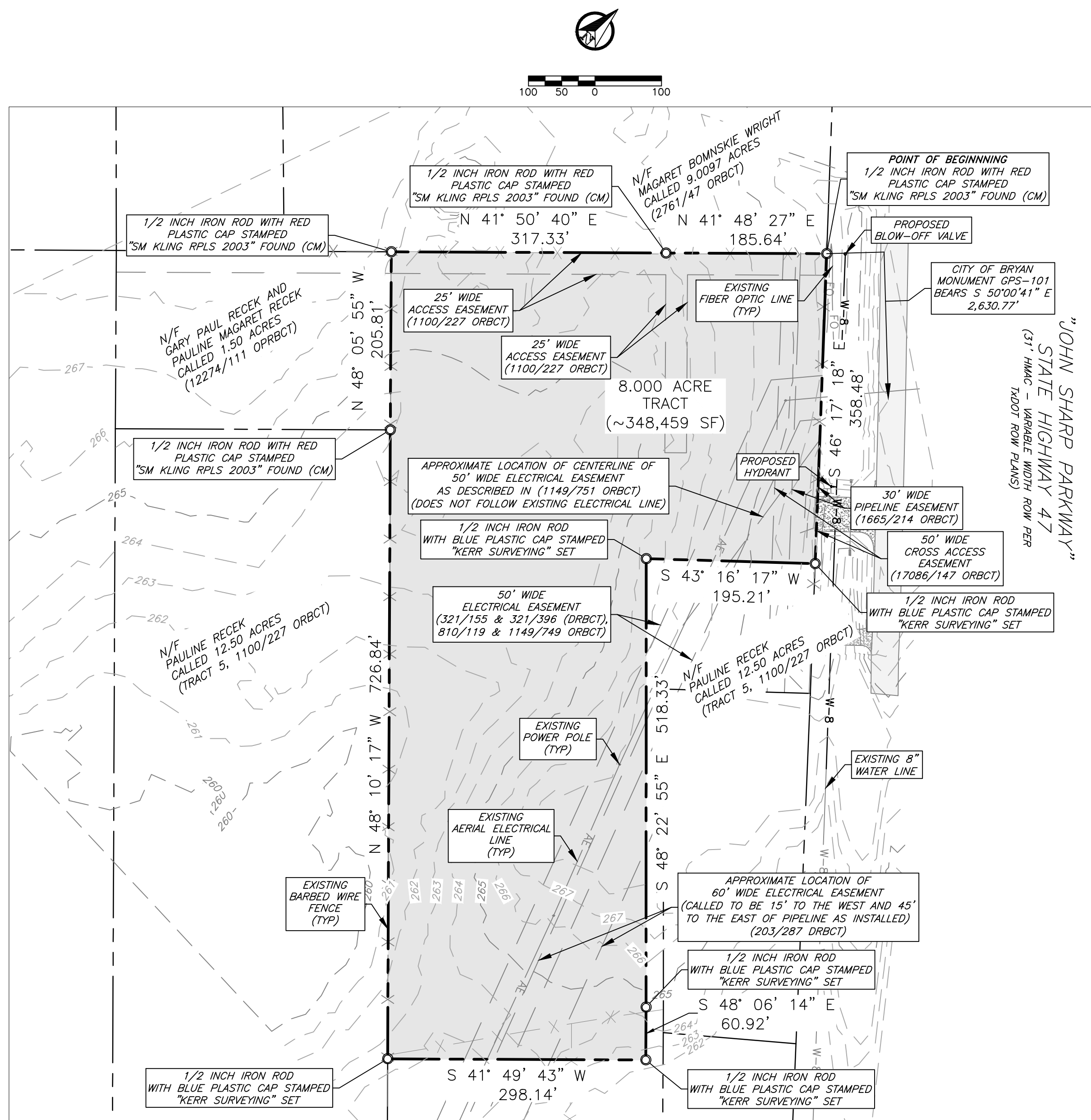


PRELIMINARY PLAN



ANNOTATIONS:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Britt Jones, Managing Partner of CJ 4242 Investments, LLC, owner and developer of the land shown on this plat, and designated herein as an 8 acre tract in Volume 17138, Page 116 of Official Public Records of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Britt Jones,
Managing Partner of CJ 4242 Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Britt Jones, Managing Partner of CJ 4242 Investments, LLC, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein 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, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

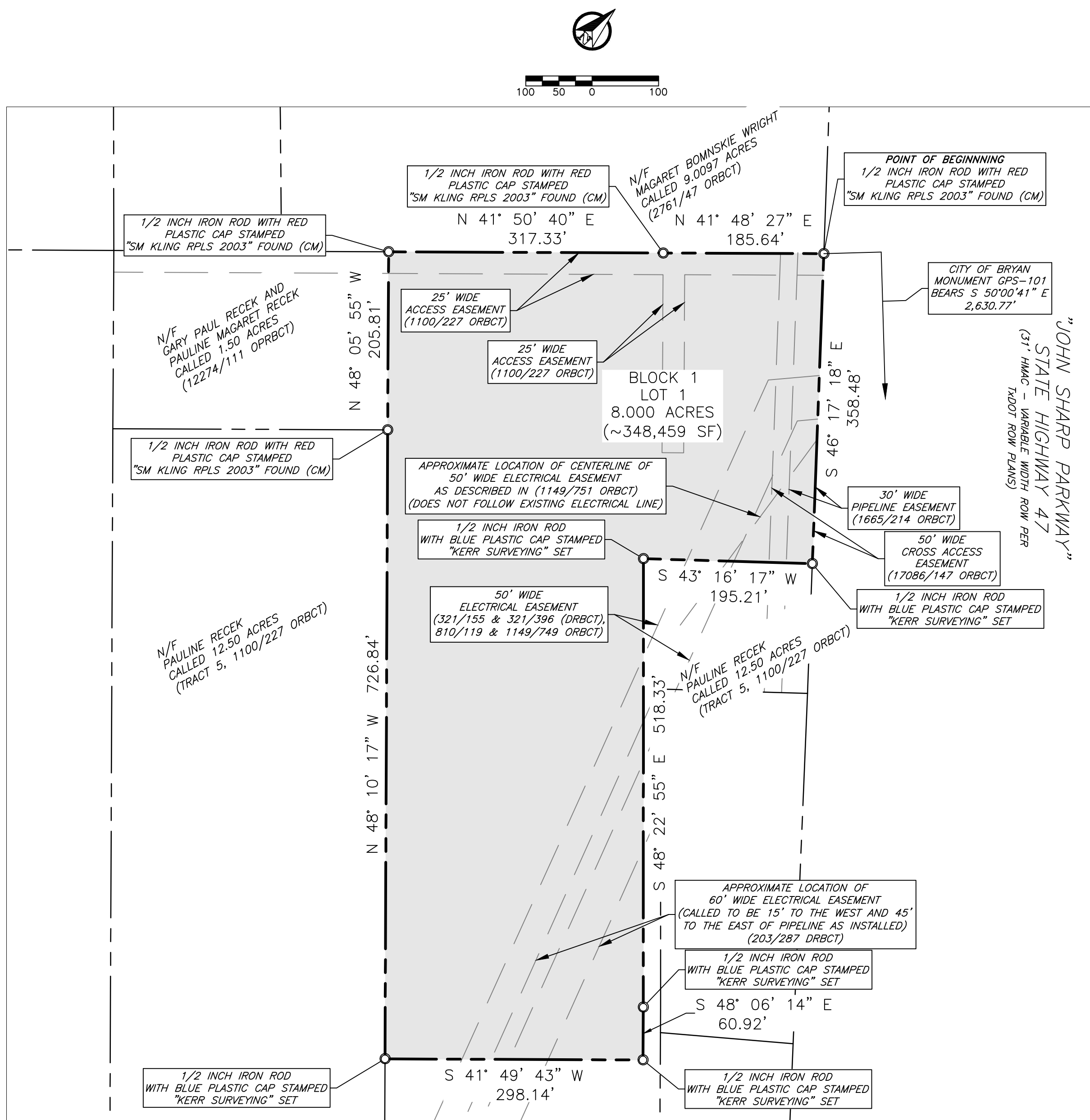
Michael Konetski, R.P.L.S. No. 6531

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

FINAL PLAT



FIELD NOTES DESCRIPTION
OF A
8.00 ACRE TRACT
L. JAUQUES SURVEY, ABSTRACT 143
RYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION F 8.00 ACRES IN THE ISAAC L. JACQUES SURVEY, ABSTRACT 143, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 8.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CJ 4242 INVESTMENTS, LLC - 3204 COUGAR TRAIL SERIES, RECORDED IN VOLUME 17138, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "SM KLIN RPLS 2003"; FOUND IN THE SOUTHWEST LINE OF STATE HIGHWAY 47 (ALSO CALLED "JOHN SHARP PARKWAY"; VARIABLE WIDTH RIGHT-OF-WAY PER TDDO RIGHT-OF-WAY PLANS), FOR THE EAST CORNER OF A 2761.9,0097 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARGARET BOMNSKI WRIGHT, RECORDED IN VOLUME 2761, PAGE 47, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORCBT) AND BEING THE NORTH CORNER OF SAID 8.00 ACRES AND THE NORTH CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-101 BEARS S 50° 00' 41" E, A DISTANCE OF 2,630.77 FEET;

THENCE, WITH THE COMMON LINE OF SAID 8.00 ACRES AND STATE HIGHWAY 47, S 46° 17' 18" E, FOR A DISTANCE OF 358.48 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE NORTH CORNER OF A CALLED 7.985 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CJ 4242 INVESTMENTS, LLC - 3204 COUGAR TRAIL SERIES, RECORDED IN VOLUME 18236, PAGE 26 (OPRBC) AND BEING AN EASTERLY CORNER OF SAID 8.00 ACRES AND AN EASTERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 8.00 ACRES AND SAID 7.985 ACRES FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 43° 16' 17" W, FOR A DISTANCE OF 195.21 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP
 STAMPED "KERR SURVEYING" SET;
 2) S 48° 52' 56" E, FOR A DISTANCE OF 518.93 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP
 STAMPED "KERR SURVEYING" SET;
 3) S 48° 06' 14" E, FOR A DISTANCE OF 60.32 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP
 STAMPED "KERR SURVEYING" SET;
 4) S 33° 33' 33" E, FOR A DISTANCE OF 298.14 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP
 STAMPED "KERR SURVEYING" SET IN THE NORTHEAST LINE OF A CALLED 12.5 ACRE TRACT OF LAND DESCRIBED AS
 TRACT 5 IN A SAID TO PAULINE RECRE, RECORDED IN VOLUME 1100, PAGE 222 (ORBOT), FOR A WESTERLY
 CORNER OF SAID 7.995 ACRES AND BEING THE SOUTH CORNER OF SAID 8.00 ACRES AND THE SOUTH CORNER
 HEREOF.

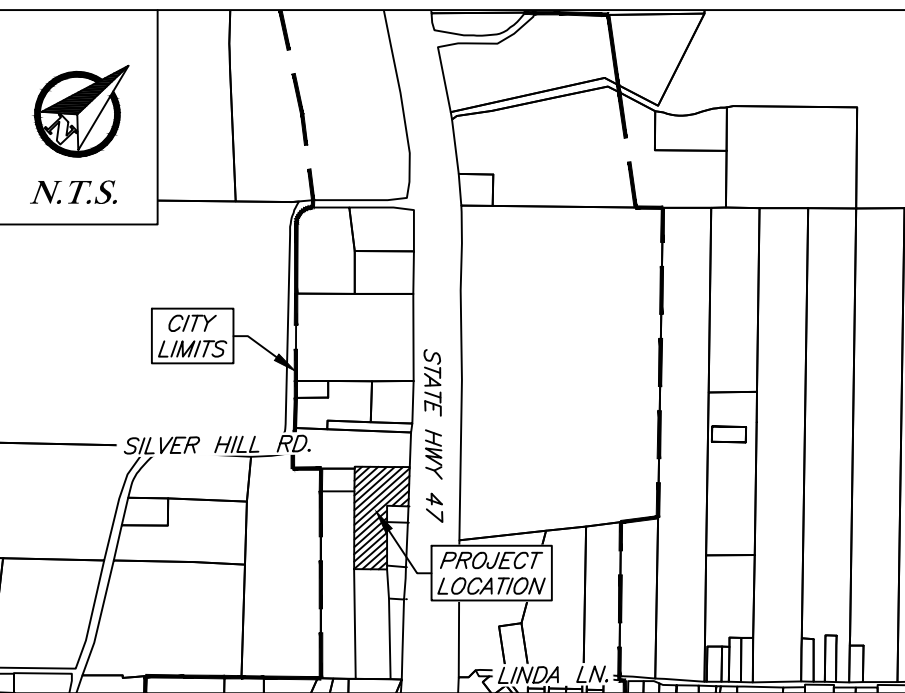
THENCE, WITH THE COMMON LINE OF SAID 12.5 ACRES AND SAID 8.00 ACRES, N 48° 10' 17" W, FOR A DISTANCE OF 726.84 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "SM KALLING RPLS 2003" FOUND FOR THE NORTH CORNER OF SAID 12.5 ACRES AND ALSO FOR THE EAST CORNER OF A CALLED 1.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY PAUL RECEK AND PAULINE MARGARET RECEK, RECORDED IN VOLUME 12274, PAGE 111 (OPRBC7);

THENCE, WITH THE COMMON LINE OF SAID 1.50 ACRES AND SAID 8.00 ACRES, N 48° 05' 55" W, FOR A DISTANCE OF 205.81 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND IN THE SOUTHEAST LINE OF SAID 9.0097 ACRES, FOR THE NORTH CORNER OF SAID 1.50 ACRES AND BEING THE WEST CORNER OF SAID 8.00 ACRES AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 8.00 ACRES AND SAID 9.0097 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 41° 50' 40" E, FOR A DISTANCE OF 317.33 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND;
- 2) N 41° 48' 27" E, FOR A DISTANCE OF 185.64 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 8.00 ACRES, MORE OR LESS.

Vicinity Map



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 Smartlink 4 (NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0001554847825 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014 and 48041C0285E, effective April 2, 2014.
4. This property is zoned Innovation Corridor - Retail Services (IC-RS).
5. All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
6. This plat was prepared to reflect the Title Commitment issued by South Lan Title, LLC, GF No. BC2010001, effective date: 05-18-2021. Items listed on schedule B are addressed as follows:
- Item 10f: Easement to the City of Bryan recorded in Volume 1149, Page 498 (DRBCT) does affect this tract. This easement is blanket in nature and not plottable.
 - Item 10g: Easement to Old Ocean Fuel CO. recorded in Volume 203, Page 287 (DRBCT) does cross this tract as shown hereon.
 - Item 10h: Easement to Old Ocean Fuel CO. recorded in Volume 203, Page 293 (DRBCT) does not affect this tract.
 - Item 10i: Easement to Gulf Gulf States Utilities Company recorded in Volume 321, Page 155 (DRBCT) and Volume 810, Page 119 (ORBCT) does cross this tract as shown hereon.
 - Item 10j: Easement to Gulf Gulf States Utilities Company recorded in Volume 325, Page 185 (ORBCT) and Volume 810, Page 119 (ORBCT) does cross this tract as shown hereon.
 - Item 10k: Easement set forth in deed recorded in Volume 1147, Page 227 (ORBCT) do apply to this tract and are shown hereon.
 - Item 10l: Easement to the City of Bryan recorded in Volume 1147, Page 749 (ORBCT) does cross this tract as shown hereon.
 - Item 10m: Easement to Texas A&M University recorded in Volume 1271, Page 30 (ORBCT) does not cross this tract.
 - Item 10n: Easement to Union Pacific Texas Gathering, INC. recorded in Volume 1665, Page 288 (ORBCT) does cross this tract and is shown hereon.
 - Item 10o: Easement to Union Pacific Texas Gathering, INC. recorded in Volume 1665, Page 288 (ORBCT) does not cross this tract.
 - Item 10p: Easement to the State of Texas recorded in Volume 1812, Page 168 (ORBCT) does not cross this tract.
 - Item 10q: Easement to the City of Bryan recorded in Volume 1147, Page 221 (ORBCT) does cross this tract (see Easement notation).
 - Item 10r: Easement to Linda Holubed Ogle recorded in Volume 10486, Page 264 (OPRBCT) does not cross this tract.
 - All other items are not survey items and/or are not addressed by this plat.

Final Plat

Riverside Subdivision
Block 1, Lot 1

*Being a final plat of an 8.00 acre tract in
Volume 17138, Page 116 OPRBCT
Isaac L. Jaques Survey, A-143
Bryan, Brazos County, Texas
August 2025*

Scale 1" = 100'

Owner:
CJ 4242 Investments, LLC
Britt Jones
PO Box 271,
Wellborn, TX, 77881

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 25-0776

Engineer.



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