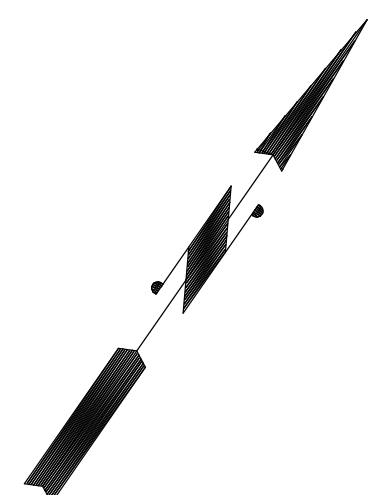


SCALE: 1"=40'



OWNER/DEVELOPER OF THE REPLAT  
TEXAS AGGIE CORPS OF CADETS ASSOCIATION  
1134 FINFEATHER ROAD, BRYAN, TX 77803-3823  
979-221-1998

SURVEYOR'S CERTIFICATE:

I, MICHAEL D. OLSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5386 OF 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/FOUND UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

*Michael Olson*



MICHAEL D. OLSON  
REG. NO. 5386  
OLSON SURVEYING  
DATE: 03.26.25

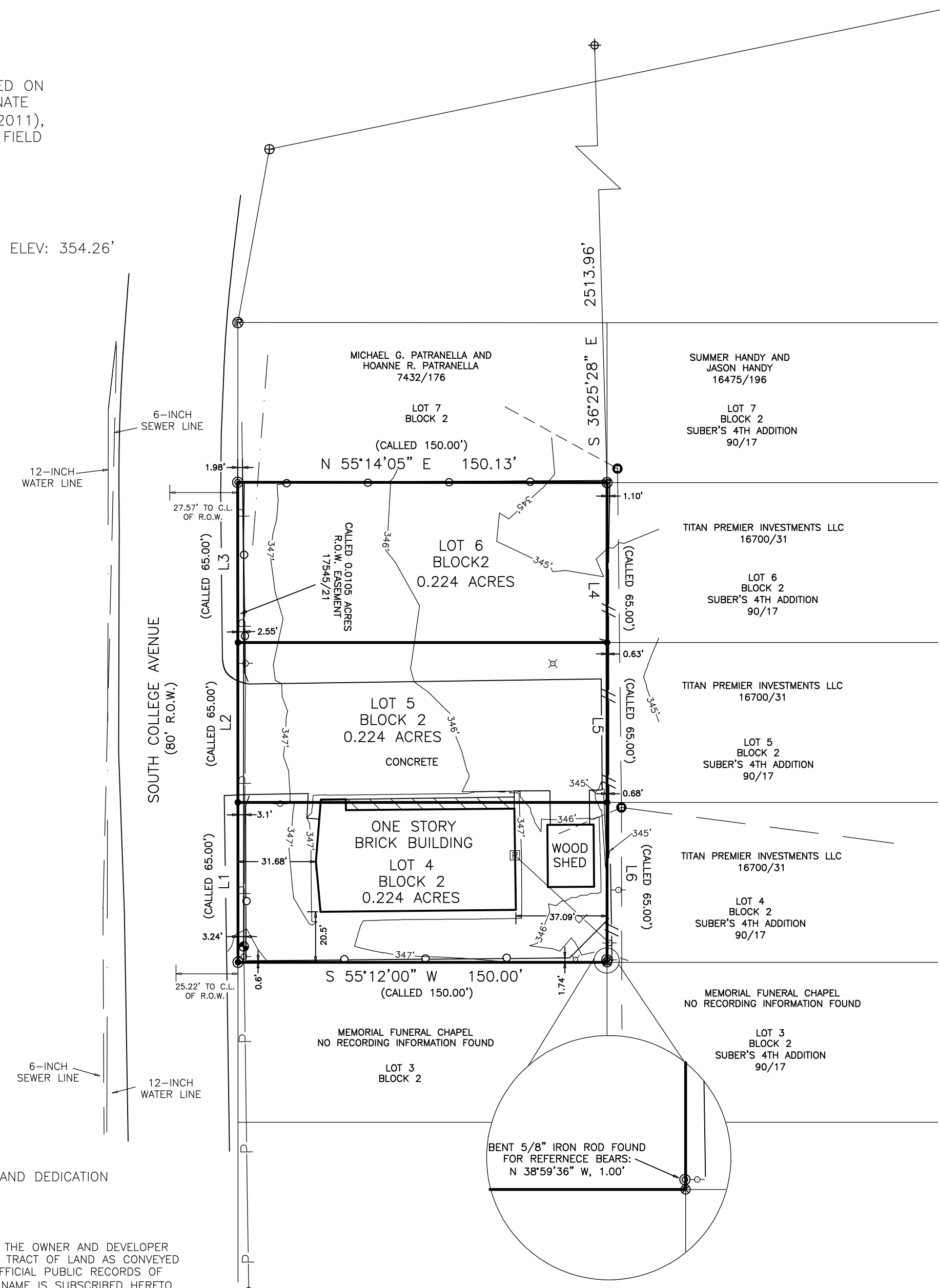
SURVEY AND PLAT PREPARED BY:

**OLSON SURVEYING**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

# ORIGINAL PLAT

BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (2011), MADE FROM OBSERVATIONS IN THE FIELD

PROJECT BENCHMARK:  
CITY OF BRYAN MONUMENT 114  
N: 10226487.094, E: 3541039.019, ELEV: 354.26'  
(ELEVATION DATUM NAVD 1988)



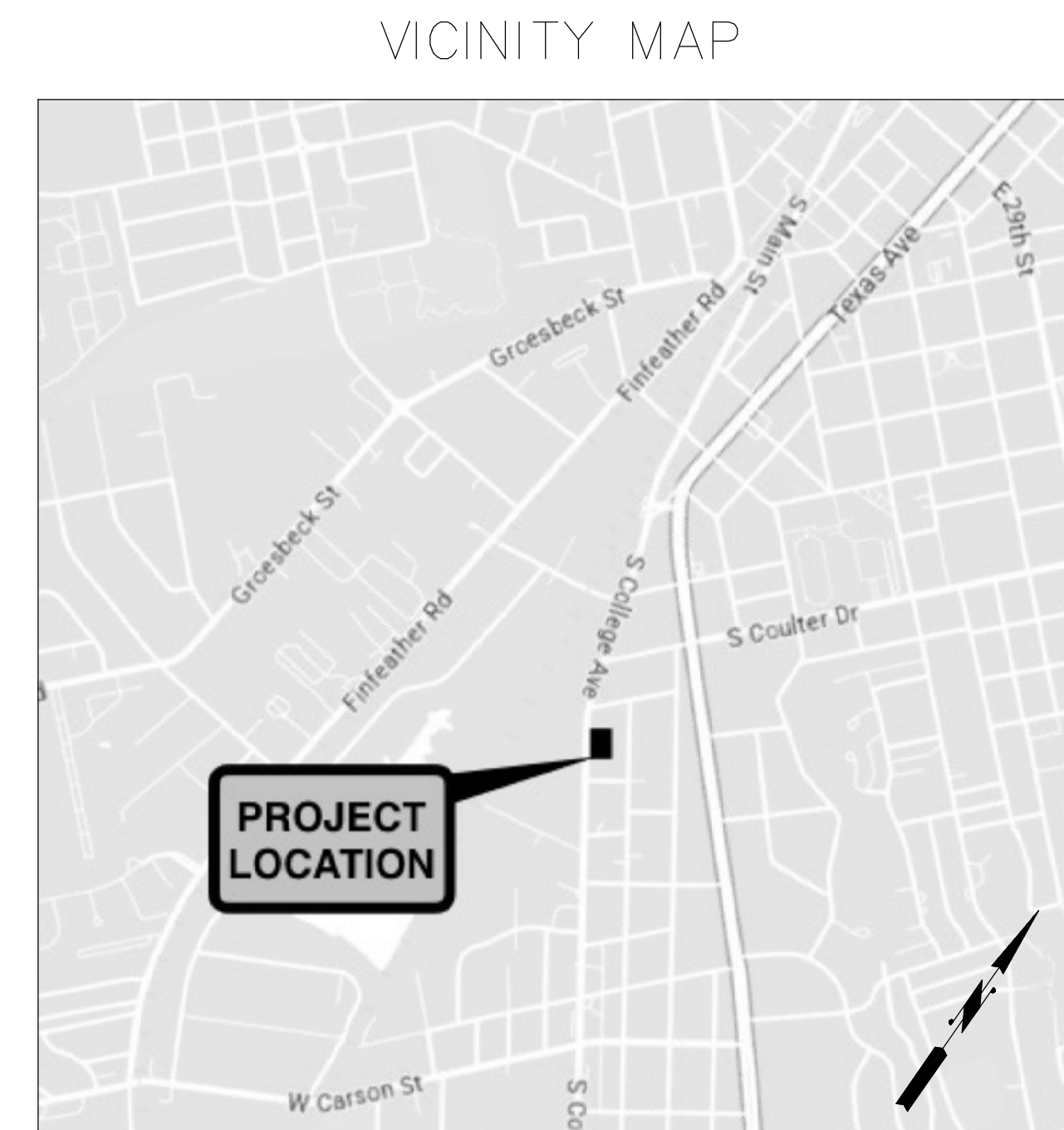
- LEGEND**
- ⊙ 1/2" IRON ROD FOUND
  - ⊙ 5/8" IRON ROD FOUND
  - ⊙ IRON ROD WITH ORANGE PLASTIC CAP
  - ⊙ MAKRED "CARLOMAGNO RPLS 1562" FOUND
  - ⊙ "X" MARKED IN CONCRETE FOUND
  - ⊙ POINT FOR CORNER
  - ⊙ 5/8" IRON ROD SET
  - ⊙ BRYAN CITY MONUMENT #114
  - ⊙ SANITARY MANHOLE
  - ⊙ WATER METER
  - ⊙ ELECTRIC METER
  - ⊙ POWER POLE
  - ⊙ LIGHT POLE
  - ⊙ POWER LINE
  - ⊙ FENCE LINE-METAL BAR
  - ⊙ FENCE LINE-WOOD
  - ⊙ 6-INCH GRAVITY SEWER LINE
  - ⊙ PUBLIC SEWER CONNECTION
  - ⊙ 12-INCH WATER LINE
  - ⊙ 2-INCH WATER LINE
- ▨ COVERED CONC.  
⊘ BREAK IN LINE

- ABBREVIATIONS**
- R.O.W. RIGHT-OF-WAY
  - B.L. BUILDING LINE per ORDINANCE
  - P.O.B. POINT OF BEGINNING
  - C.L. CENTER LINE

**LINE TABLE**

| LINE | DISTANCE | BEARING       |
|------|----------|---------------|
| L1   | 65.00'   | N 34°50'19" W |
| L2   | 65.00'   | N 34°50'19" W |
| L3   | 65.09'   | N 34°50'19" W |
| L4   | 65.00'   | S 34°48'00" E |
| L5   | 65.00'   | S 34°48'00" E |
| L6   | 65.00'   | S 34°48'00" E |

# REPLAT



FIELD NOTES FOR A 0.672 ACRE TRACT IN THE ZENO PHILLIPS SURVEY, A-45, BRAZOS COUNTY, TEXAS

BEING A 0.672 acre tract out of and being part of the Zeno Phillips Survey, A-45, in Brazos County, Texas, and being all of Lot 4 (Lot 4), Lot 5 (Lot 5), and Lot 6 (Lot 6), Block 2, of the Suber's Third Addition (Suber's 3rd Add.), a subdivision recorded in Volume 38, Page 611 of the Deed Records of Brazos County Texas (D.R.B.C.T.). Herein described tract or parcel of land being more particularly described by the metes and bounds as follows:

COMMENCING at Bryan City Monument #114;

THENCE South 38°25'28" East, a distance of 2513.96 feet to a 1/2" iron rod found for the PLACE OF BEGINNING of this tract, also being the north corner of this tract, also being the east corner of Lot 7 (Lot 7), Block 2, of the said Suber's 3rd Add., also being the south corner of Lot 7, Block 2, of the Suber's 4th Addition (Suber's 4th Add.), a subdivision recorded in Volume 90, Page 17 of the D.R.B.C.T., also being the west corner of Lot 6, Block 2, of the said Suber's 4th Add.;

THENCE along the common line of this tract and the said Suber's 4th Add., South 34°48'00" East, a distance 195.00 feet to an "X" marked in concrete found for the east corner of this tract, also being the south corner of Lot 4, Block 2, of the said Suber's 4th Add., also being the north corner of Lot 3 (Lot 3), Block 2, of the said Suber's 3rd Add.;

THENCE along the common line of this tract and the said Lot 3, South 55°12'00" West, a distance of 150.00 feet to a 5/8" iron rod set for the south corner of this tract, also being the west corner of the said Lot 3, also being a point along the northeast right-of-way line of South College Avenue (S. College Ave), a variable width right-of-way;

THENCE along the common line of this tract and the right-of-way line of the said S. College Ave, North 34°50'19" West, a distance of 195.09 feet to a 5/8" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way line of the said S. College Ave, also being the south corner of the said Lot 7;

THENCE along the common line of this tract and the said Lot 7, North 55°14'05" East, a distance of 150.13 feet to the PLACE OF BEGINNING containing 0.672 acres.

### CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS }  
COUNTY OF BRAZOS }  
  
I, TEXAS AGGIE CORPS OF CADETS ASSOCIATION, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN VOLUME 19680, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORRECT), AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER

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 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY PLANNER, BRYAN, TEXAS

- SURVEY NOTES:**
- THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 4, LOT 5, AND LOT 6 OF BLOCK 2 OF SUBER'S THIRD ADDITION INTO ONE NEW LOT (LOT 4R) IN ORDER TO REDEVELOP THE SITE FOR OFFICE USE.
  - THE BEARING BASES OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #114.
  - SAID TRACT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 4804100215F, DATED: APRIL 2, 2014.
  - ZONING IS MIDTOWN CORRIDOR DISTRICT (MT-C).
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - A RIGHT-OF-WAY EASEMENT ALONG THE SOUTHWEST BOUNDARY LINE OF LOT 4R WAS ESTABLISHED TO ACCOMMODATE THE REMAINING WIDTH NECESSARY FOR COMPLIANCE WITH THE REQUIRED 80-FOOT RIGHT-OF-WAY DEDICATION OF SOUTH COLLEGE AVE.
  - RIGHT-OF-WAY EASEMENT RECORDED IN VOL. 17545, PG. 21 OF THE OPBCT SHOWN ON THE ORIGINAL PLAT IS OVERRIDDEN BY THE RIGHT-OF-WAY EASEMENT ESTABLISHED ON THE REPLAT.
  - THIS PROPERTY IS CURRENTLY SERVED BY EXISTING UTILITIES, INCLUDING A WATER METER, AN ELECTRIC METER, AND SEWER. NO ADDITIONAL UTILITY INSTALLATIONS OR MODIFICATIONS ARE PROPOSED AS PART OF THIS REPLAT.

### FINAL PLAT OF LOT 4R

BEING A REPLAT OF LOT 4, LOT 5, AND LOT 6, BLOCK 2, SUBER'S ADDITION, PHASE THREE

(0.672 ACRES MEASURED)

SUBER'S ADDITION, PHASE THREE  
VOLUME 38, PAGE 611 DRBCT  
  
ZENO PHILLIPS LEAGUE SURVEY,  
ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS  
  
MARCH 2025