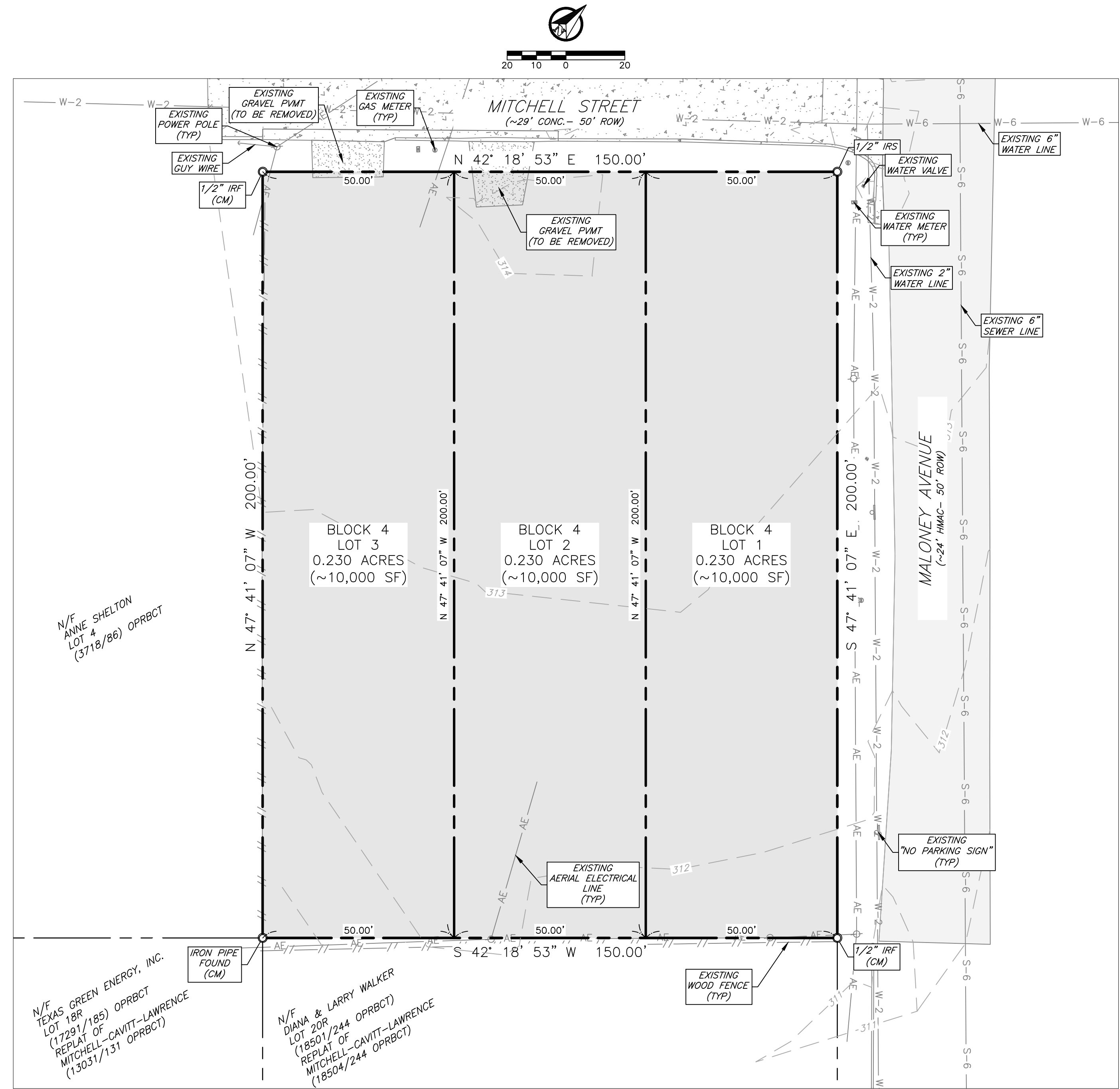
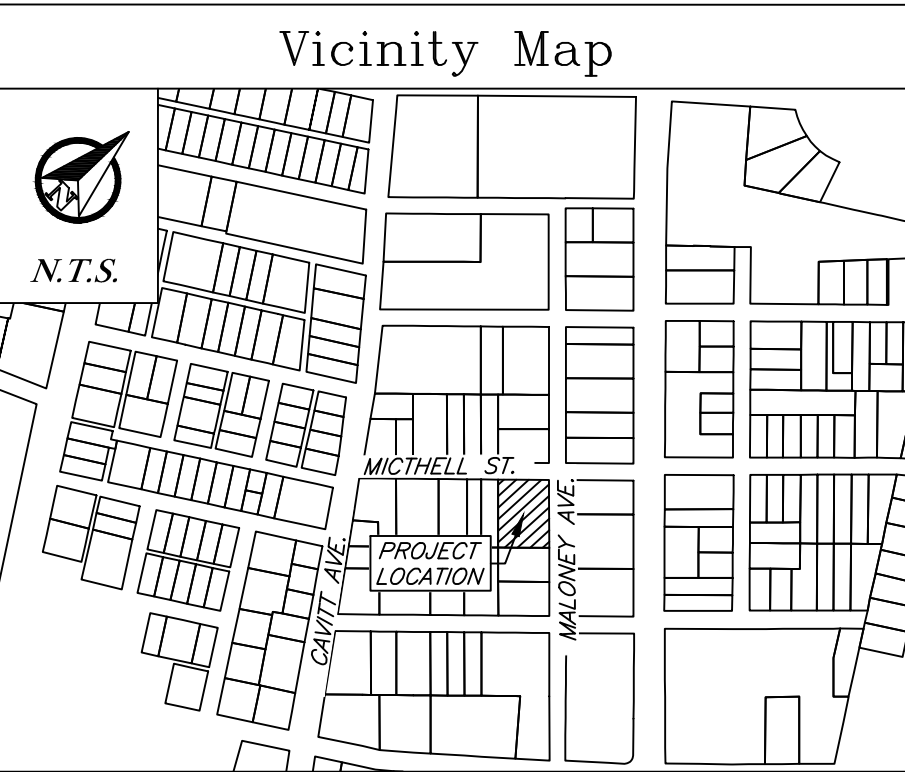
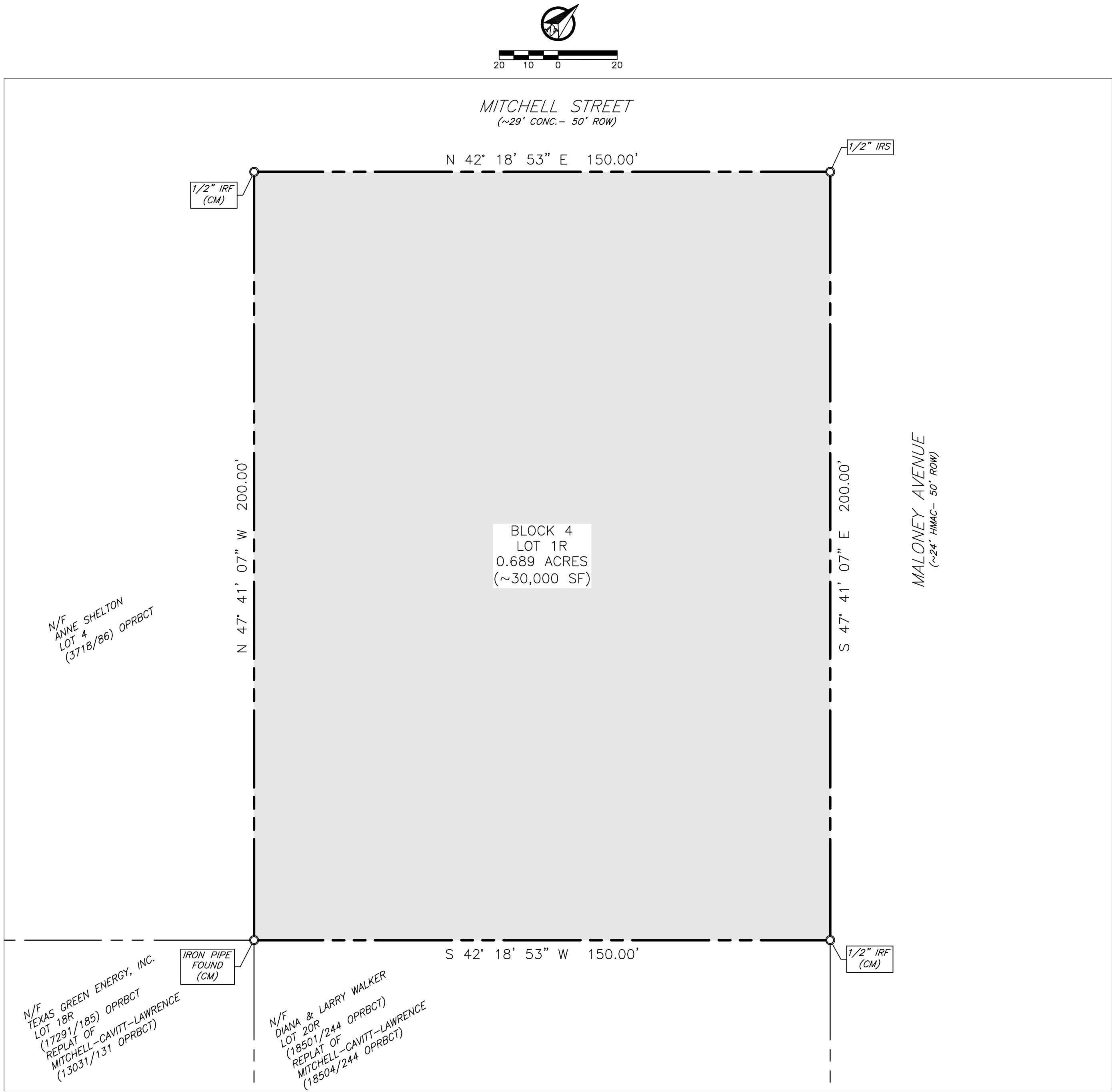


ORIGINAL PLAT  
(86/590 OPRBCT)



REPLAT



- General Notes:
- The purpose of this plat is to combine 3 Lots into a single lot, for Apartments.
  - Bearing system shown hereon is based on Grid north, Texas State Plane Coordinate System, Central Zone, NAD83.
  - This tract does not lie within a designated 100-YR floodplain according to the Brazos County FIRM Map, Panel No. 48041C0215P, revised date: April 2, 2014.
  - This property is zoned Mixed Use (MU-2).
  - The topography shown is based on survey data.
  - All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
- 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/F- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Robert Crowley, Managing Member, of Aggie Hawk, LLC, owner and developer of the land shown on this plat, and designated herein as Block 4, Lot 1R of the Mitchell-Cavitt-Lawrence Subdivision, a subdivision to the City of Bryan, 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.

Robert Crowley, Managing Member  
Aggie Hawk, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ----, 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, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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\_\_\_\_.

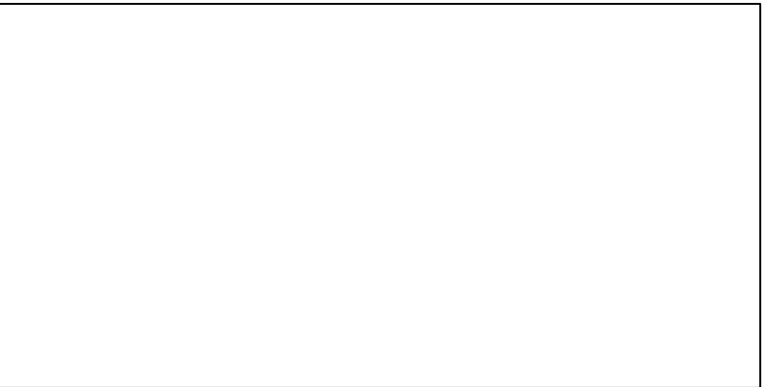
City Engineer, Bryan, Texas

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

CERTIFICATE OF THE COUNTY CLERK



County Clerk, Brazos County, Texas

Final Plat

Mitchell-Cavitt-Lawrence  
Block 4, Lot 1R  
0.689 acres

Being a Replat of a 0.689 acre tract,  
being Block 4, Lots 1-3 of  
Mitchell-Cavitt-Lawrence  
Volume 86, Page 590 DRBCT  
Bryan, Brazos County, Texas  
September 2025

Scale 1" = 20'

Owner:  
Aggie Hawk, LLC  
3904 Old College Rd.  
Bryan, TX, 77801

Surveyor:  
McClure & Browne  
Engineering/Surveying, LLC  
1008 Woodcreek Drive, Suite 103  
College Station, TX 77845  
979-693-3838  
TBPELS #10103300

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