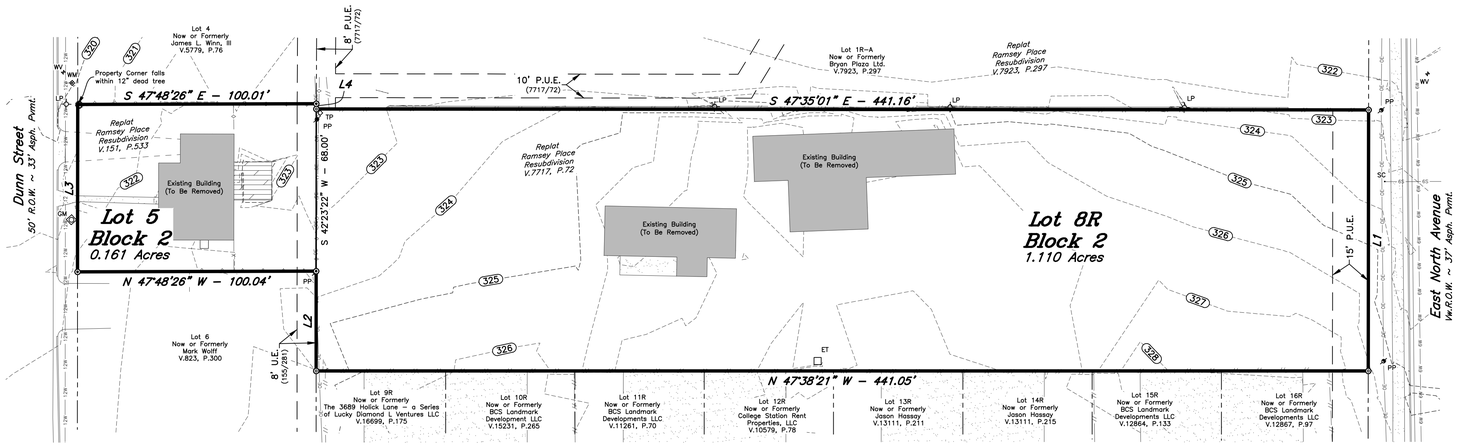
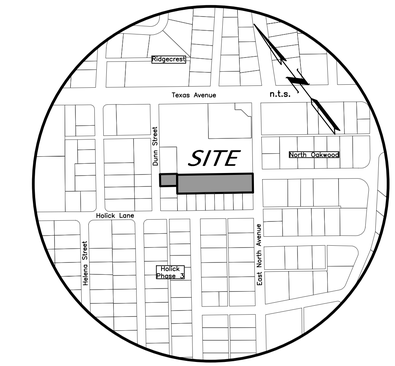


ORIGINAL PLAT

LOT 5, BLOCK 2, RAMSEY PLACE RESUBDIVISION
RECORDED IN VOLUME 151, PAGE 533 AND
LOT 8R, BLOCK 2, RAMSEY PLACE RESUBDIVISION
RECORDED IN VOLUME 7717, PAGE 72



VICINITY MAP

Scale:
1"=30'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOSEPH E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being a total of 1.271 acres of land consisting of all of the following two (2) individual tracts:

1) Being all of Lot 8R, Block 2, RAMSEY PLACE RESUBDIVISION according to the Replat recorded in Volume 7717, Page 72 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 8R, Block 2 being further described in the deed from Paul E. Torres to VGC Ventures, LLC recorded in Volume 20194, Page 3 of the Official Public Records of Brazos County, Texas and
2) Being all of Lot 5, Block 2, RAMSEY PLACE RESUBDIVISION according to the Replat recorded in Volume 151, Page 533 of the Brazos County Deed Records (B.C.D.R.), said Lot 5, Block 2 being further described in the deed from Danny Hannon to VGC Ventures LLC recorded in Volume 20676, Page 182 (O.P.R.B.C.),

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the common east corner of this herein described tract and said Lot 8R, Block 2, said iron rod also marking the south corner of Lot 1R–A, Block 2, RAMSEY PLACE SUBDIVISION according to the Replat recorded in Volume 7923, Page 297 (O.R.B.C.) and being in the northwest right–of–way line of East North Avenue (variable width);

THENCE: S 42° 26' 45" W along the northwest right–of–way line of said East North Avenue for a distance of 109.39 feet to a found 5/8–inch iron rod marking the common south corner of this tract and said Lot 8R, Block 2, said iron rod also marking the east corner of Lot 16R, Block 2 of said RAMSEY PLACE RESUBDIVISION (7717/72);

THENCE: N 47° 38' 21" W along the common line of this tract, said Lot 16R, Block 2 and Lots 15R through 9R, Block 2 of said RAMSEY PLACE RESUBDIVISION (7717/72) for a distance of 441.05 feet to a found 5/8–inch iron rod marking an exterior corner of this tract, said iron rod also marking the north corner of said Lot 9R, Block 2 and being in the southeast line of Lot 6, Block 2 of said RAMSEY PLACE RESUBDIVISION (151/533);

THENCE: along the common line of this tract and said Lot 6, Block 2 for the following two (2) calls:

1) N 42° 23' 22" E for a distance of 41.82 feet to a found 1/2–inch iron rod marking an interior corner of this tract, and
2) N 47° 48' 26" W for a distance of 100.04 feet to a found 1/2–inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of said Lot 6, Block 2 and being in the southeast right–of–way line of Dunn Street (based on a 50–foot width);

THENCE: N 42° 24' 59" E along the southeast right–of–way line of said Dunn Street for a distance of 70.19 feet to a dead 12–inch tree for the north corner of this tract, said tree also marking the west corner of Lot 4, Block 2 of said RAMSEY PLACE RESUBDIVISION (151/533);

THENCE: S 47° 48' 26" E along the common line of this tract and said Lot 4, Block 2 for a distance of 100.01 feet to a found 1/2–inch iron rod marking an exterior corner of this tract, said iron rod also marking the south corner of said Lot 4, Block 2 and being in a northwest line of said Lot 1R–A, Block 2;

THENCE: along the common line of this tract and said Lot 1R–A, Block 2 for the following two (2) calls:

1) S 42° 38' 05" W for a distance of 2.19 feet to a found 5/8–inch iron rod marking an interior corner of this tract, and
2) S 47° 35' 01" E for a distance of 441.16 feet to the POINT OF BEGINNING and containing 1.271 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°26'45" W	109.39'
L2	N 42°23'22" E	41.82'
L3	N 42°24'59" E	70.19'
L4	S 42°38'05" W	2.19'

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations..
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, no portion of this property is located within a Special Flood Hazard Area.
3. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. This property is currently zoned Multi Family (MF).
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979–821–5700) and the City of Bryan (979–209–5900).
7. Purpose of this replat is to divide 2 multi family lots into 1 multi family lot.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ – 1/2" Iron Rod Found (CM)
◎ – 5/8" Iron Rod Found (CM)

10. Legend & Abbreviations:

P.O.B. – Point of Beginning
P.U.E. – Public Utility Easement
U.E. – Utility Easement
Vw. – Variable Width
CM – Controlling Monument
ET – Electrical Transformer
GM – Gas Meter
LP – Light Pole
PP – Power Pole
SC – Sewer Cleanout
TP – Telephone Pedestal
WM – Water Meter
WV – Water Valve
—O— – Chain Link Fence
—X— – Wire Fence
—//— – Wood Fence
—OE— – Overhead Electrical Line
—6S— – Underground Sewer Line w/ Size
—6W— – Underground Water Line w/ Size
(325) – Contour Elevation

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, VGC Ventures, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 20194, Page 3 and Volume 20676, Page 182 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon 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

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 & 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

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

_____
Cody Karisch, R.P.L.S. No. 7004

FINAL PLAT

RAMSEY PLACE RESUBDIVISION
LOT 8R–A, BLOCK 2

BEING A REPLAT OF LOT 5, BLOCK 2 OF THE RAMSEY PLACE RESUBDIVISION AS RECORDED IN VOLUME 151, PAGE 533, AND OF LOT 8R, Block 2 OF THE RAMSEY PLACE RESUBDIVISION RECORDED IN VOLUME 7717, PAGE 72.

1.271 ACRES

JOSEPH E. SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2026
SCALE: 1" = 30'

Owner:
VGC Ventures, LLC
636 Hunters Creek Way
Hockley, Texas 77447

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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