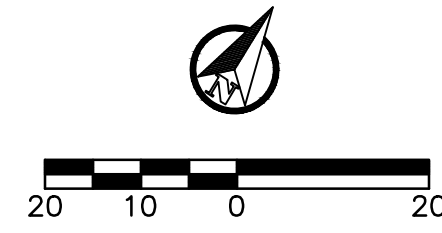
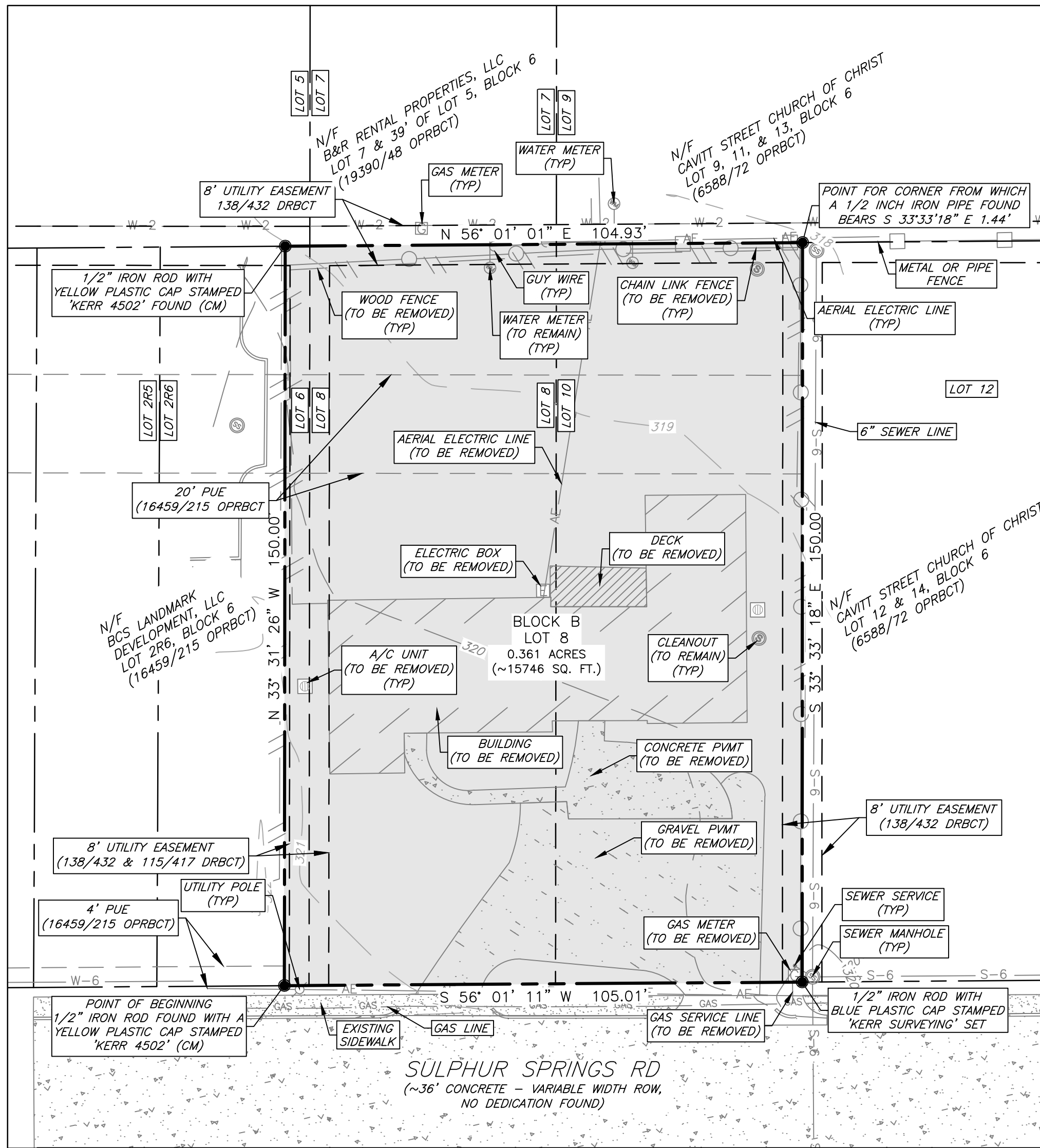
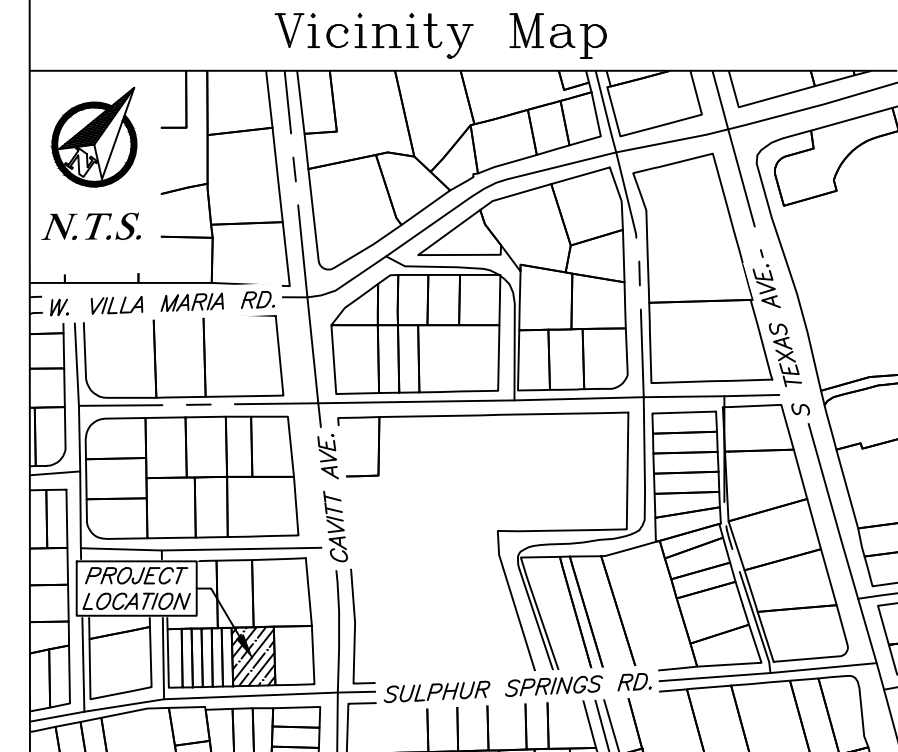
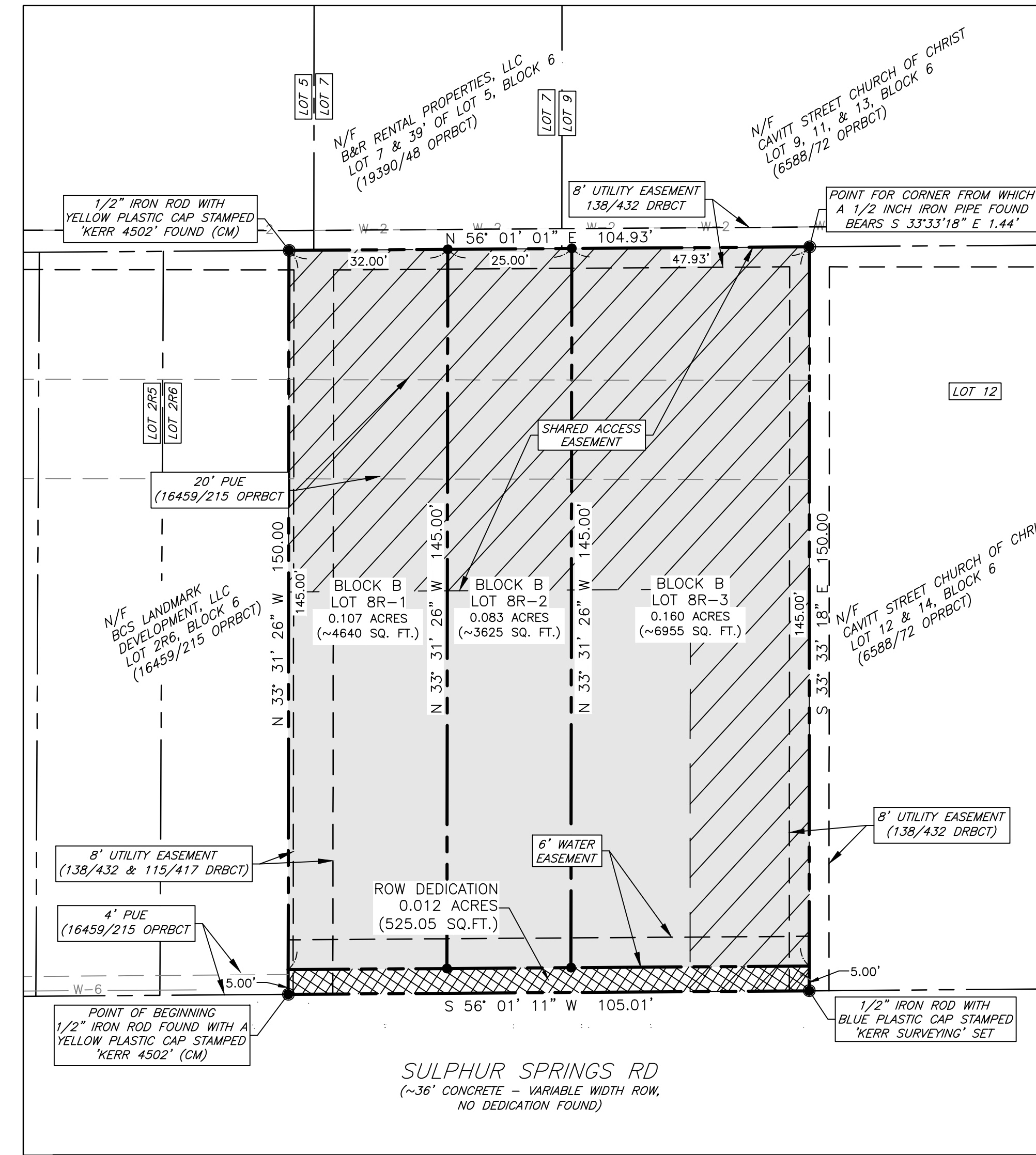


ORIGINAL



REPLAT



General Notes:

- 1. 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 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).

Annotations table with columns for symbol and description, including ROW, HMAL, DRBCT, OPRBCT, PUE, TYP, and N/P.

FIELD NOTES DESCRIPTION OF A 0.362 ACRE TRACT ZENO PHILLIPS SURVEY, A-45 & JOSEPH E. SCOTT SURVEY, A-50 BRYAN, BRAZOS COUNTY, TEXAS

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SULPHUR SPRINGS ROAD (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE EAST CORNER OF CALLED LOT 2R6, BLOCK 6 OF THE MIDWAY PLACE ADDITION RECORDED IN VOLUME 16459, PAGE 215 (OPRBCT), AND BEING THE SOUTH CORNER HEREOF;

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Rob Crowley, Managing Member of Aggie Hawk, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 17750, Page 76, and whose names are 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.

Rob Crowley, Managing Member, Aggie Hawk, LLC

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Rob Crowley, 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.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, David Powell Brister, Registered Public Surveyor No. 6537, 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 subdivision will describe a closed geometric form.

David Powell Brister, R.P.L.S. No. 6537

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

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

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

FINAL PLAT Midway Place Add. Block B, Lots 8R-1, 8R-2, 8R-3, & ROW Dedication 0.362 Acres Being a Replat of a Block B, Lots 8, 10, the East 5' of Lot 6 of Midway Place, and ROW dedication in Volume 38, Page 598 DRBCT Zeno Phillips Survey, A-45 & Joseph E. Scott Survey, A-50 Bryan, Brazos County, Texas February 2025

2/19/2025 J4 Engineering Midway Place Townhomes - Replat.dwg - J4E Project # 24-028