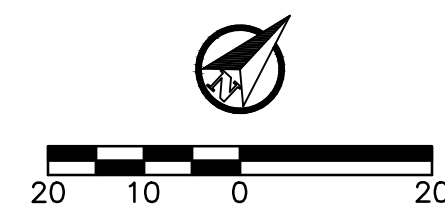
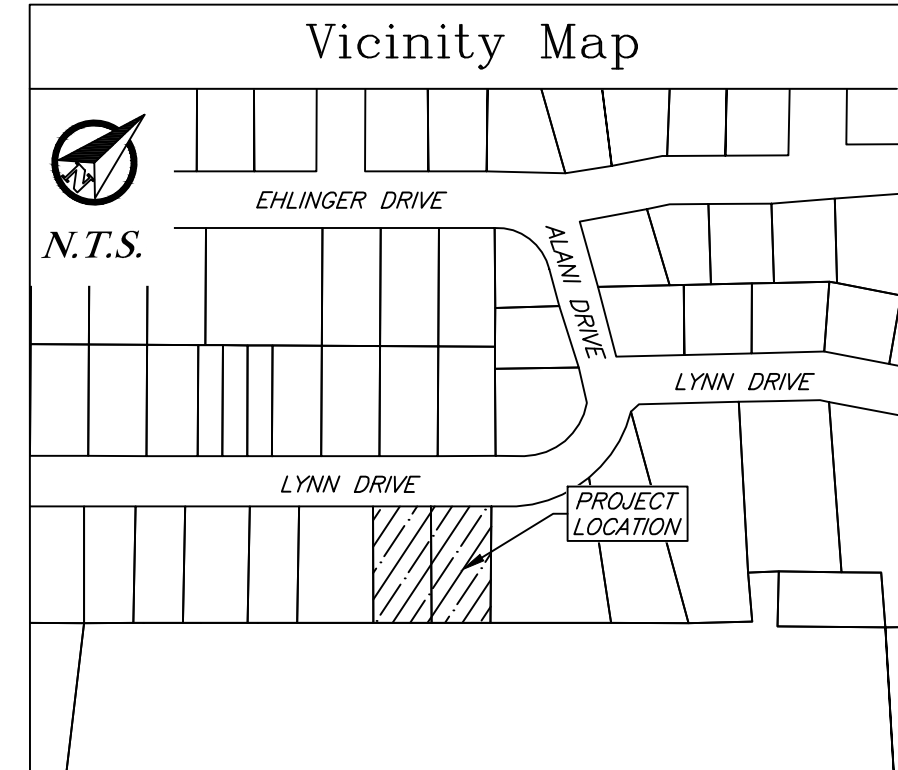
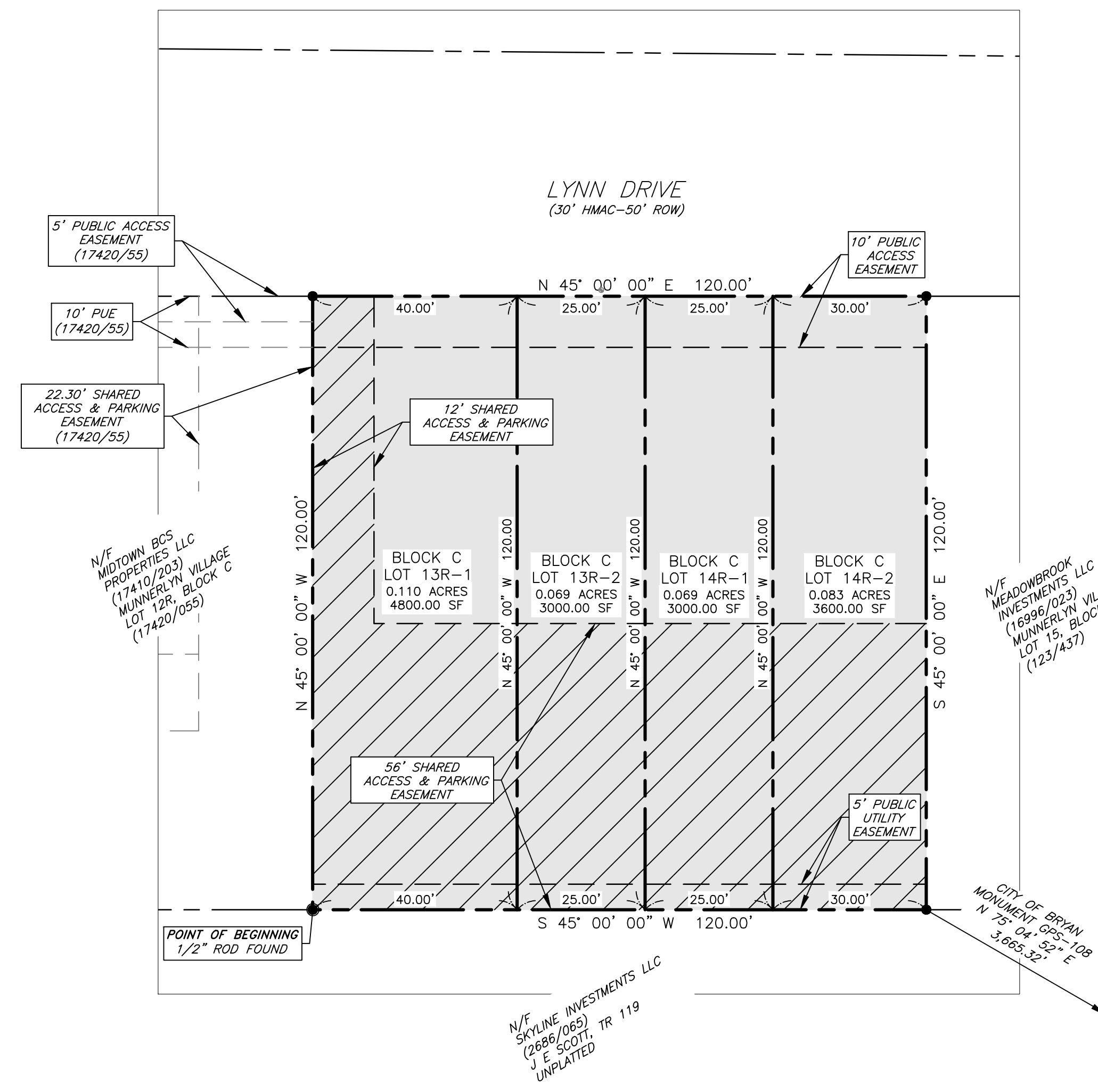
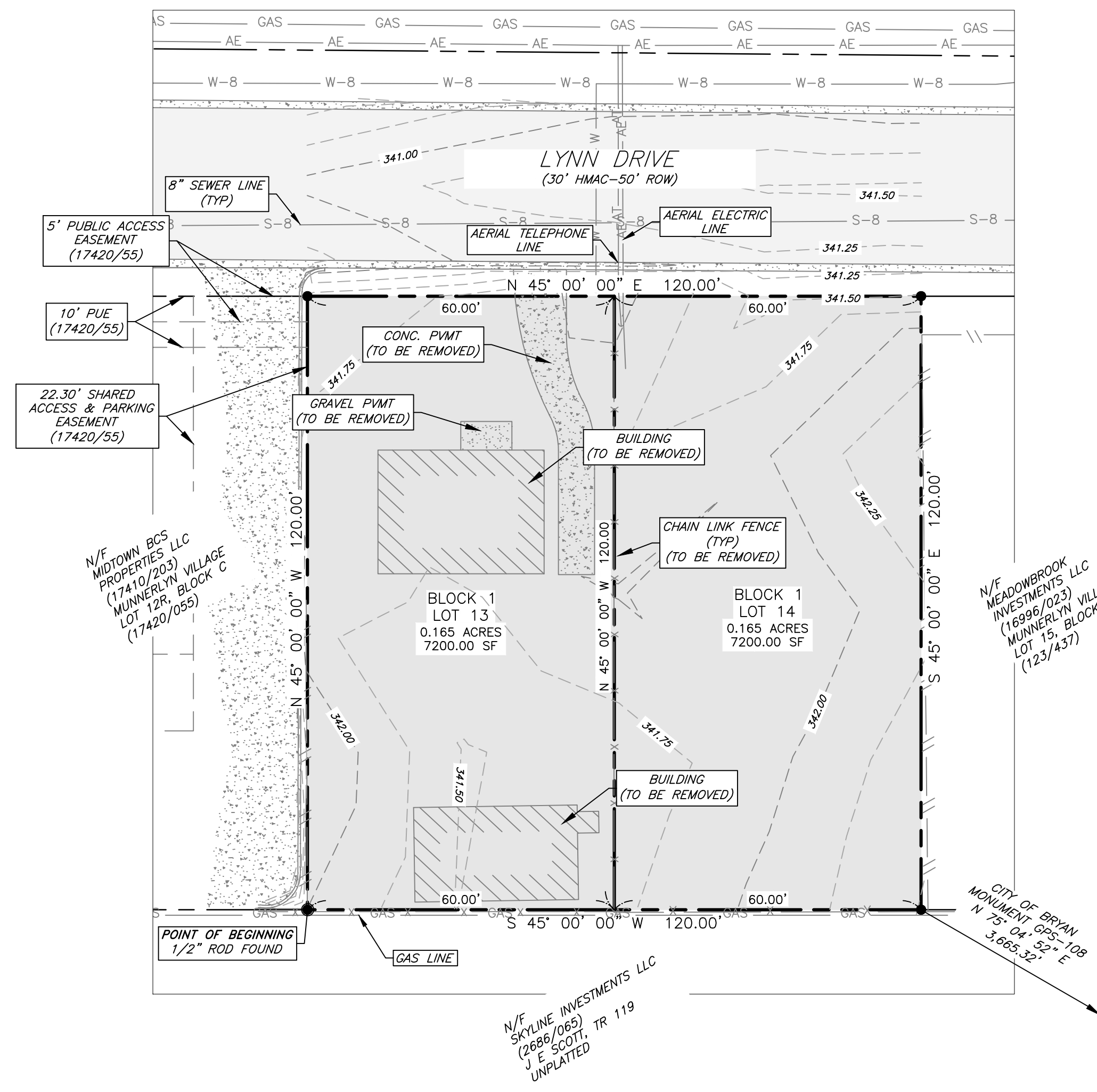
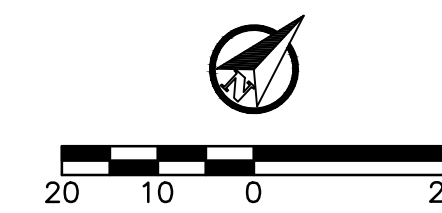


ORIGINAL



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. CU24-000104, to allow Townhomes on this subject property was approved with conditions, by the Planning and Zoning Commission on [Date].
- 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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
0.331 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 A TOTAL OF 0.331 ACRES OF LAND CONSISTING OF ALL OF THE FOLLOWING TWO (2) INDIVIDUAL TRACTS:

- BEING ALL OF LOT 13, BLOCK "C", MUNNERLYN VILLAGE ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 123, PAGE 437 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), SAID LOT 13, BLOCK "C" BEING FURTHER DESCRIBED IN THE DEED FROM ROY EDWIN PIONKA TO MIDTOWN BCS PROPERTIES, LLC RECORDED IN VOLUME 18243, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.);
- BEING ALL OF LOT 14, BLOCK "C" OF SAID MUNNERLYN VILLAGE, SAID LOT 14, BLOCK "C" BEING FURTHER DESCRIBED AS TRACT ONE IN THE DEED FROM MIDTOWN BCS PROPERTIES SERIES 3 TO MIDTOWN BCS PROPERTIES, LLC RECORDED IN VOLUME 19029, PAGE 124 (O.P.R.B.C.).

AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE COMMON SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 13, BLOCK "C", SAID IRON ROD ALSO MARKING THE EAST CORNER OF LOT 12R-2, BLOCK "C", MUNNERLYN VILLAGE ACCORDING TO THE REPLAT RECORDED IN VOLUME 17420, PAGE 58 (O.P.R.B.C.) AND BEING IN THE NORTHWEST LINE OF THE CALLED 4.20 ACRE SKYLINE INVESTMENTS, LLC TRACT RECORDED IN VOLUME 6185, PAGE 157 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.);

THENCE: N 45° 00' 00" W ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 12R-2, BLOCK "C" FOR A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON WEST CORNER OF THIS TRACT AND SAID LOT 13, BLOCK "C", SAID IRON ROD ALSO MARKING THE NORTH CORNER OF SAID LOT 12R-2, BLOCK "C" AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF LYNN DRIVE (BASED ON A 50-FOOT WIDTH);

THENCE: N 45° 00' 00" E ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID LYNN DRIVE, AT 60.00 FEET, PASS A FOUND 3/8-INCH IRON ROD MARKING THE NORTH CORNER OF SAID LOT 13, BLOCK "C" AND THE WEST CORNER OF SAID LOT 14, BLOCK "C", CONTINUE FOR A TOTAL DISTANCE OF 120.00 FEET TO A FOUND 3/8-INCH IRON ROD MARKING THE COMMON NORTH CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 14, BLOCK "C", SAID IRON ROD ALSO MARKING THE WEST CORNER OF LOT 15, BLOCK "C" OF SAID MUNNERLYN VILLAGE;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 15, BLOCK "C" FOR A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON EAST CORNER OF THIS TRACT AND SAID LOT 14, BLOCK "C", SAID IRON ROD ALSO MARKING THE SOUTH CORNER OF SAID LOT 15, BLOCK "C" AND BEING IN THE NORTHWEST LINE OF THE CALLED 4.20 ACRE SKYLINE INVESTMENTS, LLC TRACT;

THENCE: S 45° 00' 00" W ALONG THE COMMON LINE OF THIS TRACT AND THE CALLED 4.20 ACRE SKYLINE INVESTMENTS, LLC TRACT, AT 60.00 FEET, PASS A FOUND 3/8-INCH IRON ROD MARKING THE SOUTH CORNER OF SAID LOT 14, BLOCK "C" AND THE EAST CORNER OF SAID LOT 13, BLOCK "C", CONTINUE FOR A TOTAL DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.331 ACRES OF LAND.

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 123, 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
TBPEL 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
J4E Project # 24-042
10/23/2024
Lynn Dr. Townhomes - Replat.dwg