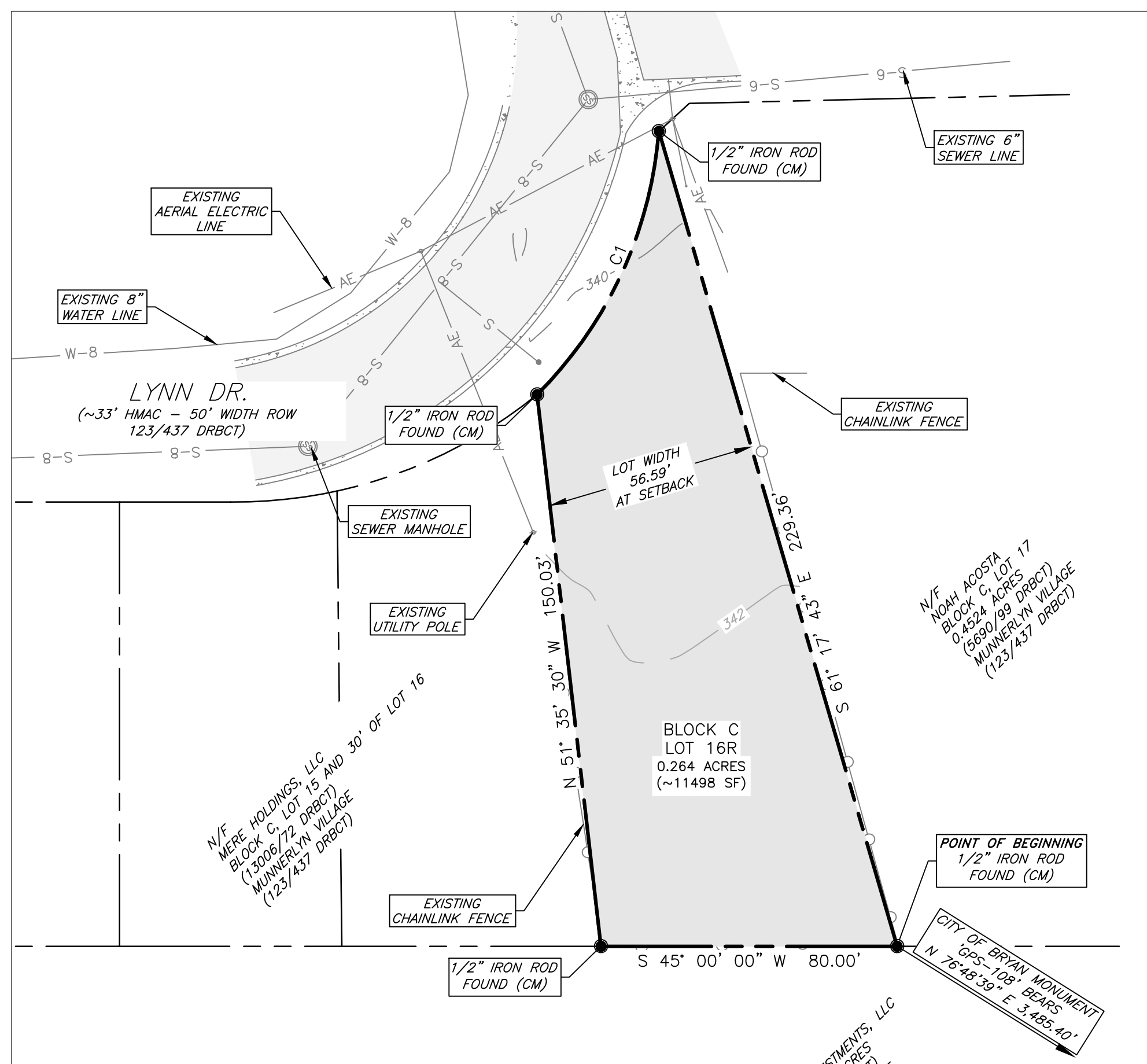
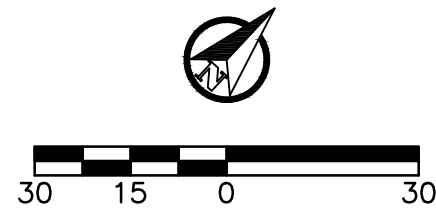
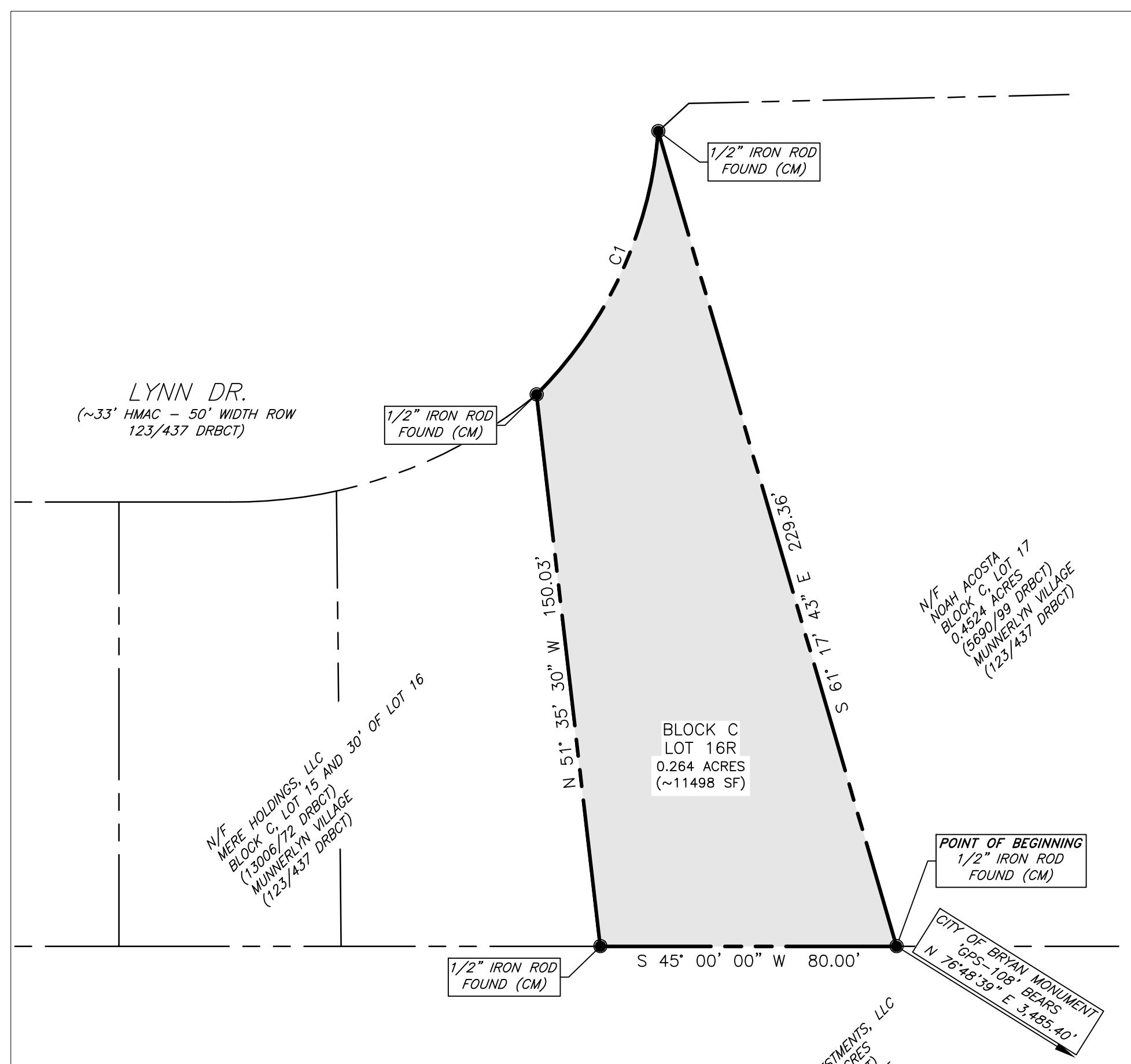


ORIGINAL

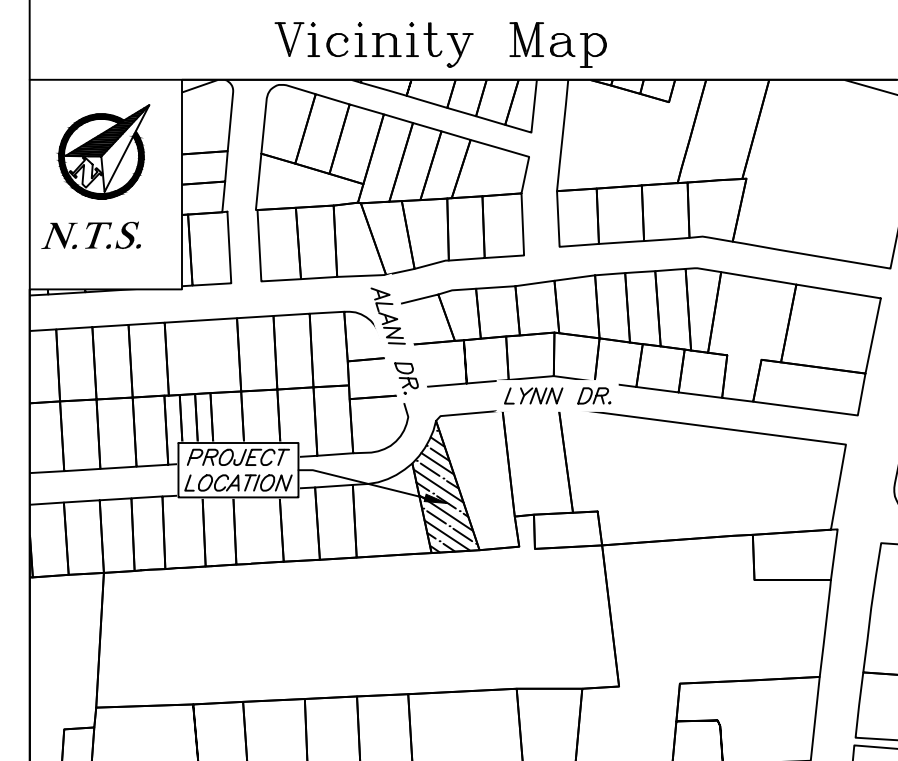


CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	80.00'	112.80'	40° 38' 15"	N 20° 11' 39" W	78.34'	41.77'

REPLAT



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	80.00'	112.80'	40° 38' 15"	N 20° 11' 39" W	78.34'	41.77'



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. 383.90') unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- All minimum setbacks shall be in accordance with BCS Code of Ordinances
- 1/2" Iron rods sets will be set at all angle points and lot corners unless otherwise stated.
- All utilities shown are approximate location.
- This property is zoned 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, CP No 200700, effective date: February 9th, 2024. No survey related items were listed under schedule B.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 123, Page 437, and whose name is 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose 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, 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

FIELD NOTES DESCRIPTION
OF A
0.264 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING PART OF LOT 16, BLOCK "C", MUNNERLYN VILLAGE SUBDIVISION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 123, PAGE 437 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND BEING THE SAME TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN A DEED TO BONAFIDE ACQUISITIONS, LLC RECORDED IN VOLUME 14118, PAGE 101 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE COMMON EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND OF SAID LOT 16, BLOCK "C", SAID IRON ROD ALSO BEING THE SOUTH CORNER OF THE CALLED 0.4525 ACRE NOAH ACOSTA AND WIFE, JANIE ACOSTA TRACT RECORDED IN VOLUME 5690, PAGE 99 (O.R.B.C.) AND IN THE LOWER NORTHWEST CORNER OF THE CALLED 4.20 ACRE SKYLINE INVESTMENTS, LLC TRACT RECORDED IN VOLUME 6185, PAGE 157 (O.R.B.C.);

THENCE: S 45°00'00" W ALONG THE COMMON LINE OF THE SAID LOT 16, BLOCK "C" AND THE CALLED 4.20 ACRE SKYLINE INVESTMENTS TRACT FOR A DISTANCE OF 80.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS TRACT AND THE EAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT THREE IN THE DEED TO MERE HOLDINGS, LLC RECORDED IN VOLUME 13006, PAGE 72 (O.R.B.C.);

THENCE: N 51°35'30" W INTO AND THROUGH SAID LOT 16, BLOCK "C" FOR A DISTANCE OF 150.03 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF THE SAID MERE HOLDINGS TRACT, SAID IRON ROD ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF LYNN DRIVE (BASED ON A 50-FOOT WIDTH);

THENCE: 80.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LYNN DRIVE, IN A COUNTER CLOCKWISE DIRECTION ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 40°38'15", A RADIUS OF 112.80 FEET, A TANGENT OF 41.77 FEET AND A LONG CHORD BEARING N 20°11'39" W AT A DISTANCE OF 78.34 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON NORTH CORNER OF THIS TRACT AND SAID LOT 16, BLOCK "C", SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE BEFORE-SAID CALLED 0.45 ACRE ACOSTA TRACT;

THENCE: S 61°17'43" E ALONG THE COMMON LINE OF SAID LOT 16, BLOCK "C" AND THE CALLED 0.4524 ACRE ACOSTA TRACT FOR A DISTANCE OF 229.36 FEET TO A FOUND 1/2-INCH IRON ROD TO THE POINT OF BEGINNING AND CONTAINING 0.264 ACRES OF LAND, MORE OR LESS.

I, GREGORY HOPCUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6047, STATE OF TEXAS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS SURVEY IS TRUE AND CORRECT AND AGREES WITH A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 4, 2020.

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

FINAL PLAT

Munnerlyn Village
Block C, Lot 16R
0.264 Acres

Being a Replat of Block C, Part of Lot 16
Volume 123, Page 437 DRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas

October 2024

Owner:
Milton 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
TBPE F-9951

Surveyor:
McClure Brown
Engineering/Surveying, INC.
1008 Woodcreek Drive, Suite 103
College Station, TX 77845
979-693-3838
TBPELS #10103300

J4E Project # 24-047
10/18/2024 Lynn Dr. Duplex - Replat.dwg
J4 Engineering