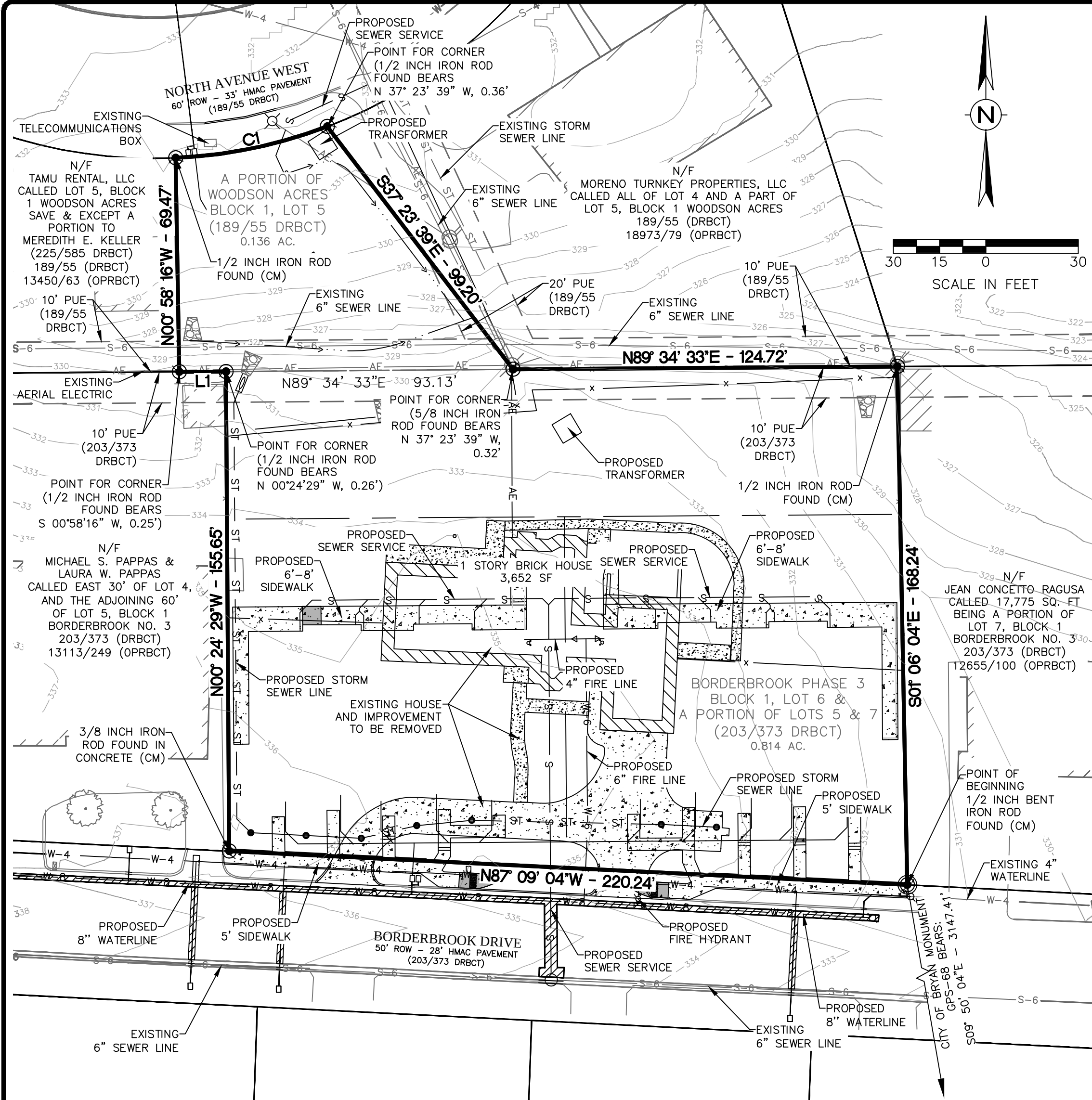




ORIGINAL PLAT

VOL. 15371, PG. 291

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kyle Grant of Grant BCS Fund 1, LP, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 20080, Page 28 OPRBCT, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Kyle Grant, Owner,
Grant BCS Fund 1, LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kyle Grant, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she 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, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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 the 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.

Michael Konetski R.P.L.S. No. 6531

CERTIFICATE OF 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

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

APPROVAL OF THE CITY PLANNER

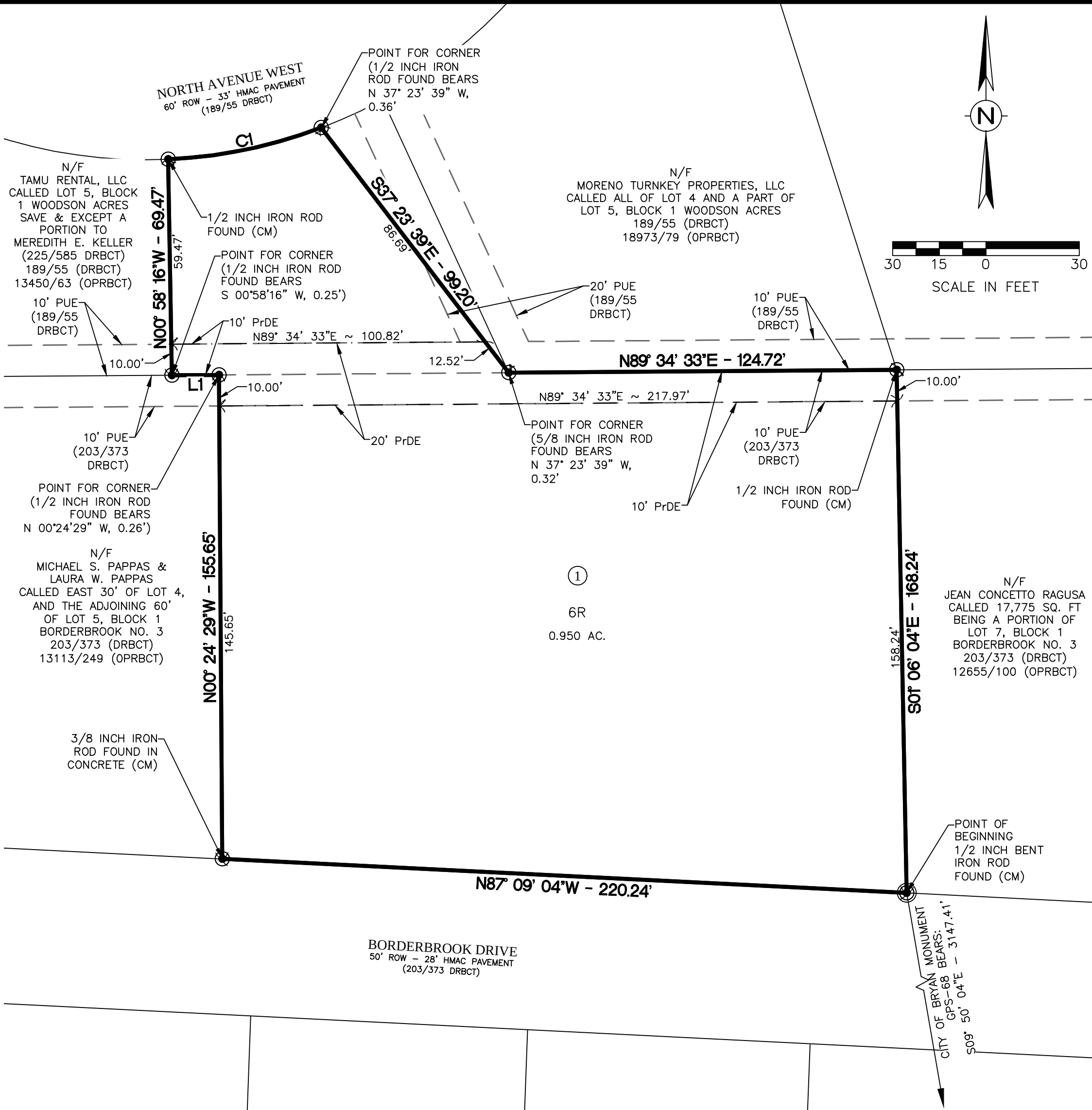
I, _____ the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____

City Planner, Bryan, Texas

APPROVAL OF 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

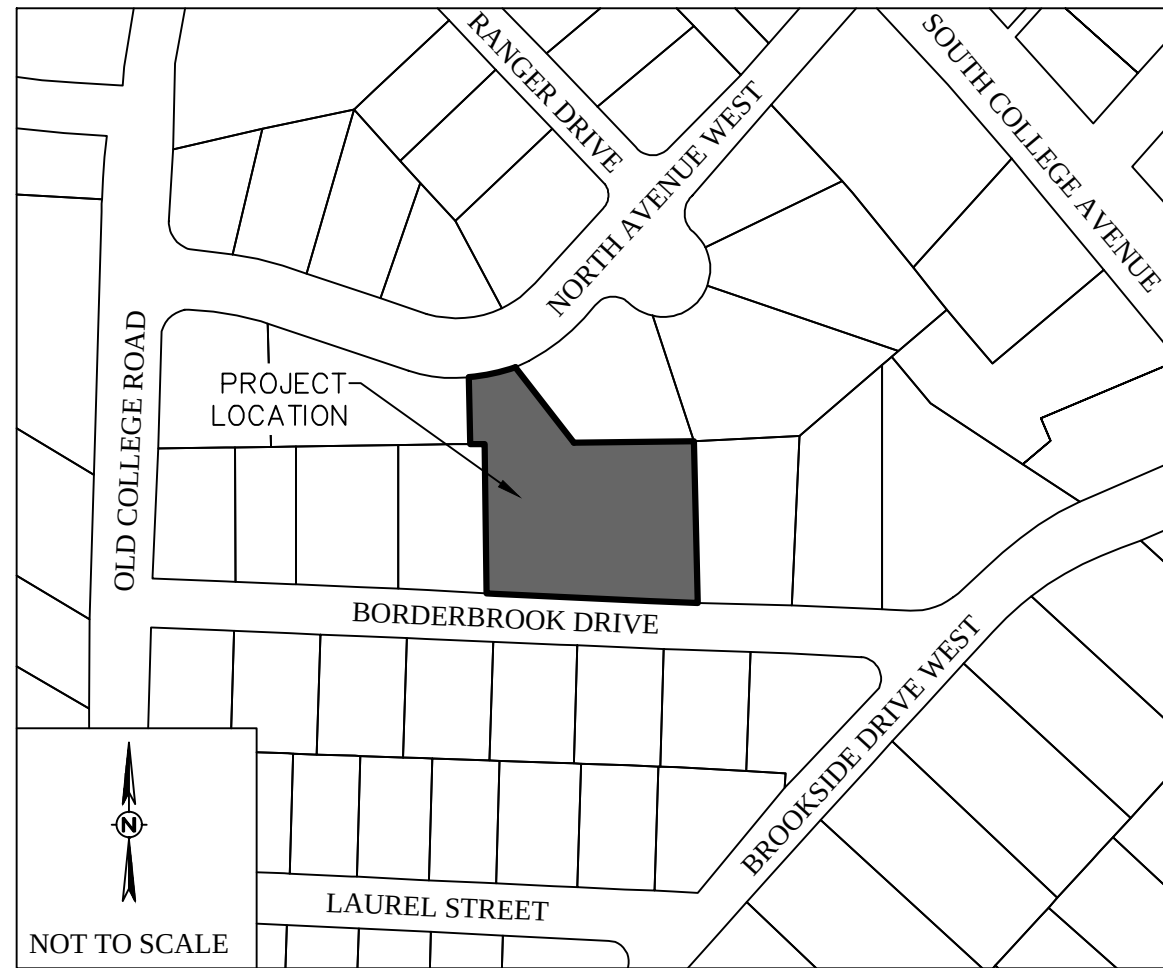


REPLAT

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON 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 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010927827408 (CALCULATED USING GEOID12B).
- THE TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- 1/2" IRON RODS WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' WILL BE SET AT ALL CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE ARC LENGTHS.
- ZONING FOR THIS TRACT IS MIDTOWN - CORRIDOR (MT-C).
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.

VICINITY MAP



FIELD NOTES DESCRIPTION
OF A
0.950 ACRE TRACT
JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.950 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.952 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JULIO C. ABENDANO RECORDED IN VOLUME 9790, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), ALSO DESCRIBED AS BEING A PORTION OF LOT 5, BLOCK 1 WOODSON ACRES, FILED IN VOLUME 189, PAGE 55 OF THE DEED RECORD OF BRAZOS COUNTY, TEXAS (DRBCT) G BEING ALL OF LOT 6 AND A PORTION OF LOTS 5 & 7, BLOCK 1 BORDERBROOK NO. 3, FILED IN VOLUME 203, PAGE 373 (DRBCT); SAID 0.952 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH BENT IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BORDERBROOK DRIVE (50' WIDE RIGHT-OF-WAY, 203/373), SAME BEING THE SOUTHEAST CORNER OF A CALLED 17,775 SQ. FT. TRACT OF LAND DESCRIBED AS BEING A PORTION OF LOT 7, BLOCK 1 OF BORDERBROOK NO. 3, DESCRIBED IN A DEED TO JEAN CONCETTO RAGUSA RECORDED IN VOLUME 12655, PAGE 100 (OPRBCT), THE SOUTHEAST CORNER OF SAID ABENDANO TRACT, AND BEING THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 7 BEARS S 87° 09' 04" E A DISTANCE OF 100.50 FEET; AND FROM WHICH THE CITY OF BRYAN MONUMENT GPS-68 BEARS S 09°50'04" E, A DISTANCE OF 3,147.41 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF BORDERBROOK DRIVE, SAME BEING THE SOUTH LINE OF SAID ABENDANO TRACT, N 87° 09' 04" W, AT A DISTANCE OF 49.52 FEET PASSING A BENT 1/2 INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID LOT 6 G 7, AT A DISTANCE OF 119.53 FEET PASSING A POINT FROM WHICH A 5/8 INCH BENT IRON ROD FOUND BEARS S 02° 50' 56" W A DISTANCE OF 80.00 FEET, AND CONTINUING WITH THE NORTH LINE OF BORDERBROOK DRIVE, AND SAID ABENDANO TRACT, FOR A TOTAL DISTANCE OF 220.24 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED TO BE THE EAST 30' OF LOT 4, AND THE ADJOINING 60' OF LOT 5, BLOCK 1 BORDERBROOK NO. 3 DESCRIBED IN A DEED TO MICHAEL S. PAPPAS G LAURA W. PAPPAS RECORDED IN VOLUME 13113, PAGE 249 (OPRBCT), SAME BEING IN THE NORTH RIGHT-OF-WAY OF BORDERBROOK DRIVE, THE SOUTHWEST CORNER OF SAID ABENDANO TRACT, AND BEING THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS N 87° 09' 04" W A DISTANCE OF 197.19 FEET;

THENCE, WITH THE COMMON LINE OF SAID PAPPAS TRACT AND SAID ABENDANO TRACT, N 00° 24' 29" W, A DISTANCE OF 155.65 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 5, BLOCK 1 WOODSON ACRES, SAME BEING THE NORTHEAST CORNER OF SAID PAPPAS TRACT, AN INTERIOR CORNER OF SAID ABENDANO TRACT, AND BEING AN INTERIOR CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS

THENCE, WITH THE COMMON LINE OF SAID PAPPAS TRACT AND SAID ABENDANO TRACT, S 89° 34' 33" W, A DISTANCE OF 15.12 FEET TO A POINT FOR CORNER MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED TO BE LOT 5, BLOCK 1 WOODSON ACRES, SAVE G EXCEPT A PORTION TO MEREDITH E. KELLER (225/585 DRBCT), DESCRIBED IN A DEED TO TAMU RENTAL, LLC RECORDED IN VOLUME 13450, PAGE 63 (OPRBCT), SAME BEING A WEST CORNER OF SAID ABENDANO TRACT, AND BEING A WEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS

THENCE, WITH THE COMMON LINE OF SAID TAMU RENTAL, LLC TRACT AND SAID ABENDANO TRACT, N 00° 58' 16" W, A DISTANCE OF 69.47 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH AVENUE (60' WIDE RIGHT-OF-WAY 189/55 DRBCT), SAME BEING THE NORTHEAST CORNER OF SAID TAMU RENTAL, LLC TRACT, THE NORTHWEST CORNER OF SAID ABENDANO TRACT, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE, CONTINUING WITH THE COMMON LINE OF NORTH AVENUE AND SAID ABENDANO TRACT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 158.58 FEET, AN ARC LENGTH OF 50.43 FEET, A DELTA ANGLE OF 18° 13' 13", AND A CHORD WHICH BEARS N 78° 19' 50" E, A DISTANCE OF 50.22 FEET TO A POINT FOR CORNER MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CALLED TO BE ALL OF LOT 4 AND PART OF LOT 5, BLOCK 1 WOODSON ACRES DESCRIBED IN A DEED TO MORENO TURNKEY PROPERTIES, LLC RECORDED IN VOLUME 18973, PAGE 79 (OPRBCT), SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH AVENUE, THE MOST NORTHERN CORNER OF SAID ABENDANO TRACT, AND BEING THE MOST NORTHERN CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 37° 23' 39" W A DISTANCE OF 0.36 FEET;

THENCE, WITH THE COMMON LINE OF SAID MORENO TRACT AND SAID ABENDANO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 37° 23' 39" E, A DISTANCE OF 99.20 FEET TO A POINT FOR CORNER MARKING THE SOUTHWEST CORNER OF SAID MORENO TRACT, SAME BEING AN INTERIOR CORNER OF SAID ABENDANO TRACT, AND BEING AN INTERIOR CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 37° 23' 39" W A DISTANCE OF 0.32 FEET;

2) N 89° 34' 33" E, A DISTANCE OF 124.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE BEFORE MENTIONED RAGUSA TRACT, SAME BEING THE NORTHEAST CORNER OF SAID ABENDANO TRACT, AND BEING THE NORTHEAST CORNER HEREOF, FROM WHICH A 1 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 7 BEARS N 89° 34' 33" E A DISTANCE OF 109.74 FEET;

THENCE, WITH THE COMMON LINE OF SAID RAGUSA TRACT AND SAID ABENDANO TRACT, S 01° 06' 04" E, A DISTANCE OF 168.24 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.950 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND JULY 2025 UNDER MY SUPERVISION. SEE PLAT PREPARED AUGUST 2025 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010927827408 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 25-0859-TITLE.

FINAL PLAT

OF

BORDERBROOK SUBDIVISION

PHASE 3

0.950 ACRES

BLOCK 1, LOT 6R

REPLAT

OF

A PORTION OF LOT 5, BLOCK 1, WOODSON ACRES
VOLUME 189, PAGE 55 DRBCT
&
ALL OF LOT 6 AND A PORTION OF LOTS 5 & 7,
BLOCK 1, BORDERBROOK, PH 3
VOLUME 203, PAGE 373 DRBCT
JOSEPH SCOTT SURVEY LEAGUE, A - 50
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

GRANT BCS FUND 1, LP,
4320 DECATUR DRIVE
COLLEGE STATION, TX, 77845
(979) 777-5553

SCALE 1" = 30'
OCTOBER, 2026

SURVEYOR:

KERR
SURVEYING

Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPES FIRM # 10018590
SURVEYS@KERRSURVEYING.NET
Kerr Job #: 26-1309

ENGINEER:

SCHULTZ
ENGINEERING

TBPE NO. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
(979) 764-3900