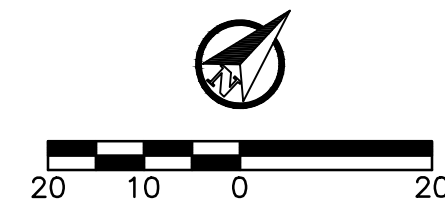
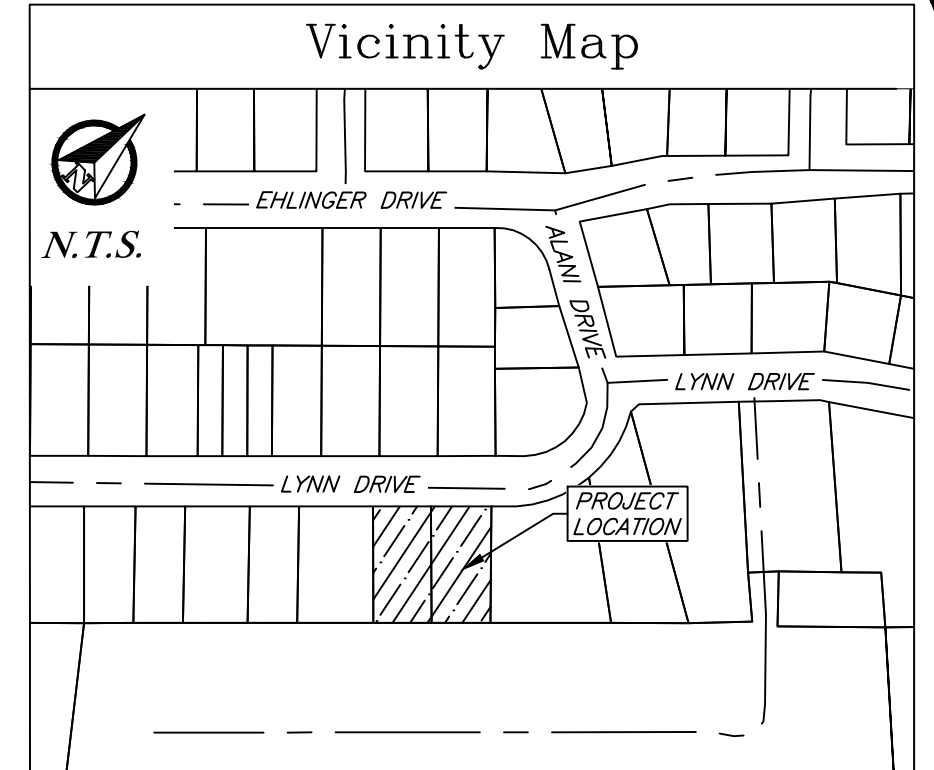
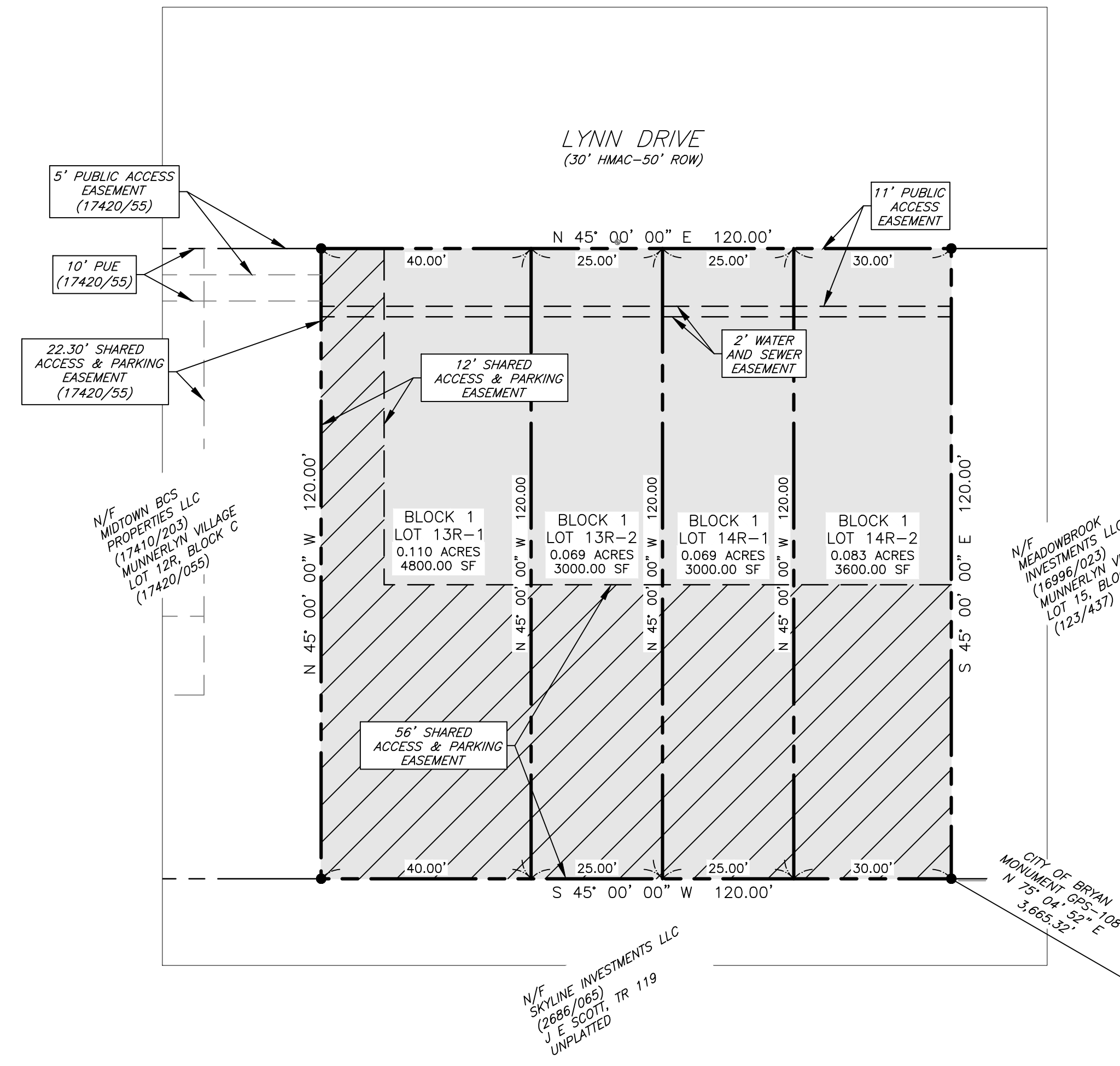
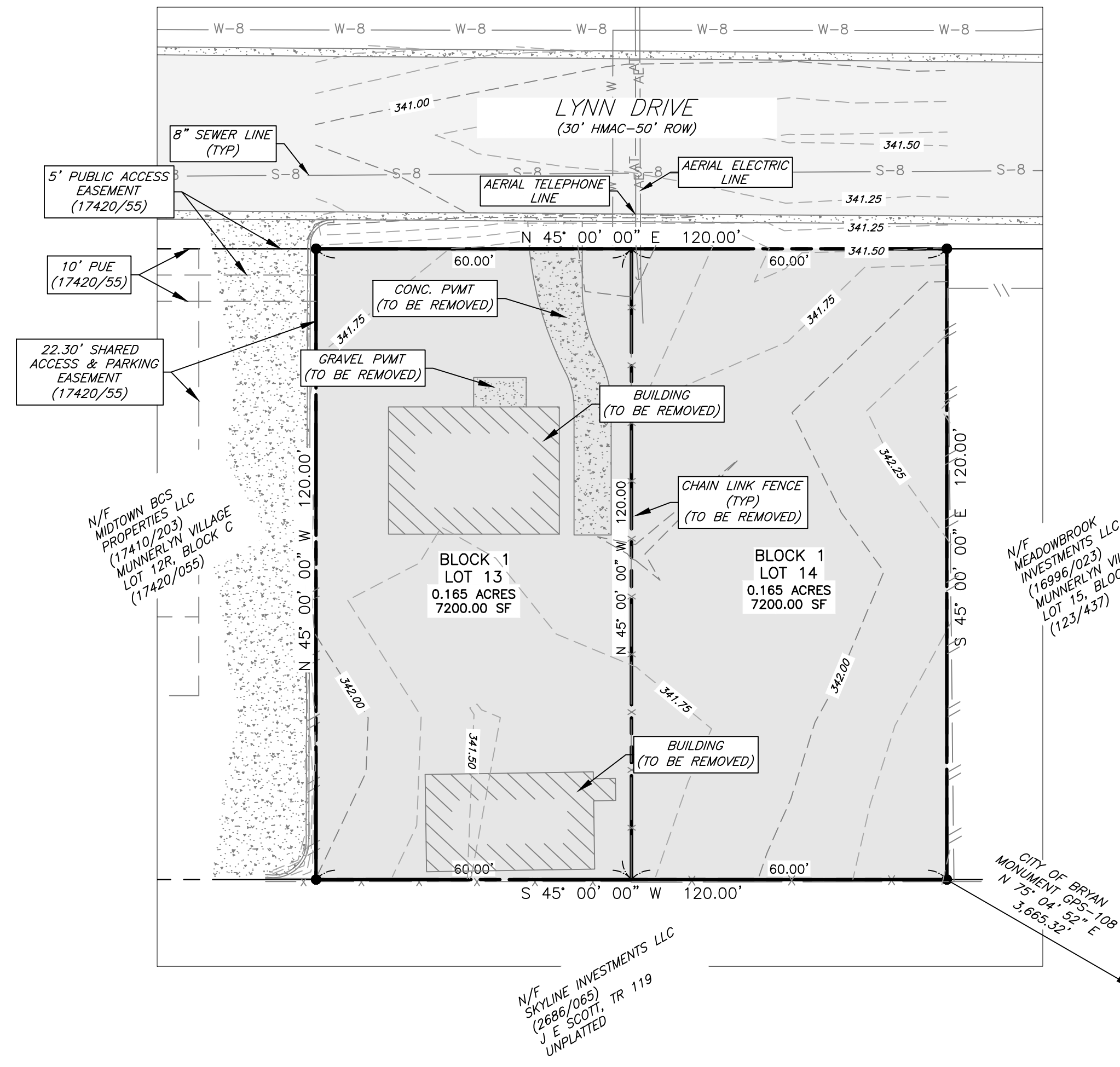


ORIGINAL



REPLAT



General Notes:

- Origin of Bearing System: The bearing system and actual measured distance to the monument are consistent with the recorded plat in Volume 123, Page 437 of the Brazos County Deed Records.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 1/2" Iron rods 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.
- Conditional Use Permit Case No. _____ to allow Townhomes on this subject property, was approved with conditions, by the Planning and Zoning Commission on _____.
- 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.
- 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Terrence Murphy, President of Midtown BCS Properties LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 18243, Page 265, and in Volume 19029, Page 124, and whose names are 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.

Terrence Murphy, President
Midtown BCS Properties LLC

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

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____.

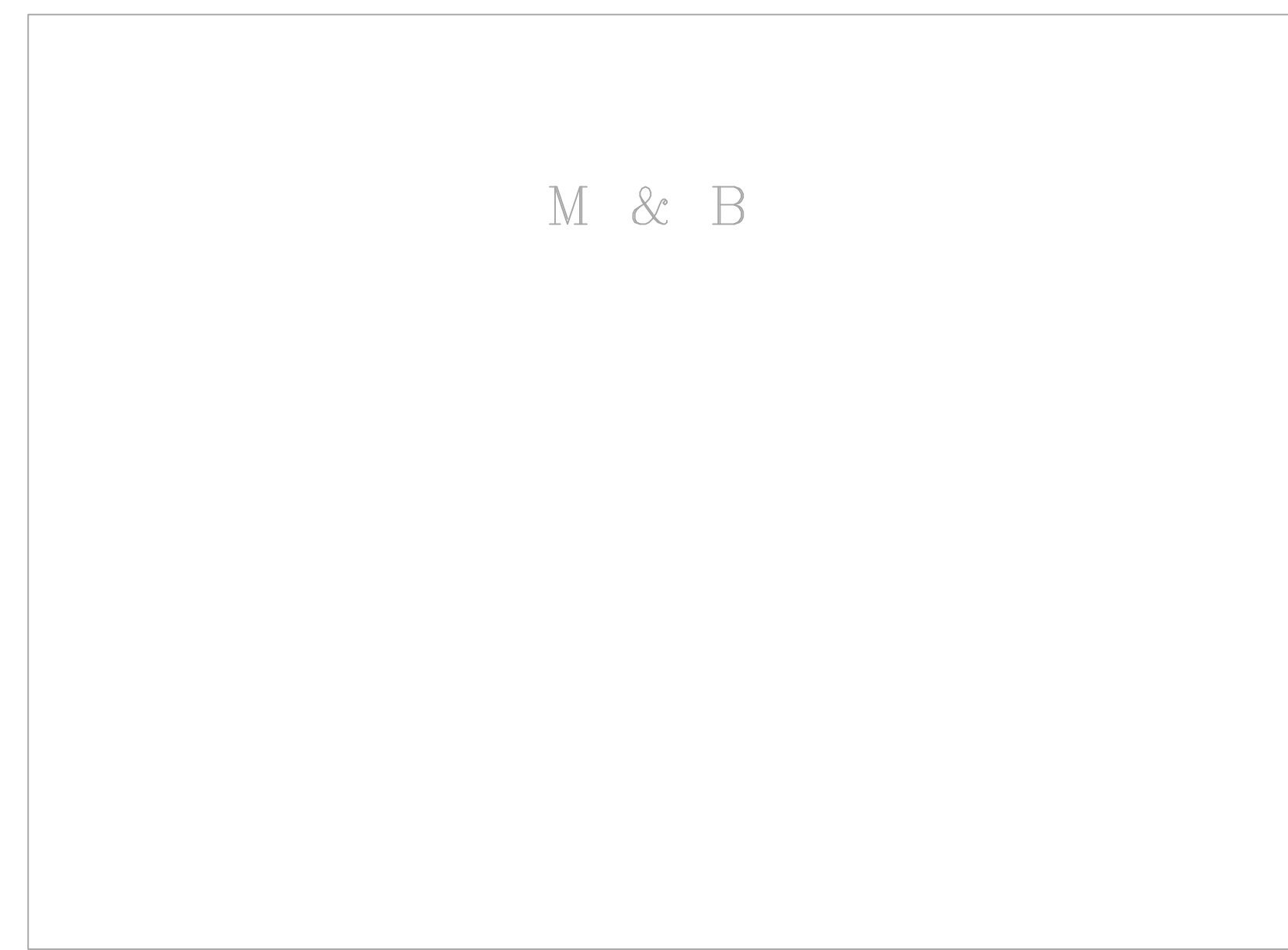
City Planner
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

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



FINAL PLAT

**Munnerlyn Village,
Block C, Lots 13R-1, 13R-2
and 14R-1, 14R-2
0.33 Acres**

Being a Replat of a Block C, Lots 13 & 14
Munnerlyn Village
Volume 1234, Page 437
Zeno Phillips League Survey, Abstract 45
Bryan, Brazos County, Texas
October 2024

Owner:
Midtown BCS Properties, LLC
1551 Greens Prairie Rd. Ste 101A
College Station, TX 77845

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

Surveyor:
McClure & Browne
Engineering and Surveying, Inc.
1008 Woodcreek Dr. Suite 103
College Station, TX 77845
979-693-3838
TBPELS #10103300

J4 Engineering 10/2/2024 Lynn Dr. Townhomes - Replat.dwg J4E Project # 24-042