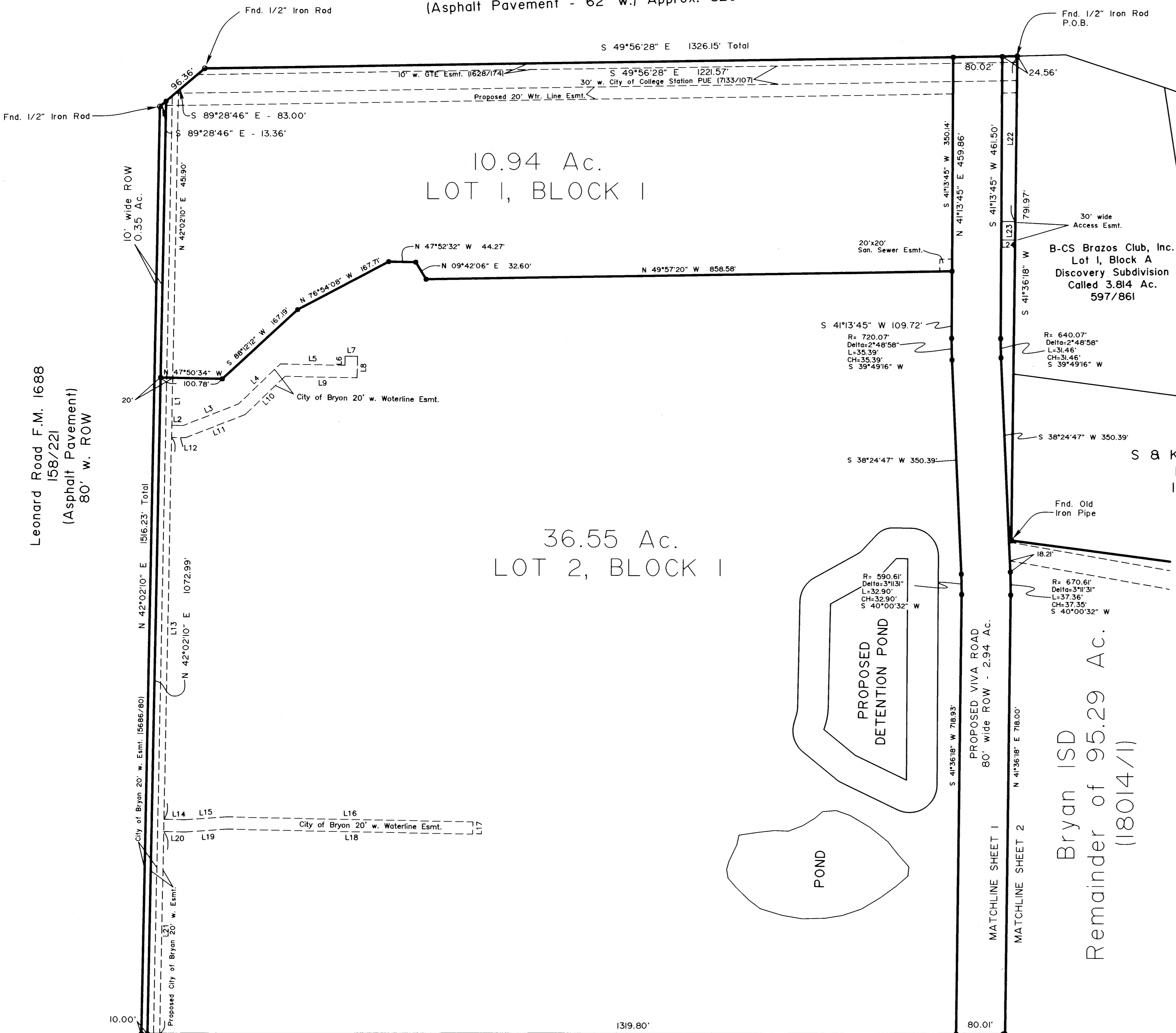


F.M. 2818  
284/177  
[Asphalt Pavement - 62' w.] Approx. 320' w. ROW

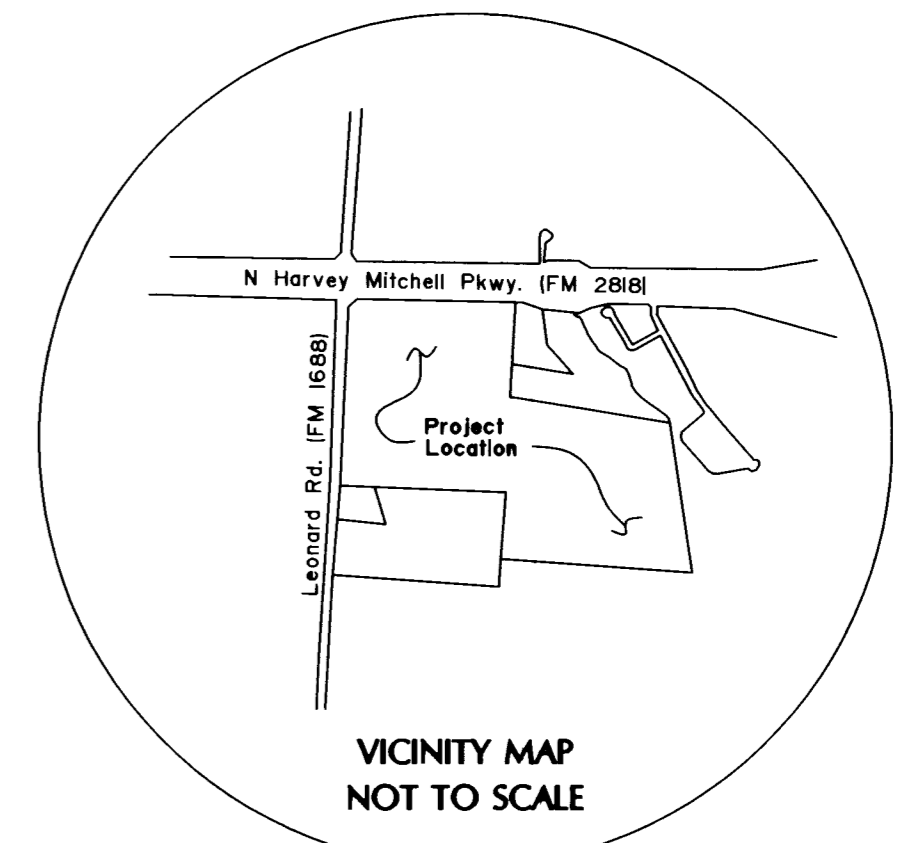
10.94 Ac.  
LOT 1, BLOCK 1

36.55 Ac.  
LOT 2, BLOCK 1

Leonard Road F.M. 1688  
158/221  
(Asphalt Pavement)  
80' w. ROW



NOTES:  
NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO GRID NORTH NAD83 (CORS 2011) epoch 2010.00 AS DERIVED FROM GPS RTK OBSERVATIONS.  
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM AGGIELAND TITLE COMPANY AS SHOWN ON GF. NO. 51409 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2021, AND ISSUED ON OCTOBER 12, 2021. ALL EASEMENTS SHOWN ARE BASED ON THIS COMMITMENT. STRONG SURVEYING, LLC DID NOT ENGAGE IN ANY EASEMENT RESEARCH.  
BEARINGS AND DISTANCES ARE CALL AND ACTUAL UNLESS OTHERWISE NOTED.  
PROPERTY IS CURRENTLY ZONED PD-M PER ORDINANCE NO. 2583 APPROVED BY CITY COUNCIL ON OCTOBER 11, 2022.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4804IC0195 E, MAP REVISED DATE OF MAY 16, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014, PART OF THIS PARENT TRACT OF 95.29 ACRES IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA.  
CONTOURS SHOWN ARE BASED ON AN ACTUAL ON THE GROUND SURVEY BASED ON CITY OF BRYAN MONUMENTATION.  
BUILDING SETBACKS SHALL MEET THE CITY OF BRYAN PD-M ORDINANCE REQUIREMENTS.  
• A 1/2" Iron Rod with Cap Set at all corners unless otherwise shown.  
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.



FIELD NOTES  
95.29 ACRES  
VOLUME 18014, PAGE 1  
ZENO PHILLIPS LEAGUE, A - 45  
BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 95.29 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of a Called 95.29 acre tract as described in deed from Blinn College District to Bryan Independent School District, of record in Volume 18014, Page 1, Official Records of Brazos County, Texas, said 95.29 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING AT A 1/2" Iron Rod found in the southwest right-of-way line of FM 2818 as described in Volume 284, Page 177, Deed Records of Brazos County, Texas for an east corner, said corner being the most northerly east corner of said Called 95.29 acre tract, said corner being the north corner of Lot 1, Block "A", Discovery Subdivision as described in Volume 597, Page 861, Deed Records of Brazos County, Texas;  
THENCE S 41° 36' 18" W, along the southeast line of said 95.29 acre tract and the northwest line of said Called Lot 1, Block "A", Discovery Subdivision at a distance of 520.12 feet passing the most westerly corner of said Lot 1, Block "A" and a north corner of the S & K Partners, LLC Called 12.413 Acre Tract as described in Volume 12555, Page 240, Official Records of Brazos County, Texas, and continuing along the southeast line of said 95.29 acre tract and the northwest line of said Called 12.413 Acre Tract a total distance of 791.97 feet to an Old Iron Pipe found for an interior corner, said corner being the most westerly corner of said Called 12.413 Acre Tract;  
THENCE S 41° 26' 54" E, along a northeast line of said Called 95.29 Acre Tract and the southwest line of said Called 12.413 Acre Tract a distance of 1343.28 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most southerly corner of said Called 12.413 Acre Tract, said point being located in the northwest line of Rock Hollow Subdivision as described in Volume 3506, Page 347, Official Records of Brazos County, Texas;  
THENCE S 30° 04' 04" W, along the southeast line of said 95.29 Acre Tract and the northwest line of said Rock Hollow Subdivision and Carnage Hills Subdivision, Phase One as described in Volume 2718, Page 168, Official Records of Brazos County, Texas, respectively a distance of 1280.04 feet to a 1/2" Iron Rod with Cap found for the most southerly corner, said corner being the most easterly corner of the Wesley F. Honza, Jr. Called 108.02 acre tract as described in Volume 2171, Page 47, Official Records of Brazos County, Texas;  
THENCE N 47° 27' 44" W, along the southwest line of said 95.29 Acre Tract and the northwest line of said Called 108.02 Acre Tract a distance of 1597.60 feet to a 1/2" Iron Rod with Cap found for a west corner, said corner being a northerly corner of said Called 108.02 Acre Tract, said corner being located in the southeast line of the Jason Seymour Called 22.67 Acre Tract as described in Volume 1104, Page 74, Official Records of Brazos County, Texas, a Rock Found for an interior corner of said Called 108.02 Acre Tract bears S 42° 05' 53" W a distance of 200.00 feet;  
THENCE N 42° 05' 53" E, along a northwest line of said 95.29 Acre Tract and the southeast line of said Called 22.67 Acre Tract a distance of 583.83 feet to a 1/2" Iron Rod found for an interior corner, said corner being the most easterly corner of said Called 22.67 acre tract;  
THENCE N 49° 03' 59" W, along a southeast line of said 95.29 Acre Tract and the northeast line of said Called 22.67 Acre Tract a distance of 1406.87 feet to a 1/2" Iron Rod found for the most westerly corner, said corner being located in the southeast right-of-way line of FM 1688 (Leonard Road) as described in Volume 158, page 221, Deed Records of Brazos County, Texas;  
THENCE N 42° 02' 10" E, along the northwest line of said 95.29 Acre Tract and the southeast right-of-way line of said FM 1688 a distance of 1516.23 feet to a 1/2" Iron Rod found for angle point;  
THENCE S 89° 28' 46" E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.36 feet to a 1/2" Iron Rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 2818;  
THENCE S 49° 56' 28" E, along the northeast line of said 95.29 Acre Tract and the southwest right-of-way line of said FM 2818 a distance of 1326.15 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 95.29 ACRES OF LAND MORE OR LESS, according to a survey performed during the month of November 2014, and updated on December 1, 2021 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under FIRM No. 10093500. North Orientation is based on rotating the northeast line to Grid North NAD83 (2011) epoch 2010.00 by utilizing GPS Methods.

LINE	BEARING	DISTANCE
L1	S 42°02'10" W	77.59
L2	S 48°01'42" E	18.72
L3	S 70°31'42" E	96.39
L4	N 87°13'56" E	94.88
L5	S 47°49'16" E	105.47
L6	N 42°05'13" E	14.98
L7	S 47°53'48" E	20.00
L8	S 42°05'13" W	35.02
L9	N 47°49'16" W	117.23
L10	S 87°13'56" W	90.54
L11	N 70°31'42" W	104.30
L12	N 48°01'42" W	22.72
L13	S 42°02'10" W	623.67
L14	S 47°52'42" E	148.33
L15	S 53°07'42" E	68.52
L16	S 47°52'32" E	400.95
L17	S 42°02'28" W	20.00
L18	N 47°52'32" W	400.03
L19	N 53°07'42" W	68.52
L20	N 47°52'32" W	35.72
L21	S 42°02'10" W	331.31
L22	S 41°36'18" W	270.67
L23	S 41°13'45" W	330.00
L24	N 48°46'15" W	22.75

**FINAL PLAT**  
**OF**  
**LOT 1-3, BLOCK 1**  
**BRYAN INDEPENDENT**  
**SCHOOL DISTRICT**  
**95.29 ACRES**  
**OUT OF THE BRYAN ISD**  
**95.29 ACRE TRACT**  
**VOLUME 18014, PAGE 1**  
**ZENO PHILLIPS LEAGUE, A - 45**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
SCALE: 1" = 100'    NOVEMBER 21, 2022  
REVISED AUGUST 15, 2023  
SHEET ONE OF TWO

Kelly Renee Weido  
Called 2.345 Ac.  
16494/32

Jason R. Seymour  
Called 22.67 Ac.  
1104/74

Bryan ISD  
Remainder of 95.29 Ac.  
(18014/1)

Approval of the planning and zoning commission  
I, John G. ..., Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the above plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 21 day of August, 2023 and same was duly approved on the 15 day of June, 2023 by said Commission.  
Chair, Planning & Zoning Commission, Bryan, Texas

Approval of the city engineer  
I, H. Curtis Strong, 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 26 day of April, 2024.

Certification of the surveyor  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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 or found under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
H. Curtis Strong RPLS No. 4961

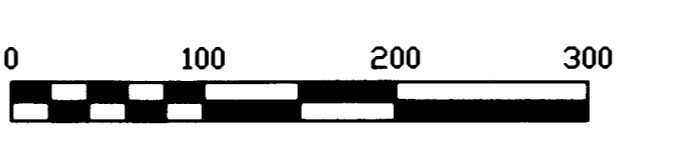
STATE OF TEXAS  
COUNTY OF BRAZOS  
I (We), Bryan Independent School District, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 18014, Page 1, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
Julie Harlin  
Bryan ISD - President, Board of Trustees

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Julie Harlin, 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 of office this 21 day of Aug, 2023.

Tiffany R Lee  
Notary Public, State of Texas  
My Comm. Exp. 08/22/23  
Notary ID 12622832-1

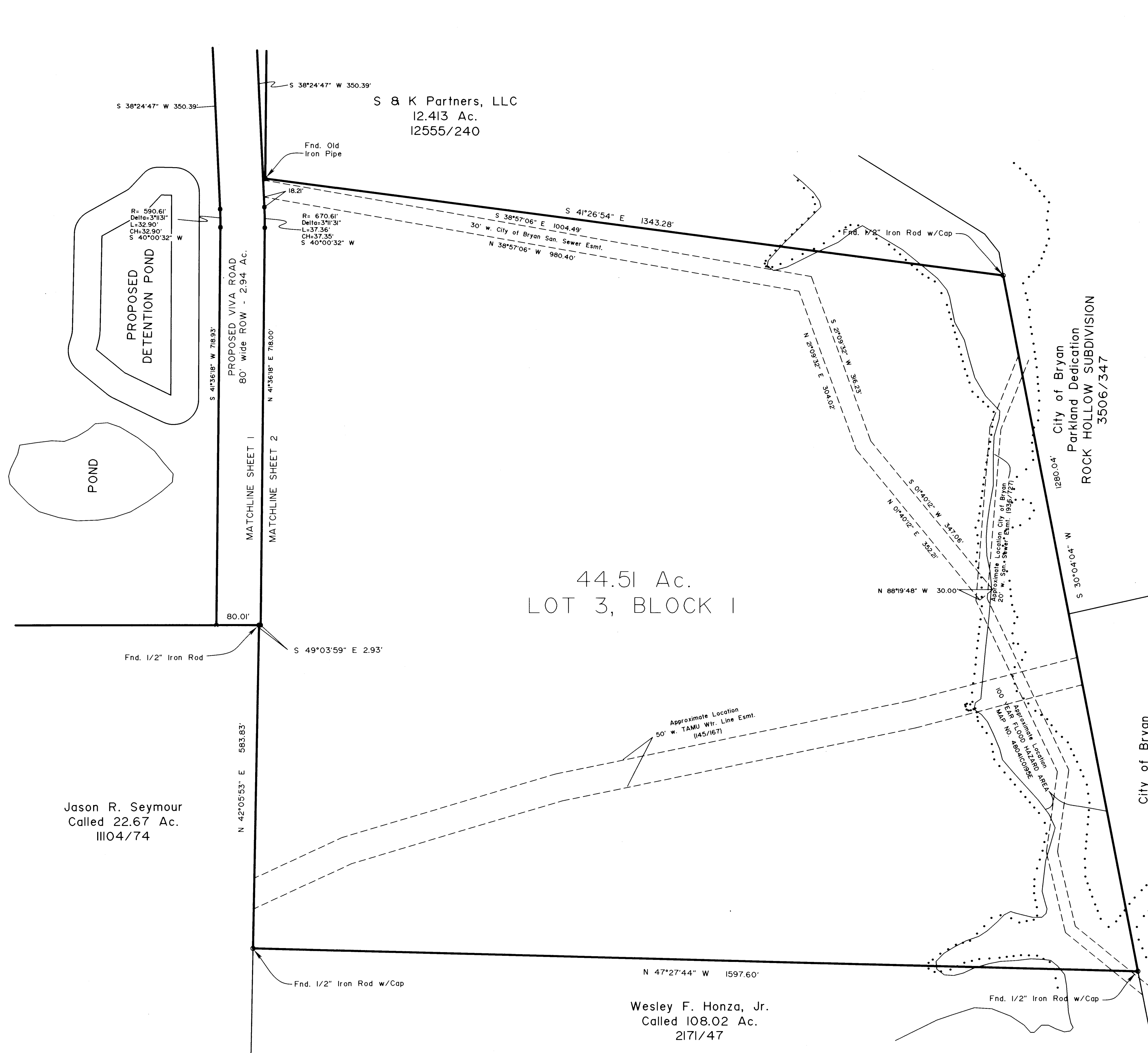
Certification by the county clerk  
Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/24/2024 9:09:25 AM  
In the PLAT Records  
Doc Number: 2024-1529807  
Volume - Page: 19230-245  
Number of Pages: 2  
Amount: 72.00  
Order#: 20240524000021  
By: PS  
Karen McQueen  
County Clerk, Brazos County, Texas

Approval of the city planner  
I, John G. ..., 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 26 day of April, 2024.  
City Planner, Bryan, Texas



OWNER:  
Bryan Independent School District  
801 South Ennis  
Bryan, Tx. 77803  
Phone No. 979-209-1137  
Contact: Mr. Paul Buckner  
Director of Construction and Energy Management

STRONG SURVEYING, LLC  
FIRM No. 10093500 email: curtis@strongsurveying.com  
1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096



**NOTES:**  
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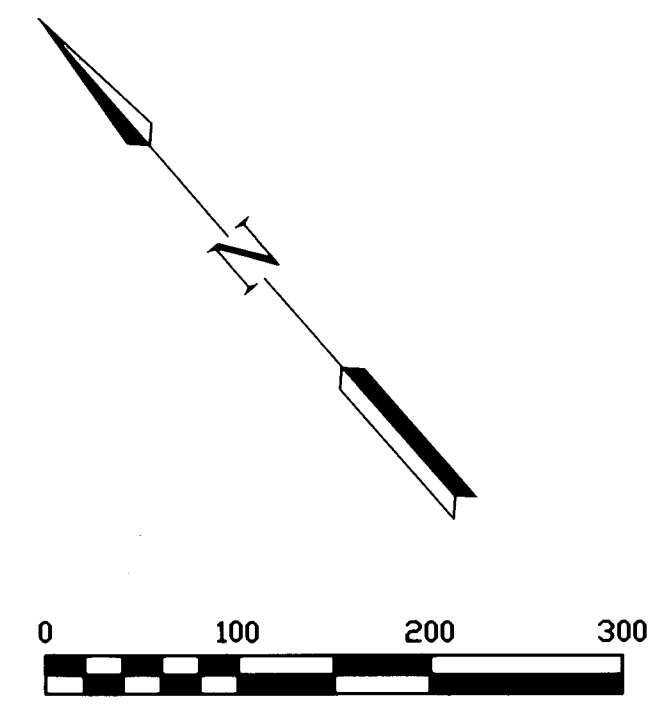
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 OF  
 LOT 1-3, BLOCK 1  
 BRYAN INDEPENDENT  
 SCHOOL DISTRICT  
 95.29 ACRES  
 OUT OF THE BRYAN ISD  
 95.29 ACRE TRACT  
 VOLUME 18014, PAGE 1  
 ZENO PHILLIPS LEAGUE, A - 45  
 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE 1" = 100' NOVEMBER 21, 2022  
 REVISED AUGUST 15, 2023  
 SHEET TWO OF TWO

OWNER:  
 Bryan Independent School District  
 801 South Ennis  
 Bryan, Tx. 77803  
 Phone No. 979-209-1137  
 Contact: Mr. Paul Buckner  
 Director of Construction and Energy Management

**STRONG SURVEYING, LLC**  
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 Fax: (979) 731-0096  
 email: curbs@strongsurveying.com  
 FIRM No. 10093500