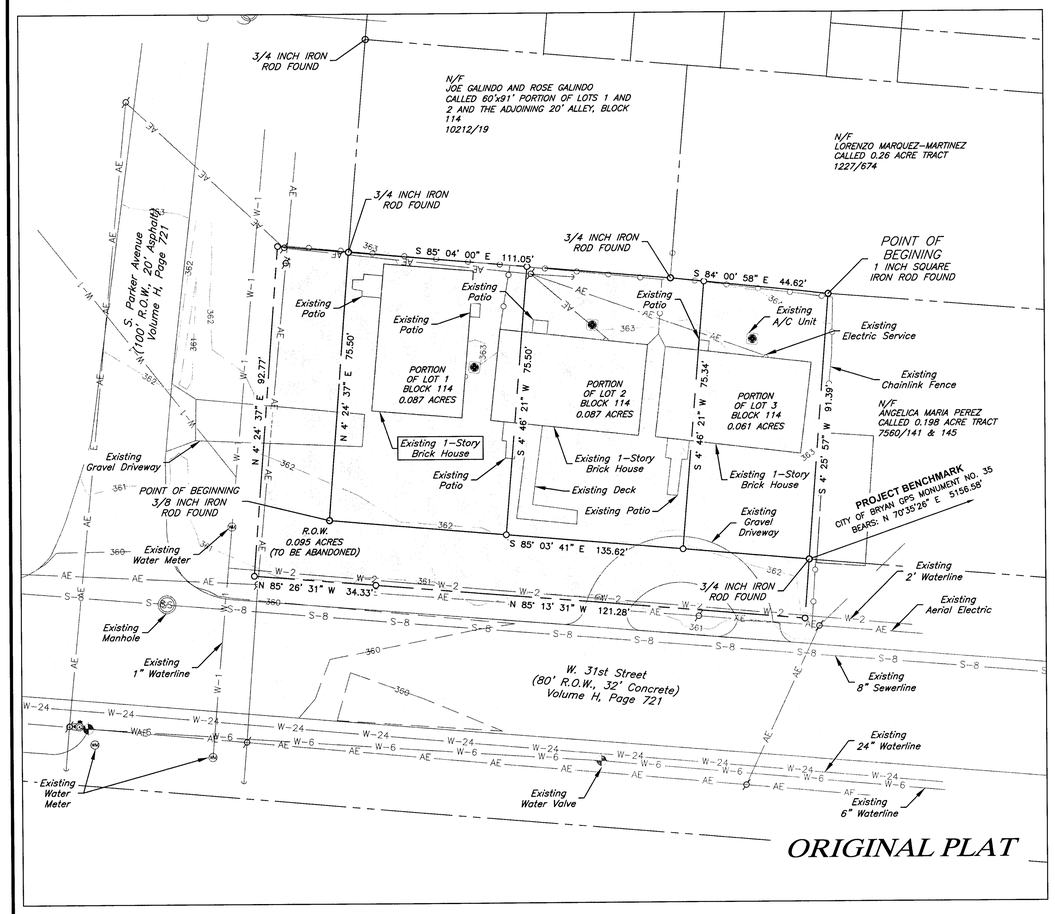
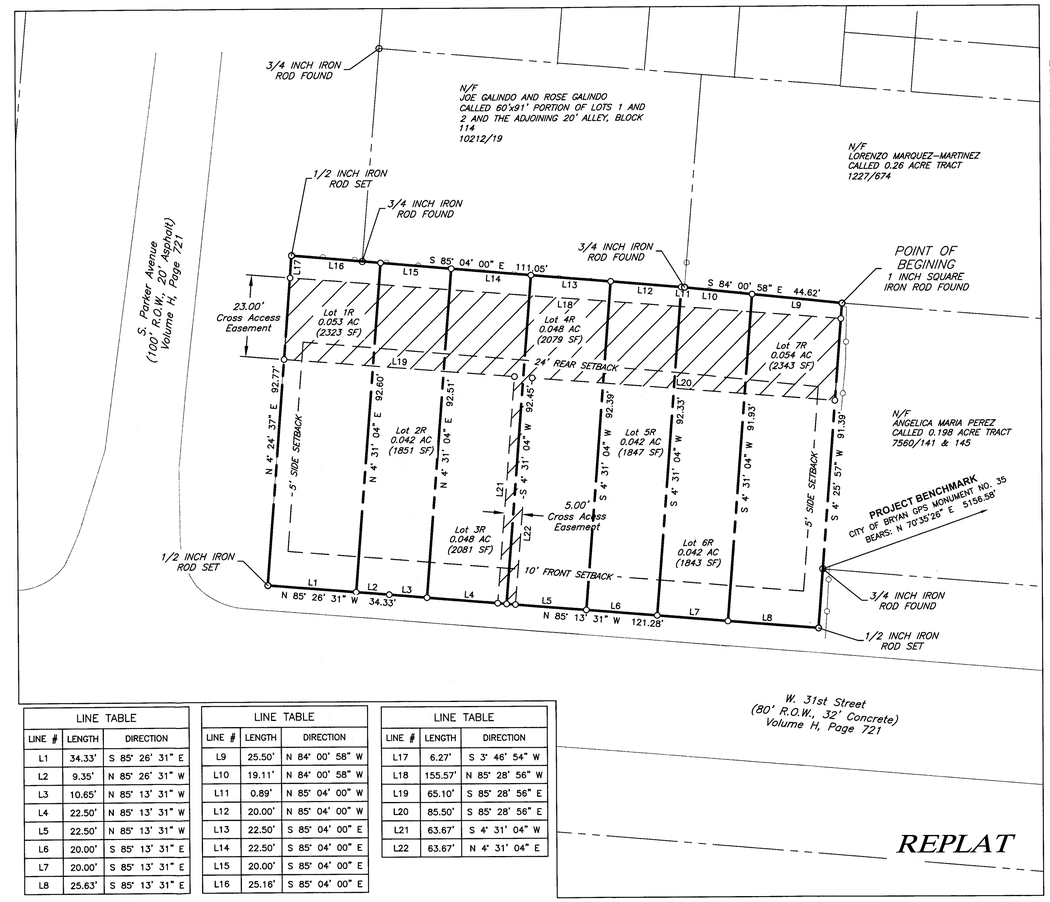




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.33'	S 85° 26' 31" E
L2	9.35'	N 85° 26' 31" W
L3	10.65'	N 85° 13' 31" W
L4	22.50'	N 85° 13' 31" W
L5	22.50'	N 85° 13' 31" W
L6	20.00'	S 85° 13' 31" E
L7	20.00'	S 85° 13' 31" E
L8	25.63'	S 85° 13' 31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	25.50'	N 84° 00' 58" W
L10	19.11'	N 84° 00' 58" W
L11	0.89'	N 85° 04' 00" W
L12	20.00'	N 85° 04' 00" W
L13	22.50'	S 85° 04' 00" E
L14	22.50'	S 85° 04' 00" E
L15	20.00'	S 85° 04' 00" E
L16	25.16'	S 85° 04' 00" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	6.27'	S 3° 46' 54" W
L18	155.57'	N 85° 28' 56" W
L19	65.10'	S 85° 28' 56" E
L20	85.50'	S 85° 28' 56" E
L21	63.67'	S 4° 31' 04" W
L22	63.67'	N 4° 31' 04" E

METES AND BOUNDS DESCRIPTION OF A 0.33 ACRE TRACT BRYAN ORIGINAL TOWNSITE BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION LOTS 1, 2, AND 3, BLOCK 114 AND A PORTION OF THE ADJOINING RIGHT-OF-WAY OF S. PARKER AVENUE AND W. 31ST STREET, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID PORTION OF LOTS 1, 2, AND 3 BEING THE SAME ACRE TRACT OF LAND AS DESCRIBED AS TRACTS ONE, TWO, AND THREE BY A DEED TO NN OUT PROPERTIES, LTD. RECORDED IN VOLUME 12571, PAGE 90 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1 INCH SQUARE IRON ROD FOUND ON THE SOUTH LINE OF A CALLED 0.26 ACRE PORTION OF SAID BLOCK 114 AS DESCRIBED BY A DEED TO LORENZO MARQUEZ-MARTINEZ RECORDED IN VOLUME 1227, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.198 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ANGELICA MARIA PEREZ RECORDED IN VOLUME 7560, PAGE 141 AND 145 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 35 BEARS: N 71° 21' 15" E FOR A DISTANCE OF 5126.85 FEET;

THENCE: S 04° 25' 57" W ALONG THE WEST LINE OF SAID 0.198 ACRE TRACT AND THROUGH SAID LOT 3, AT 74.70 FEET PASS A 3/4 INCH IRON ROD FOUND ON THE NORTH LINE OF W. 31ST STREET (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID 0.198 ACRE TRACT, CONTINUE ON THROUGH THE RIGHT-OF-WAY OF W. 31ST STREET FOR A TOTAL DISTANCE OF 91.39 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH W. 31ST STREET FOR THE FOLLOWING CALLS:

N 85° 13' 31" W FOR A DISTANCE OF 121.28 FEET TO A 1/2 INCH IRON ROD SET;

N 85° 26' 31" W FOR A DISTANCE OF 34.33 FEET TO A 1/2 INCH IRON ROD SET IN THE INTERSECTION OF W. 31ST STREET AND S. PARKER AVENUE (100' R.O.W.);

THENCE: THROUGH S. PARKER AVENUE FOR THE FOLLOWING CALLS:

N 04° 24' 37" E FOR A DISTANCE OF 92.77 FEET TO A 1/2 INCH IRON ROD SET;

S 85° 04' 00" E, AT 20.00 FEET PASS A 3/4 INCH IRON ROD FOUND ON THE EAST LINE OF S. PARKER AVENUE AND THE WEST LINE OF SAID LOT 1 MARKING THE SOUTHWEST CORNER OF A CALLED 60' x 91' TRACT OF LAND AS DESCRIBED AS A PORTION OF SAID LOTS 1 AND 2 AND THE ADJOINING 20' ALLEY BY A DEED TO JOE GALINDO AND ROSE GALINDO RECORDED IN VOLUME 10212, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 3/4 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID GALINDO TRACT BEARS: N 04° 49' 58" W FOR A DISTANCE OF 59.97 FEET, CONTINUE ON THROUGH SAID LOTS 1 AND 2 AND ALONG THE SOUTH LINE OF SAID GALINDO TRACT FOR A TOTAL DISTANCE OF 111.05 FEET TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID GALINDO TRACT AND THE SOUTHWEST CORNER OF SAID 0.26 ACRE TRACT (1227/674);

THENCE: S 84° 00' 58" E ALONG THE SOUTH LINE OF SAID 0.26 ACRE TRACT AND THROUGH SAID LOTS 2 AND 3 FOR A DISTANCE OF 44.62 FEET TO THE POINT OF BEGINNING CONTAINING 0.33 OF AN ACRE OF LAND (14,367 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. PLATTING AND DEVELOPMENT OF THE PROPERTY WILL BE REGULATED BY PLANNED DEVELOPMENT ORDINANCE NO. _____, ADOPTED BY THE BRYAN CITY COUNCIL
2. THE 0.95 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. _____, ADOPTED BY THE BRYAN CITY COUNCIL _____.
3. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
4. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
5. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
6. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0195E, REVISED JULY 7, 2014.
8. THE JOINT ACCESS EASEMENT IN THE REAR OF THE PROPERTY WILL PROVIDE AUTO ACCESS TO EACH LOT AND IS TO BE USED BY TOWNHOME PROPERTY OWNERS ONLY.
9. ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE PROPERTY PRIOR TO RECORDATION OF THE PLAT DOCUMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, President of NN Out Properties, Ltd., owner and developer of the land shown on this plat, and designated herein as Lots 1R through 7R, Block 114, Bryan Original Townsite to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Katie Neason

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Katie Neason, 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

I, _____, 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, _____, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

_____
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

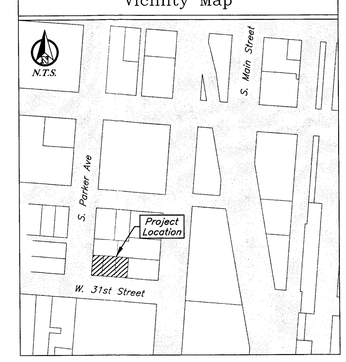
CERTIFICATE OF THE COUNTY CLERK

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

Vicinity Map



FINAL PLAT

Bryan Original Townsite Block 114, Lots 1R-7R

Being a Replat of
a 0.235 Acre Tract
Portion of Lots 1, 2, & 3, Block 114
Bryan Original Townsite
Volume 'H', Page 721
Bryan, Brazos County, Texas

June 2015

Owner:
NN Out Properties, Ltd.
211 B W. 23rd Street
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951