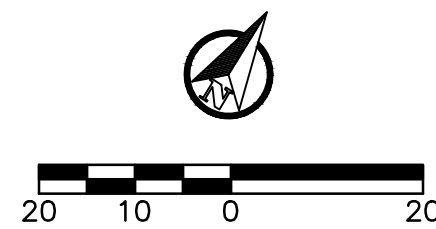
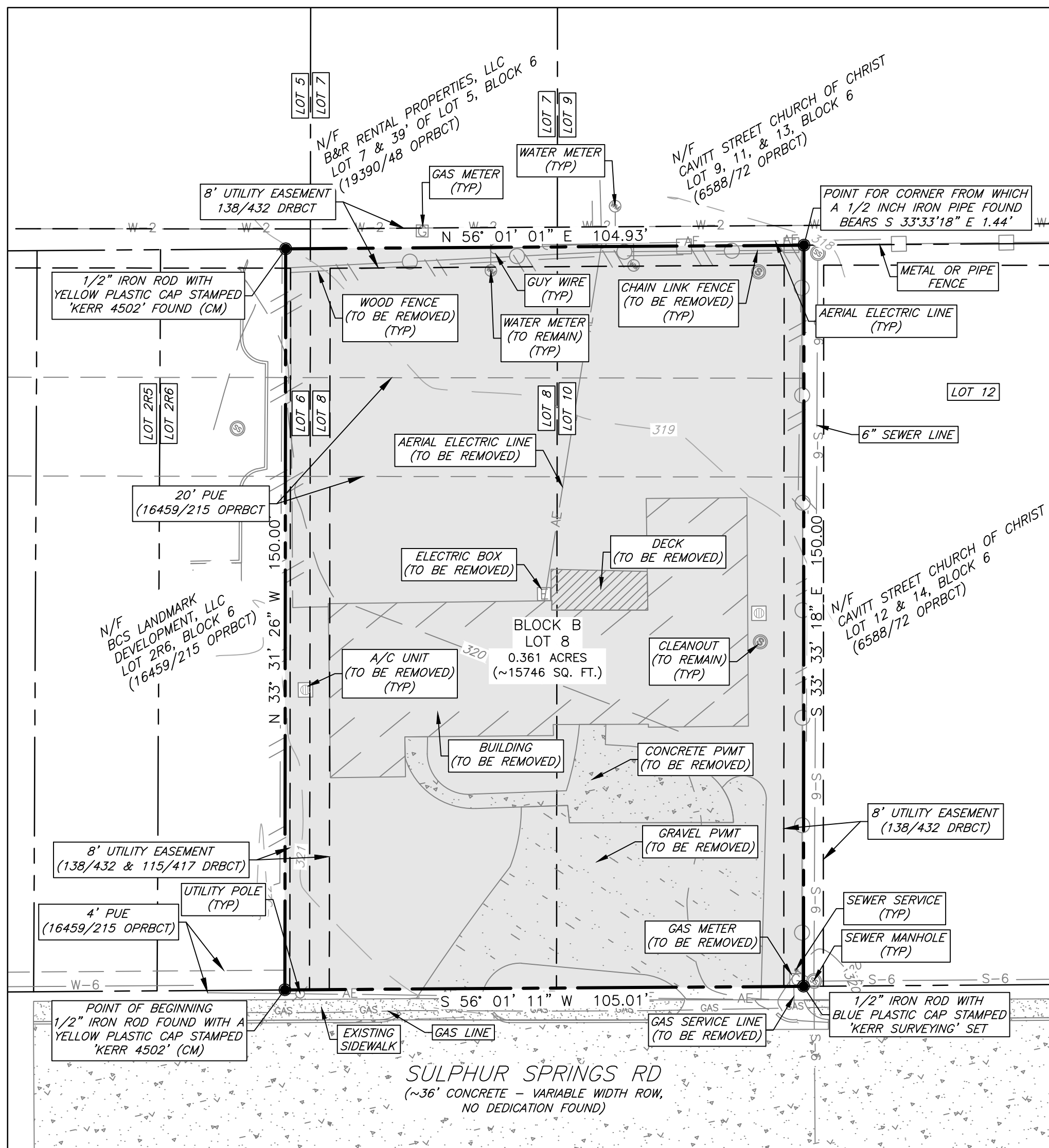
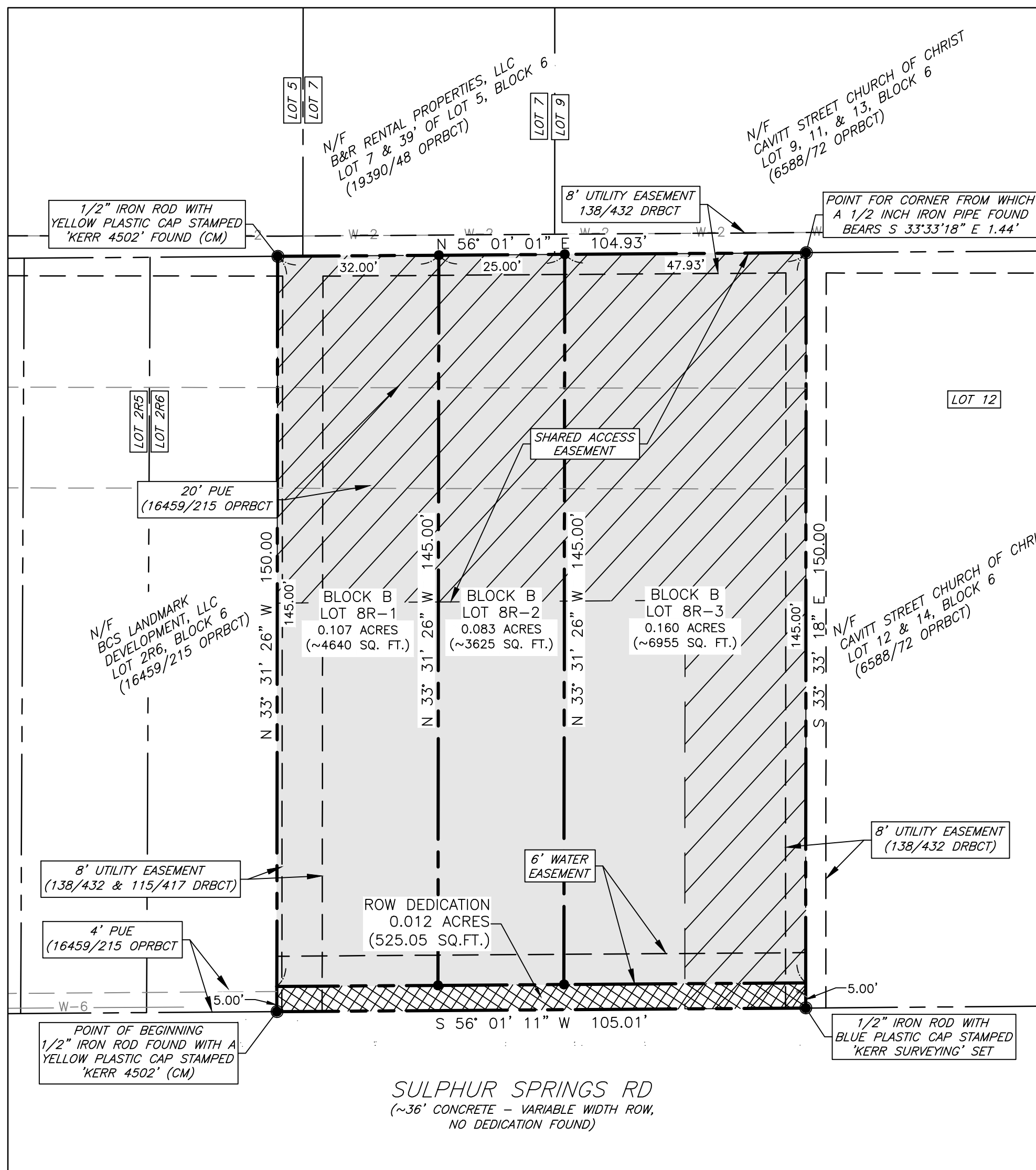


**ORIGINAL**



**REPLAT**



**Annotations:**

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/P-	Now or Formerly

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

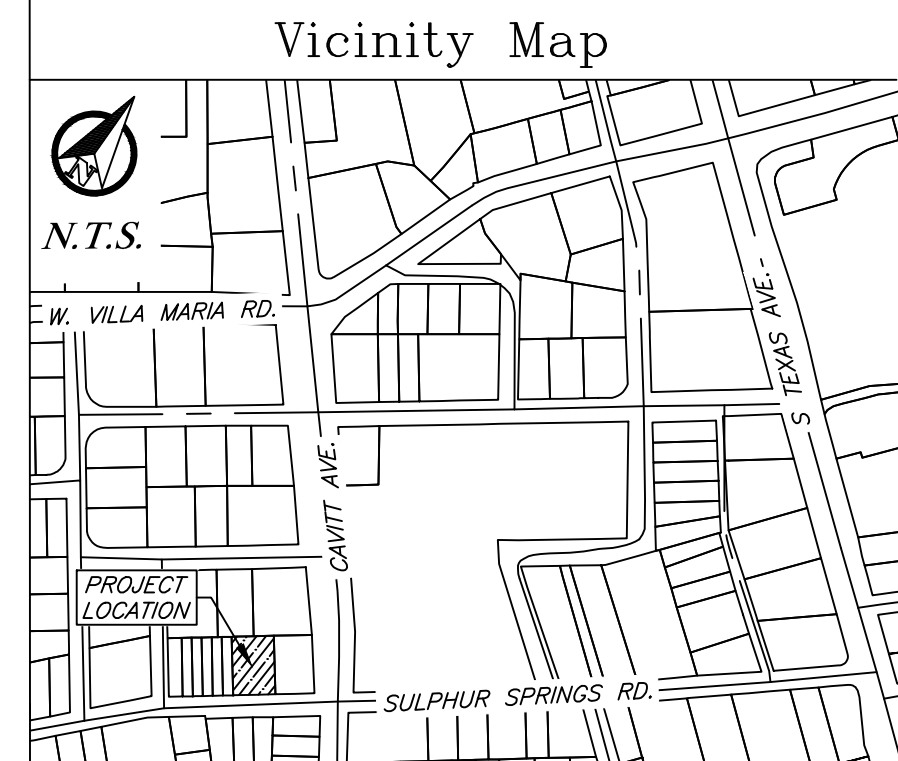
BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SULPHUR SPRINGS ROAD (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE EAST CORNER OF CALLED LOT 2R6, BLOCK 6 OF THE MIDWAY PLACE ADDITION RECORDED IN VOLUME 16459, PAGE 215 (OPRBCT),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

THENCE, WITH THE NORTHEAST LINE OF SAID LOT 2R6, SAME BEING THE SOUTHWEST LINE HEREOF, N 33° 31' 26" W, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR NORTH CORNER OF BEFOREMENTIONED LOT 2R6, SAME BEING IN THE SOUTHEAST LINE OF LOT 5 OF BEFOREMENTIONED MIDWAY PLACE, AND BEING THE WEST CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 5, SAME BEING THE NORTHWEST LINE HEREOF, N 56° 01' 01" E, A DISTANCE OF 104.93 FEET TO A POINT FOR CORNER MARKING THE EAST CORNER OF LOT 9, SAME BEING THE WEST CORNER OF LOT 12, AND BEING THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS S 33° 33' 18" E A DISTANCE OF 1.44 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 12, SAME BEING THE NORTHEAST LINE HEREOF, S 33° 33' 18" E, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF SULPHUR SPRINGS ROAD, SAME BEING THE SOUTH CORNER OF SAID LOT 12, AND BEING THE EAST CORNER HEREOF;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SULPHUR SPRINGS ROAD, SAME BEING THE SOUTHWEST LINE HEREOF, S 56° 01' 11" W, A DISTANCE OF 105.01 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.362 ACRES, MORE OR LESS.



**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 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals (ex. 363.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010935501446 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 480410215F 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.
- Conditional Use Permit Case No. CU24-000103, to allow Townhomes on this subject property, was approved with conditions, by the Planning and Zoning Commission on \_\_\_\_\_.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Residential District 5000 - (RD-5).
- The topography is from survey data.
- 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 plat was prepared to reflect the title commitment issued by university title company, GP No. 193245, effective date: 11-13-2019. Items listed on schedule B are addressed as follows:
  - Item 6e: Easements and building lines as set out in restrictions recorded in Volume 115, Page 417 and Volume 138, Page 432 (DRBCT), do affect this tract but is blanket in nature and not plottable.
  - Item 6i: Blanket easement to City of Bryan recorded in Volume 2822, Page 78 (ORBCT), does affect this tract but is blanket in nature and not plottable.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private storm water detention facilities, which are part of the subdivision, This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.

**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 CITY ENGINEER**

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.

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, 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

Owner:  
 Aggie Hawk, LLC  
 543 W.D. Fitch Pkwy, Suite 115  
 College Station, TX 77845

Engineer:  
  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPELS #10018500  
 Proj # 24-543