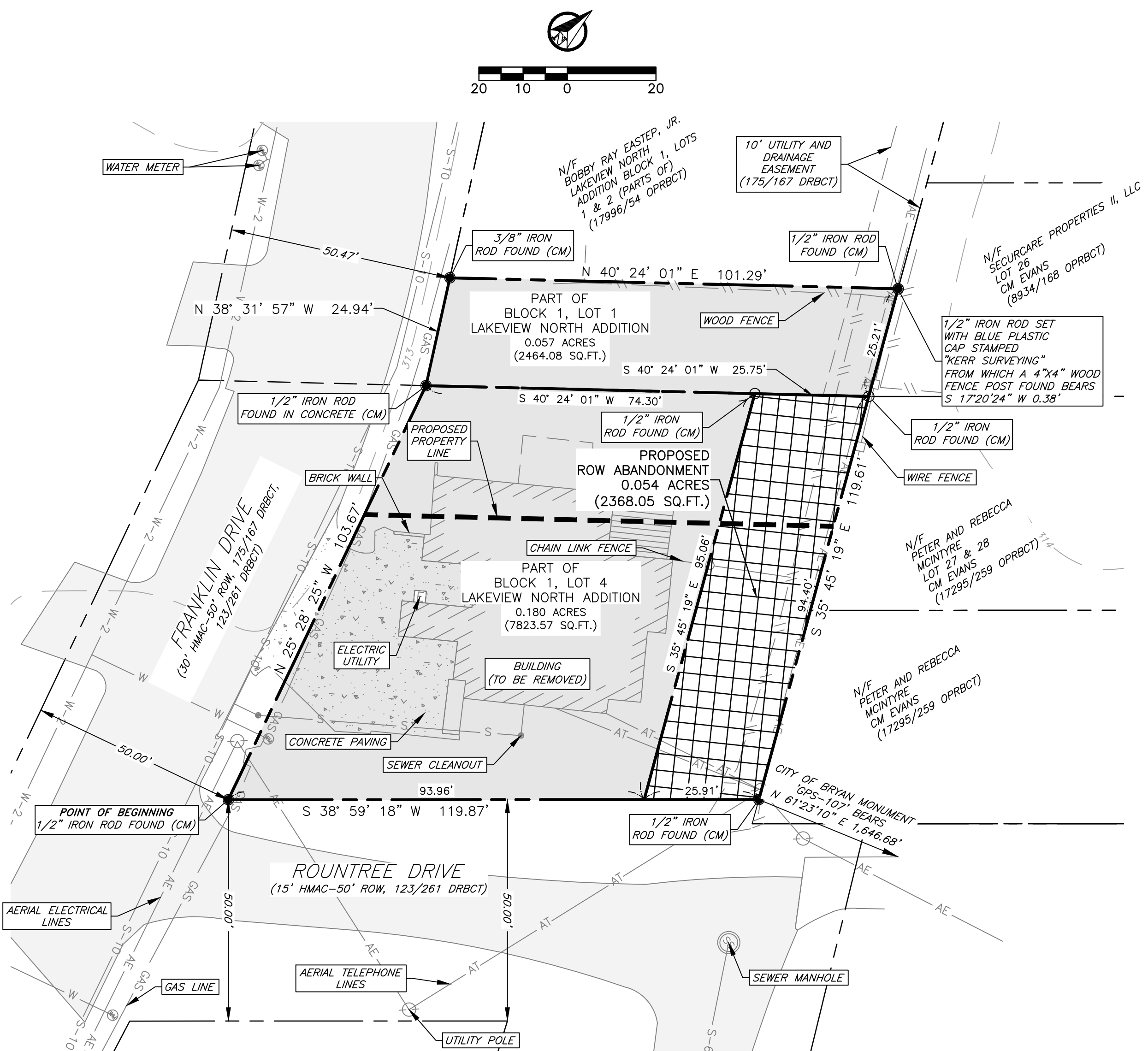


ORIGINAL

REPLAT



General 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 NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010097935333 (calculated using GEOD12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- There are deed restrictions present on the shown property, but they are not shown on this plat.
- This property is zoned Residential District-5000 (RD-5).
- 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 title reports issued by lawyers title company, GF No. 2305007CS, certification dated: 10-26-2023. Items listed on Schedule B are addressed as follows:
 - Easements and building lines as set out on plat recorded in Volume 176, Page 167, DRBCT, affect as shown.
 - Easements and building lines as set out in restrictions filed in Volume 1780, Page 257, ORBCT, do apply, but cannot be shown due to having no plottable objects.
 - Easements and building lines as set out in restrictions filed in Volume 123, Page 262, DRBCT, do apply to this property.
 - Variable width right-of-way easement to the City of Bryan in Volume 156, Page 435, DRBCT, does apply, but cannot be shown due to vague description.
 - 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, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 123, Page 261, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____ 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 purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE 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 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.

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

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

CERTIFICATE 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 in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

OF A
0.291 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.291 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.236 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRITCO DEVELOPMENT, L.L.C., FILED IN VOLUME 18804, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), BEING PART OF LOT 1, BLOCK 1 OF THE LAKEVIEW NORTH SUBDIVISION, FILED IN VOLUME 175, PAGE 167 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), PART OF LOT 4 OF THE LAKE VIEW ADDITION, FILED IN VOLUME 123, PAGE 261 (ORBCT), AND PART OF ROUNTREE DRIVE ROW, FILED IN VOLUME 123, PAGE 261 (ORBCT); SAID 0.291 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 0.291 ACRE TRACT, BEING IN THE NORTH INTERSECTION OF FRANKLIN DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, 175/167 & 123/261 DRBCT), AND ROUNTREE DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, 123/261 DRBCT);

THENCE, WITH THE SOUTHWEST LINES OF SAID 0.291 ACRE TRACT, SAME BEING THE NORTHEAST LINES OF SAID FRANKLIN DRIVE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 25° 28' 25" W, A DISTANCE OF 103.67 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE, BEING THE ORIGINAL SOUTH COMMON CORNER OF SAID LOT 1 AND SAID LOT 4, FROM WHICH A 1/2 INCH IRON ROD FOUND IN CONCRETE IN THE SOUTHWEST LINE OF SAID FRANKLIN DRIVE BEARS S 40° 24' 01" W, A DISTANCE OF 51.43 FEET;
- 2) N 38° 31' 57" W, A DISTANCE OF 24.94 FEET TO A 3/8 INCH IRON ROD FOUND BEING THE WEST CORNER OF SAID 0.291 ACRE TRACT, SAME BEING THE SOUTH CORNER OF A TRACT CALLED TO BE PARTS OF LOTS 1 AND 2, BLOCK 2 OF SAID LAKEVIEW NORTH SUBDIVISION, BEING DESCRIBED IN A DEED TO BOBBY RAY EASTEP, JR., IN VOLUME 11475, PAGE 20 (ORBCT).

THENCE, WITH THE COMMON LINE OF SAID 0.291 ACRE TRACT AND SAID EASTEP TRACT, N 40° 24' 01" E, A DISTANCE OF 101.29 FEET TO A 1/2 INCH IRON ROD (ORBCT), BEING THE NORTH CORNER OF SAID 0.291 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID EASTEP TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 8 OF SAID LAKEVIEW NORTH ADDITION BEARS N 35° 45' 19" W, A DISTANCE OF 558.26 FEET, ALSO FROM WHICH A 4X4 INCH WOOD FENCE CORNER POST FOUND BEARS S 17° 20' 24" W, A DISTANCE OF 0.38 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.291 ACRE TRACT AND SAID C.M. EVANS DIVISION, S 35° 45' 19" E, A DISTANCE OF 25.21 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LAKEVIEW NORTH ADDITION, THE NORTH CORNER OF SAID LAKE VIEW ADDITION, AND THE NORTH CORNER OF ROUNTREE DRIVE (25' WIDE RIGHT-OF-WAY, 123/261 DRBCT, UNDEVELOPED) AND CONTINUING FOR A TOTAL DISTANCE OF 119.61 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHWEST LINE OF SAID ROUNTREE DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, 123/261 DRBCT), BEING THE EAST CORNER OF SAID UNDEVELOPED ROUNTREE DRIVE, SAME BEING IN THE SOUTHWESTERN LINE OF SAID C.M. EVANS DIVISION, AND BEING THE EAST CORNER OF SAID 0.291 ACRE TRACT.

THENCE, WITH THE SOUTHWEST LINE OF SAID 0.291 ACRE TRACT AND THE NORTHWEST LINE OF SAID ROUNTREE DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, 123/261 DRBCT), S 38° 59' 18" W, A DISTANCE OF 119.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.291 ACRES OF LAND, MORE OR LESS.

J4 Engineering 1/23/2024 Lakeview Replat.cdw J4 Project # 23-056