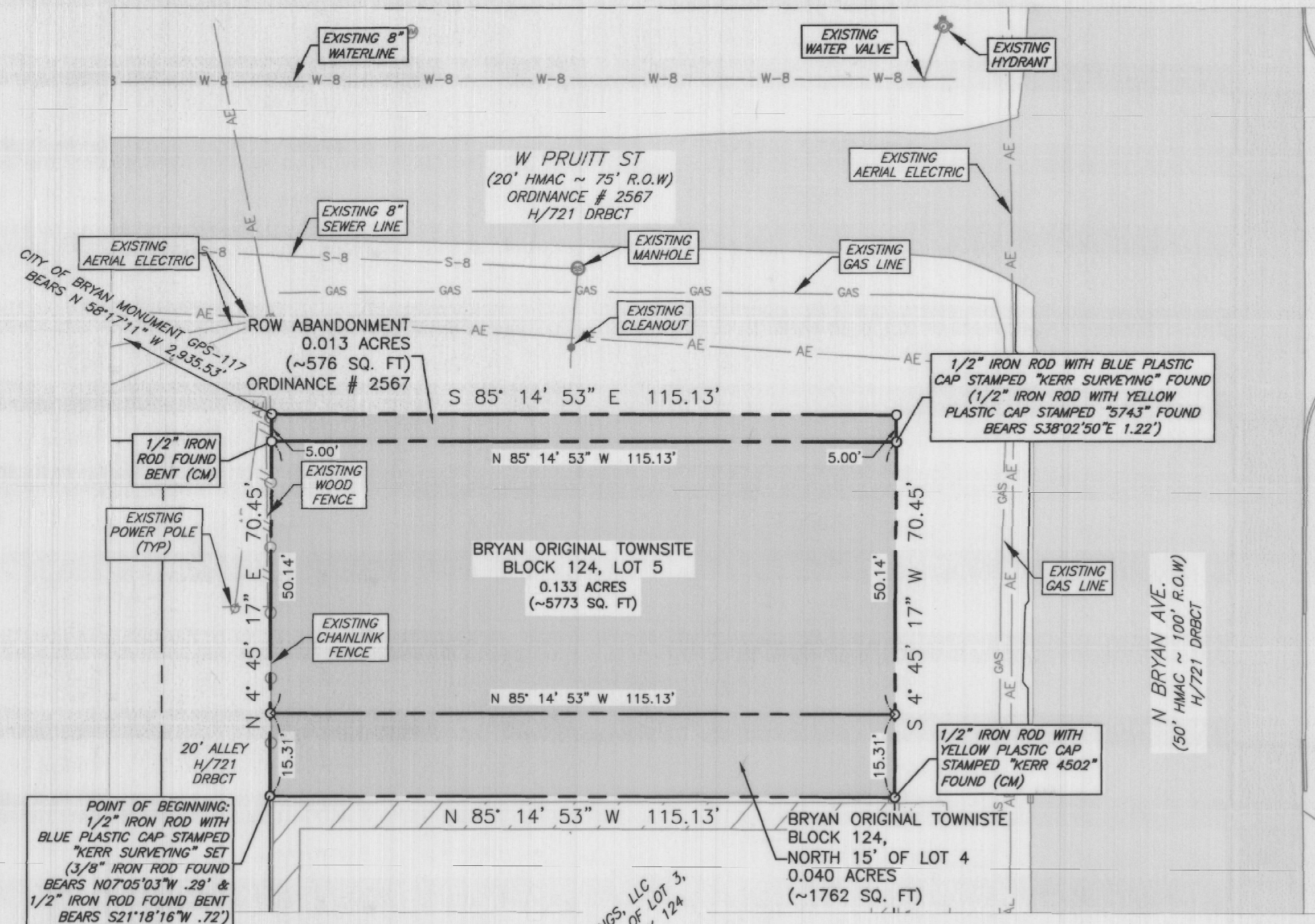


ORIGINAL PLAT



ANNOTATIONS:
ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records Of Brazos County, Texas
(-) - Record information
(CM) - Controlling Monument used to establish property boundaries
PUB- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

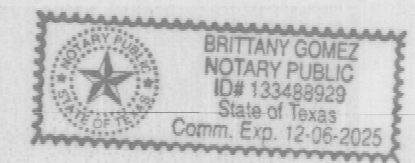
STATE OF TEXAS
COUNTY OF BRAZOS
I, Katie Neason, Managing Partner of NN Out Properties LTD, the owner of the 0.186 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17484, Page 143, and Right-of-Way abandoned in Ordinance # 2567, and designated herein as Bryan Original Townsite, Block 124, Lot 5R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Katie Neason, Owner

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 stated.

Given under my hand and seal on this 11 day of August, 2022.

Brittany Lamm, Notary Public, Brazos County, Texas



CERTIFICATION 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, 7/27/22
Michael Konetski, R.P.L.S. No. 6531



APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 18th day of August, 2022.

Martin Zimmermann, City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

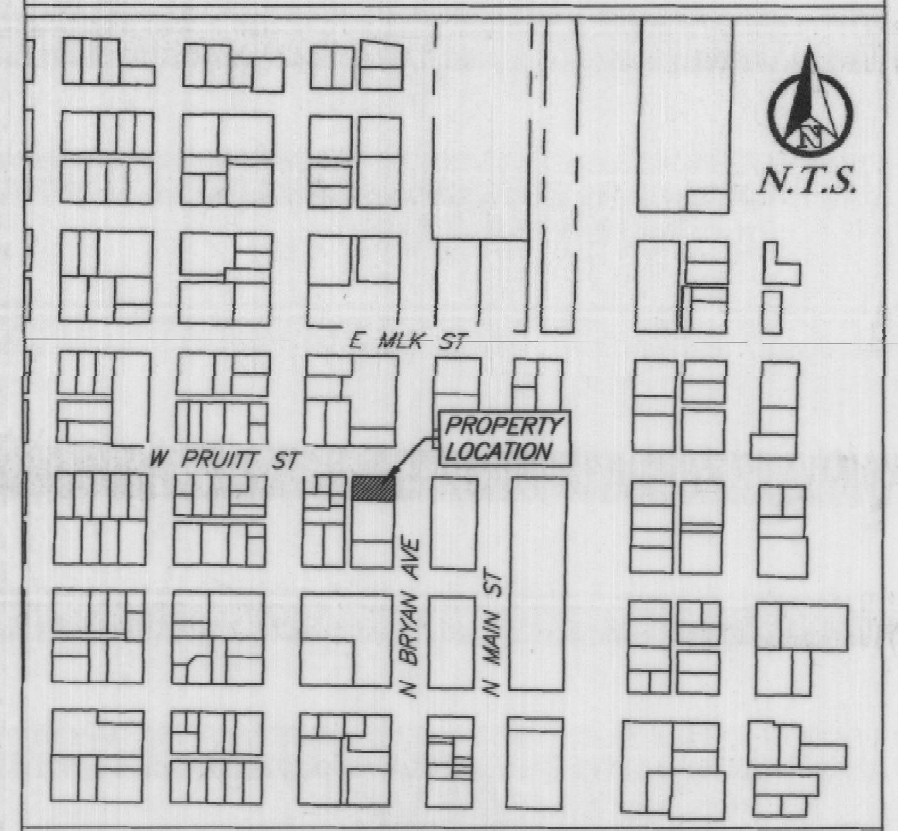
I, Wade Kemp, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of August, 2022.

Wade Kemp, City Engineer, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/22/2022 8:32:09 AM
In the PLAT Records
Doc Number: 2022-1481311
Volume-Page: 18176-243
Number of Pages: 1
Amount: 73.00
Order#: 20220822000025
By: MG

Karen McQueen, County Clerk, Brazos County, Texas

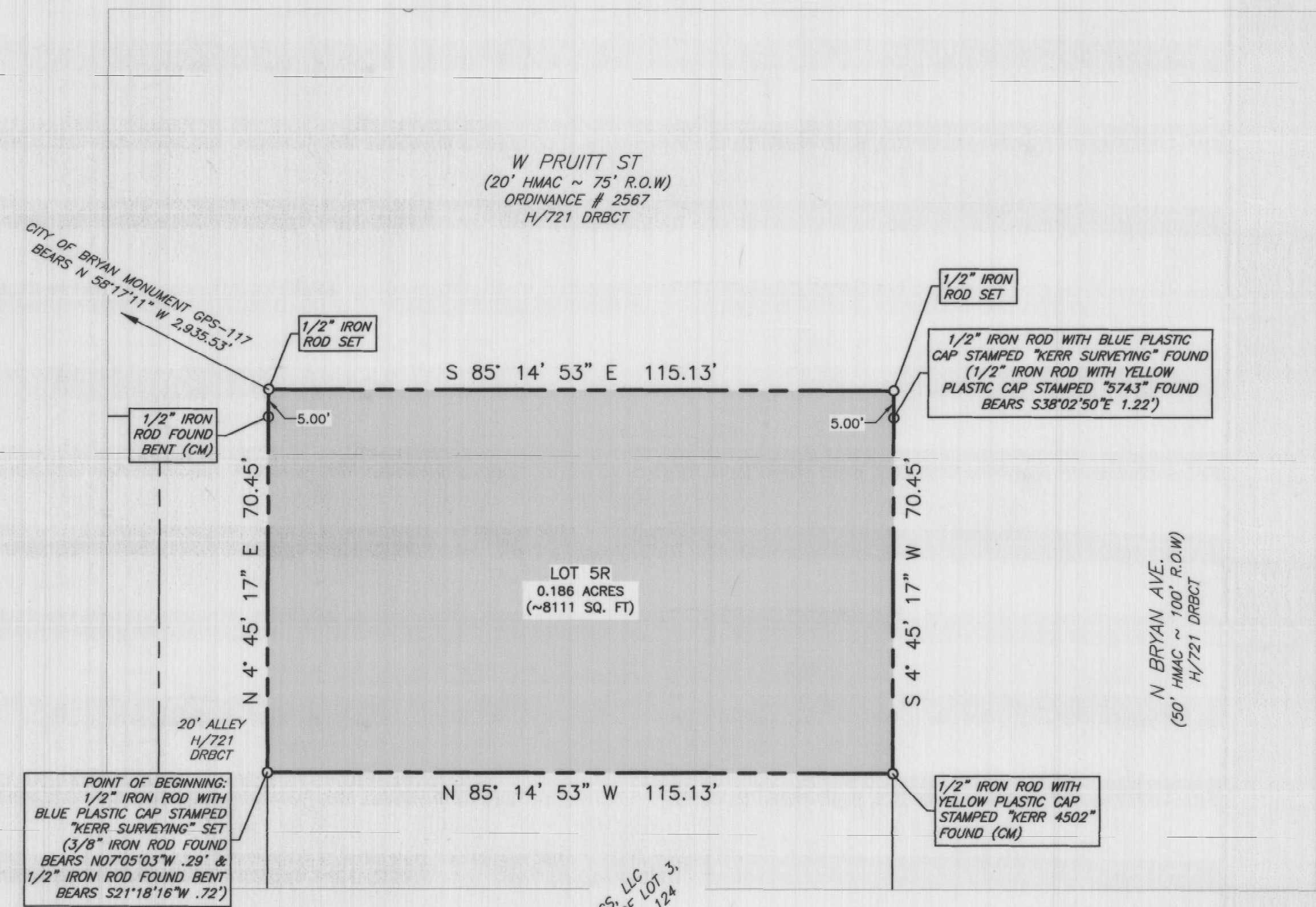
Vicinity Map:



General Notes:

- 1. Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
2. Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00010125847 (Calculated using GEOID12B).
3. 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County Texas and incorporated areas, Map No. 48041C0215F, effective April 02, 2014.
5. Building setback lines Per City of Bryan Ordinance.
6. The topography shown is from City of Bryan GIS data.
7. This property is zoned Downtown North (DT-N).
8. Utility lines shown hereon are approximate located by City of Bryan GIS data. Additional utilities may exist not shown.
9. 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 PUB, and the right of ingress and egress on the property adjacent to the PUB to access electric facilities.
10. This survey plat was prepared to reflect the title commitment prepared by University Title Company, GP NO. 214239, effective date: 09-28-2021. Items listed on schedule B are not survey items and/or are not addressed by this plat.
11. The partial abandonment of W Pruitt St. ROW located in Block 124, in the Bryan Original Townsite was abandoned on July 12, 2022 by the Bryan City Council with Ordinance # 2567.

REPLAT



FIELD NOTES DESCRIPTION

0.186 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS
A FIELD NOTES DESCRIPTION OF 0.186 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5, THE NORTH 15 FEET OF LOT 4, AND 5 FEET OF RIGHT-OF-WAY DEDICATED IN BLOCK 124, OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME "H", PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.186 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND ON THE EAST LINE OF A 20' ALLEY (H/721 DRBCT), AT THE NORTHWEST CORNER OF A CALLED NORTH 22.5 FEET OF LOT 2, LOT 3, AND THE ADJOINING SOUTH 35 FEET OF LOT 4, BLOCK 124, OF THE BRYAN ORIGINAL TOWNSITE, SHOWN ON A PLAT FILED IN VOLUME "H", PAGE 721, DRBCT, CONVEYED TO SHADY GROVE HOLDINGS, LLC RECORDED IN VOLUME 14380, PAGE 117 (OPRBCT), AND MARKING THE SOUTHWEST CORNER HEREOF; FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 07° 05' 03" W, A DISTANCE OF 0.29 FEET, AND ALSO FROM SAID 1/2 INCH IRON ROD FOUND, A 1/2 INCH IRON ROD FOUND BEARS S 21° 18' 16" W, A DISTANCE OF 0.72 FEET;

THENCE, WITH THE NORTHWEST LINE HEREOF, N 04° 45' 17" E, PASSING A 1/2 INCH IRON ROD FOUND BENT AT A DISTANCE OF 65.45 FEET BEING THE ORIGINAL NORTH CORNER OF LOT 5, CONTINUING ON FOR A TOTAL DISTANCE OF 70.45 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE NEWLY ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF WEST PRUITT STREET (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE NORTH CORNER HEREOF, FOR REFERENCE, CITY OF BRYAN MONUMENT GPS-117 BEARS N 58° 17' 11" W, AT A DISTANCE OF 2,933.53 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST PRUITT STREET, S 85° 14' 53" E, FOR A DISTANCE OF 115.13 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE SOUTHWEST INTERSECTION OF WEST PRUITT STREET AND NORTH BRYAN STREET (100' RIGHT-OF-WAY, H/721 DRBCT), AND MARKING THE EASTERNMOST CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF NORTH BRYAN STREET, S 04° 45' 17" W, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND AT A DISTANCE OF 5.00 FEET FOR THE NORTHEAST CORNER OF LOT 5, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "5743" FOUND BEARS S 38° 02' 50" E A DISTANCE OF 1.22 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 70.45 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND, MARKING THE NORTHEAST CORNER OF SAID SHADY GROVE HOLDINGS TRACT, THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID SHADY GROVE HOLDINGS TRACT AND THIS HEREIN DESCRIBED TRACT, N 85° 14' 53" W, FOR A DISTANCE OF 115.13 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.186 ACRES OF LAND, MORE OR LESS.
SURVEYED ON THE GROUND MAY 2022 UNDER MY SUPERVISION.

Final Plat
Bryan Original Townsite
Lot 5R, Block 124
0.186 Acres
Being a Replat of
Bryan Original Townsite
Block 124, Lot 5, N 15' of Lot 4, 5' of ROW Abandonment
Volume H, Page 721 DRBCT
Stephen F. Austin League #9 Survey, A-62
Bryan, Brazos County, Texas
July 2022
Owner: NN Out Properties LTD
105 N. Main St
Bryan, TX 77803
Engineer: JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL # 9951
Surveyor: Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
TBPELS # 10018500
Job No. 22-212