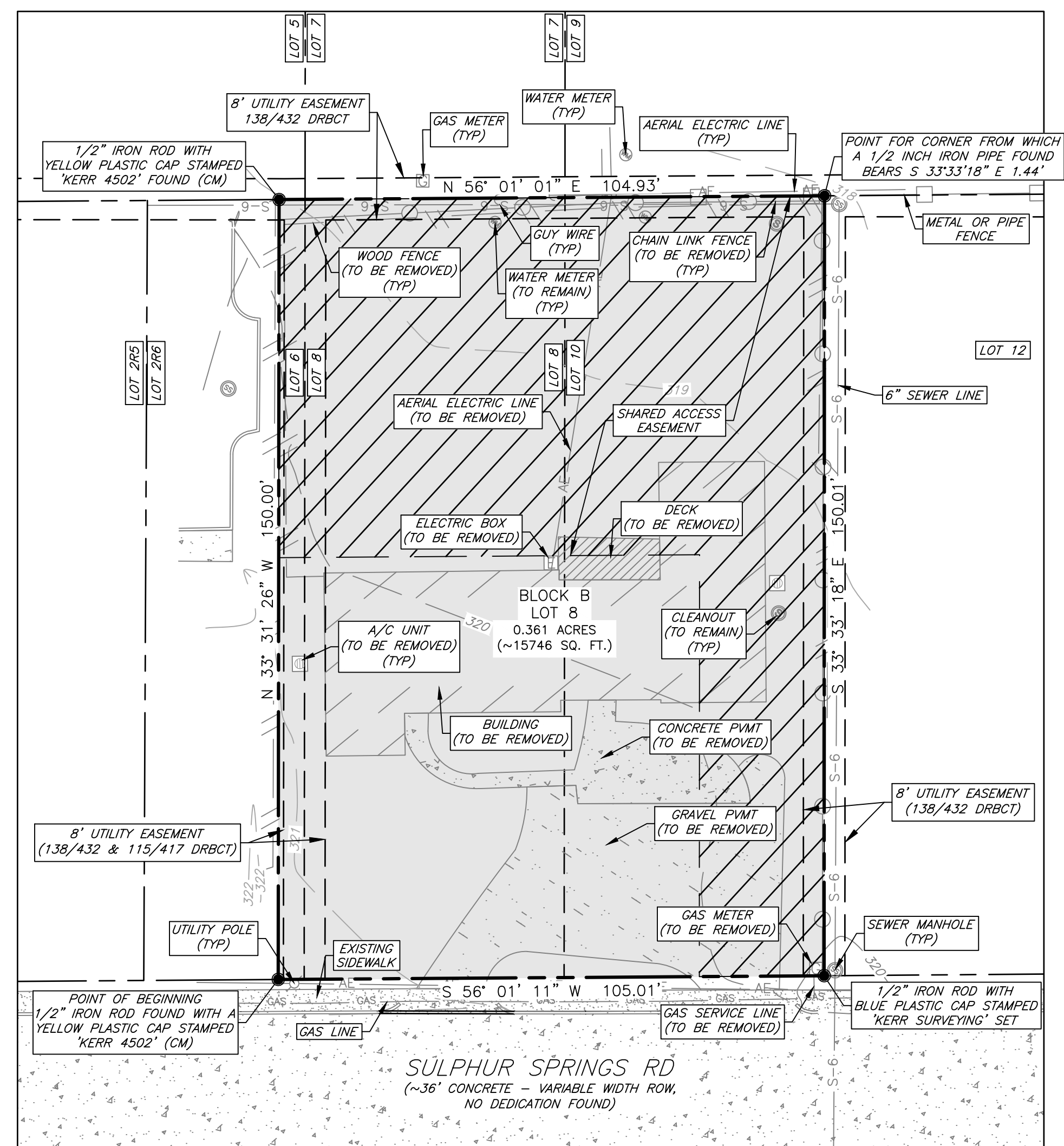
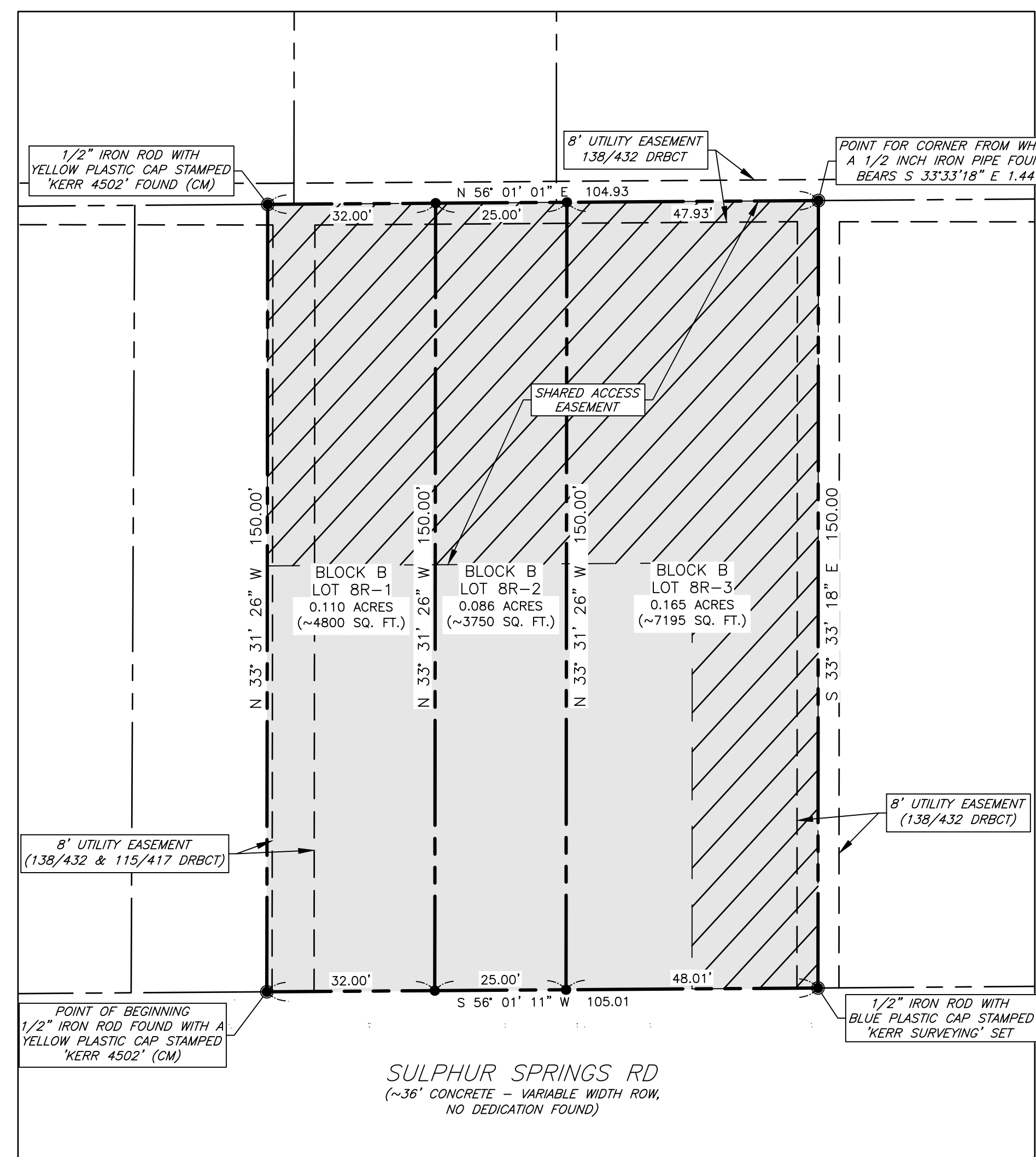


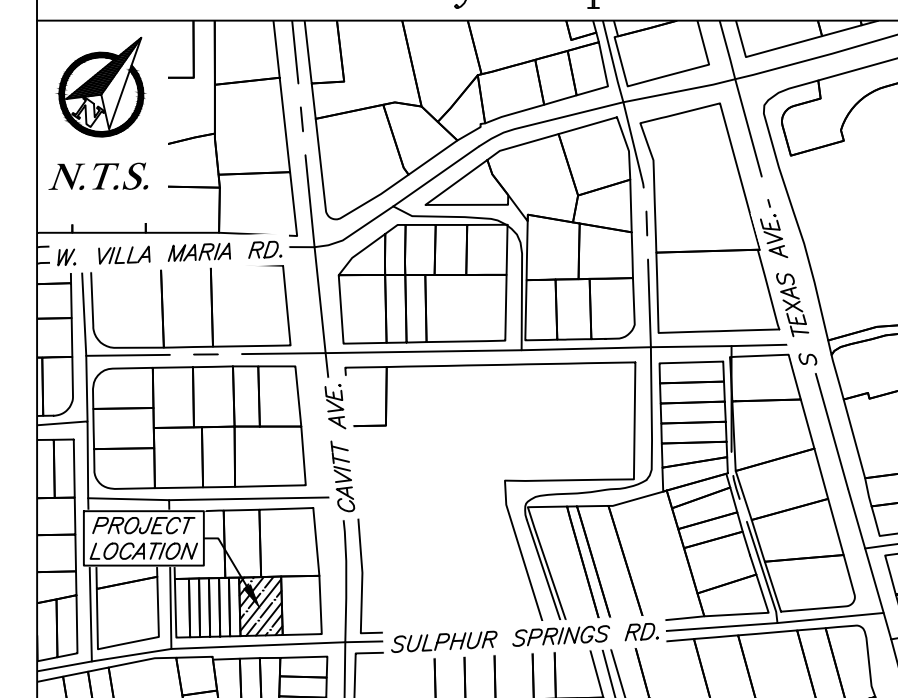
ORIGINAL



REPLAT



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 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. 480402215F 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.
- 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 6c: 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.
- All other items are not survey items and/or are not addressed by this plat.
- 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.

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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land 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.

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

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 SOUTHEAST 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.

FINAL PLAT

Midway Place Add.
Block B, Lots 8R-1, 8R-2,
and 8R-3
0.362 Acres

Being a Replat of a Block B, Lots 8, 10,
and the East 5' of Lot 6 of Midway Place in
Volume 38, Page 598 DRBCT
Zeno Phillips Survey, A-45 & Joseph E. Scott Survey, A-50
Bryan, Brazos County, Texas

September 2024

Owner:
Rob Crowley
543 W.D. Fitch Pkwy, Suite 115
College Station, TX 77845

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

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

PO Box 5192
Bryan, TX 77805
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TBPE F-9951