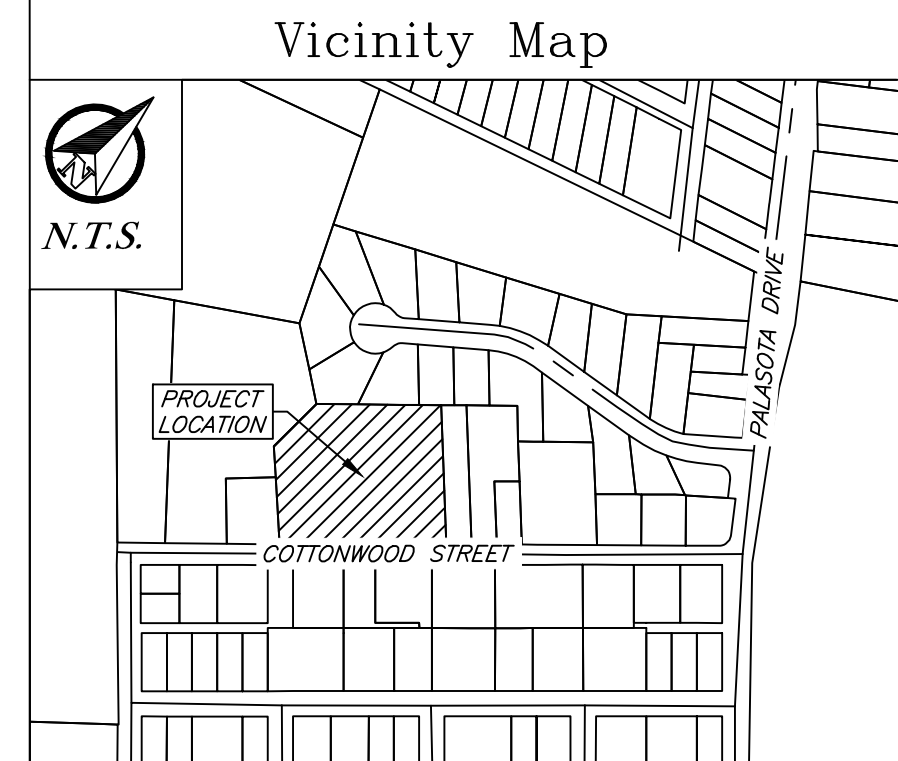
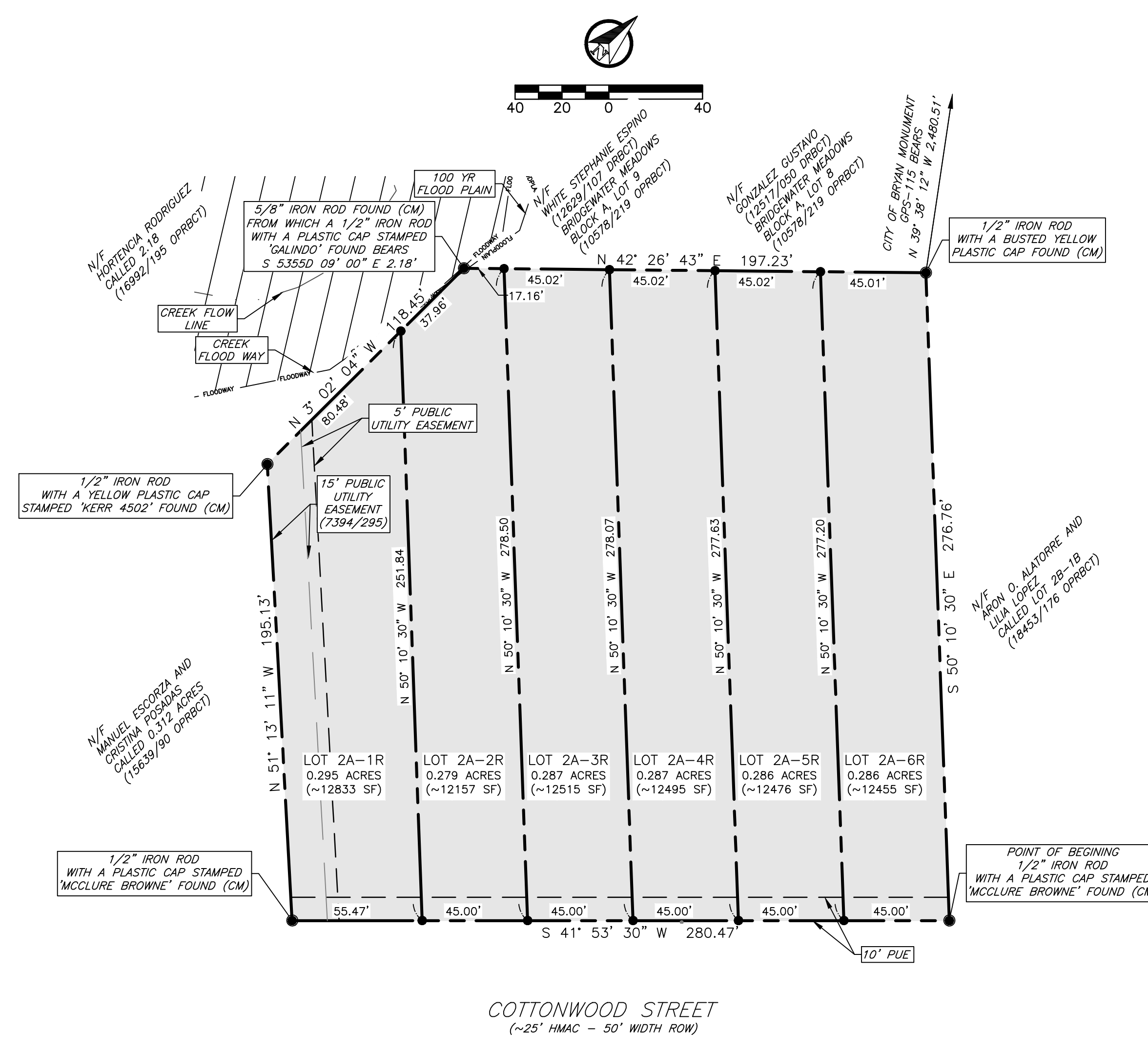
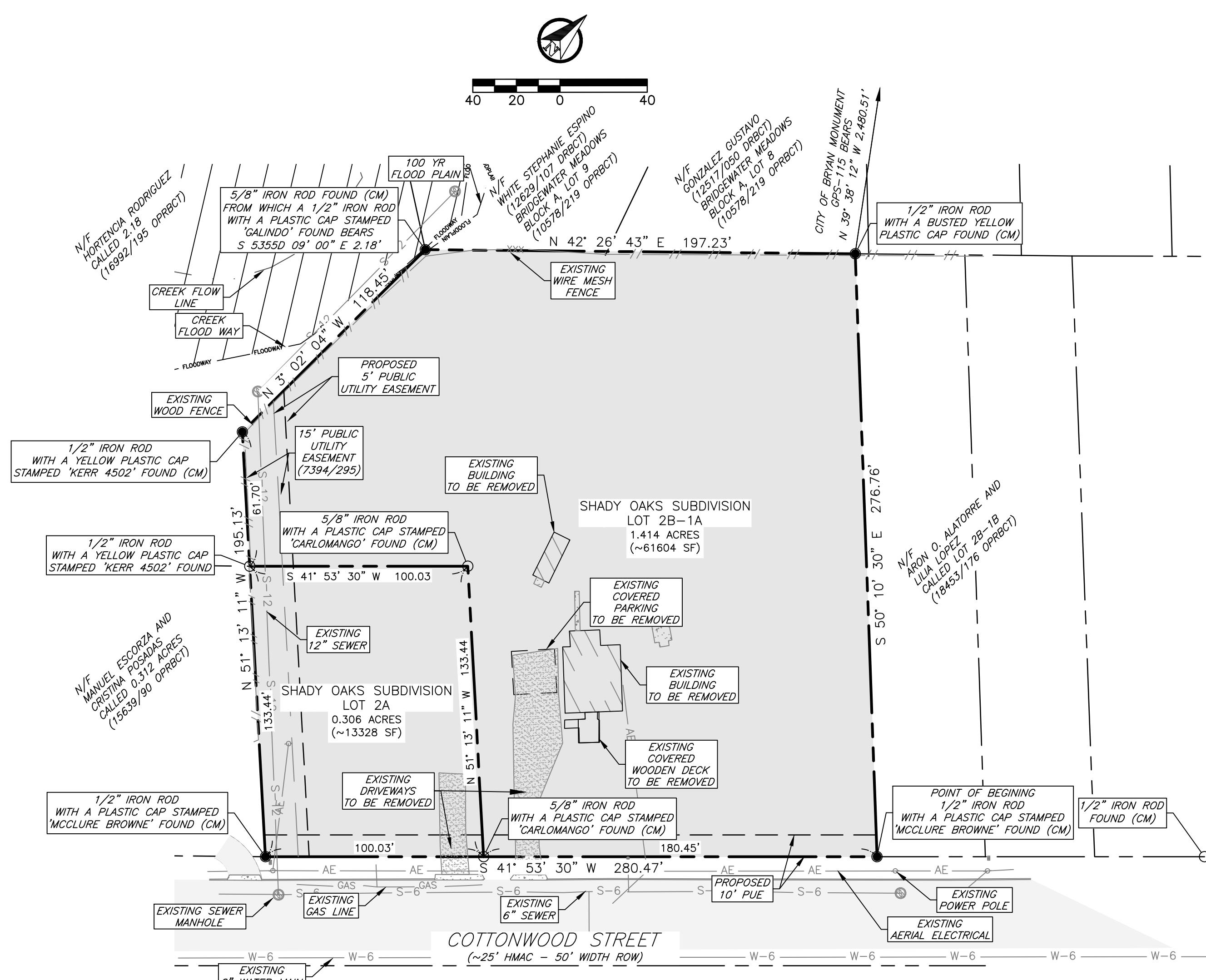


ORIGINAL

REPLAT



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4003), 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 unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011220571528 (calculated using GEOID12B).
- A portion of this tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E revised date: May 16, 2012. The minimum finish floor elevation for Lot 2A-1R shall be 315.45' which is 1' above the base flood elevation.
- 1/2" Iron rods sets will be set at all angle points and lot corners unless otherwise stated.
- This property is Zoned Residential District-5000 (RD-5). The proposed use is single-family residential.
- All utilities shown are approximate location.
- 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, GF No: 2503049CS, effective date: January 7th, 2025. No survey related items were listed under schedule B.
- Front setback for all lots on this plat shall be 35-feet. All other setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Per Planning Variance, PV25-01, approved by the Planning and Zoning Commission on March 6, 2025, Lots 2A-2R through 2A-6R shall have a lot width of 45-feet.

FIELD NOTES DESCRIPTION OF A 1.720 ACRE TRACT STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.720 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 2A OF THE REPLAT OF LOT 2, SHADY OAKS SUBDIVISION, RECORDED IN VOLUME 7394, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND BEING ALL OF LOT 2B-1A OF THE REPLAT OF LOT 2B-1, SHADY OAKS SUBDIVISION RECORDED IN VOLUME 18428, PAGE 185 (OPRBCT); SAID 1.720 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'MCCLURE BROWNE' FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET (CALLED 50' WIDE RIGHT-OF-WAY 7394/295 OPRBCT), SAME BEING THE SOUTH CORNER OF LOT 2B-1B OF SAID REPLAT OF LOT 2B-1, AND BEING DESCRIBED IN A DEED TO ARON O. ALATORRE & LILIA LOPEZ RECORDED IN VOLUME 18453, PAGE 176 (OPRBCT), BEING THE EAST CORNER OF SAID LOT 2B-1A, AND BEING THE EAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 41° 53' 30" E A DISTANCE OF 150.20 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET, SAME BEING THE SOUTHEAST LINE OF SAID LOT 2B-1A, S 41° 53' 30" W, AT A DISTANCE OF 180.44 FEET PASSING A BENT 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'CARLOMAGNO' FOUND FOR THE EAST CORNER OF THE SAID LOT 2A, SAME BEING A SOUTH CORNER OF SAID LOT 2B-1A, AND CONTINUING WITH THE COMMON LINE OF COTTONWOOD STREET AND SAID LOT 2A, FOR A TOTAL DISTANCE OF 280.47 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'MCCLURE BROWNE' FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET, SAME BEING THE EAST CORNER OF A CALLED 0.312 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANUEL ESCORZA & CRISTINA POSADAS RECORDED IN VOLUME 15639, PAGE 090 (OPRBCT), BEING THE SOUTH CORNER OF LOT 2A, AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID ESCORZA TRACT, SAME BEING THE SOUTHWEST LINE OF SAID LOT 2A, N 51° 13' 11" W, AT A DISTANCE OF 133.44 FEET PASSING A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN INTERIOR CORNER OF A CALLED 2.18 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HORTENCIA RODRIGUEZ RECORDED IN VOLUME 16992, PAGE 195 (OPRBCT), SAME BEING THE NORTH CORNER OF SAID ESCORZA TRACT, AND THE WEST CORNER OF SAID LOT 2A, CONTINUING WITH THE COMMON LINE OF SAID RODRIGUEZ TRACT AND SAID LOT 2B-1A, FOR A TOTAL DISTANCE OF 195.13 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING AN INTERIOR CORNER OF SAID RODRIGUEZ TRACT, BEING A WEST CORNER OF SAID LOT 2B-1A AND A WEST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID RODRIGUEZ TRACT, SAME BEING THE WEST LINE OF SAID LOT 2B-1A, N 03° 02' 04" W, A DISTANCE OF 118.45 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID RODRIGUEZ TRACT, BEING THE MOST NORTHWEST CORNER OF SAID LOT 2B-1A, AND BEING THE MOST NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'GALINDO' FOUND BEARS S 53° 09' 00" E A DISTANCE OF 2.18 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 2B-1A, N 42° 26' 43" E, A DISTANCE OF 197.23 FEET TO A 1/2 INCH IRON ROD WITH A BUSTED YELLOW PLASTIC CAP FOUND MARKING THE WEST CORNER OF THE BEFOREMENTIONED ALATORRE TRACT, SAME BEING THE NORTH CORNER OF LOT 2B-1A, AND BEING THE NORTH CORNER HEREOF, FROM WHICH A 3/4 INCH IRON ROD FOUND BEARS N 42° 26' 43" E A DISTANCE OF 99.41 FEET;

THENCE, WITH THE COMMON LINE OF LOT 2B-1A AND LOT 2B-1B, S 50° 10' 30" E, A DISTANCE OF 276.76 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.720 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Stennis, Managing Partner of 36 & 37 Investment, LLC, 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 7394, Page 295, and Volume 18428, Page 185, 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.

David Stennis
Managing Partner of 36 & 37 Investment, LLC

CERTIFICATE 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 property markers and monuments were placed under my supervision on the ground.

Michael Konetski, R.P.L.S. No. 6531

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

County Clerk, Brazos County, Texas

Annotations:

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

FINAL PLAT

Shady Oaks Subdivision
Lots 2A-1R - 2A-6R
1.720 Acres

Being a Replat of Shady Oaks Subdivision,
Lots 2A Volume 7394, Page 295 OPRBCT
and 2B-1A Volume 18428, Page 185 OPRBCT,
1.720 Acres

Stephen F. Austin League Survey No. 09, A-62
Bryan, Brazos County, Texas

March 2025

Owner:
36 & 37 Investments, LLC
1708 Cottonwood St.
Bryan, TX

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
1718 Braecrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 25-0090

J4 Engineering 3/11/2025 J4E Project # 25-006 \\s-e-server\N\2025\25-006-Shady Oaks Replat\Replat\Shady Oaks - Replat.dwg