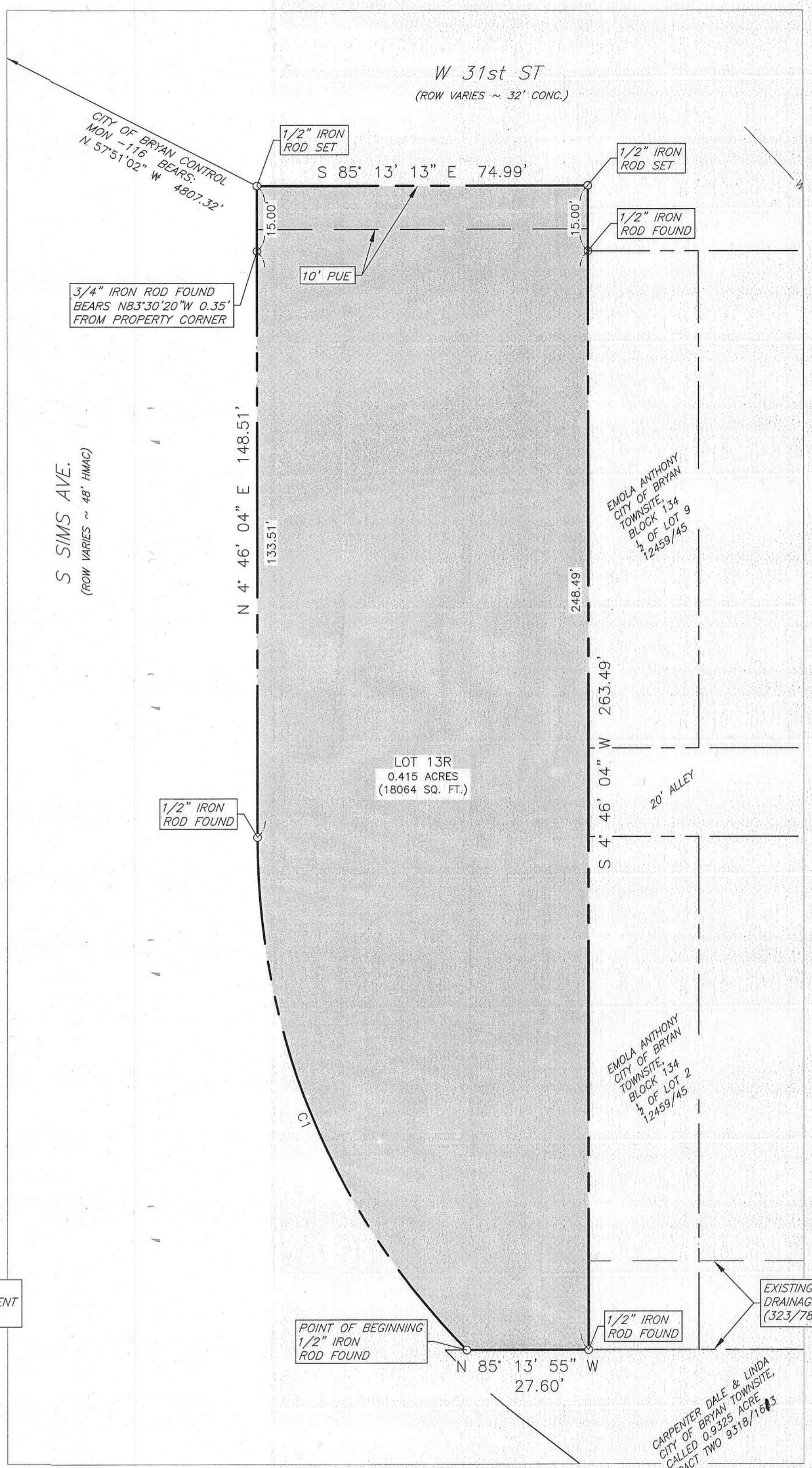
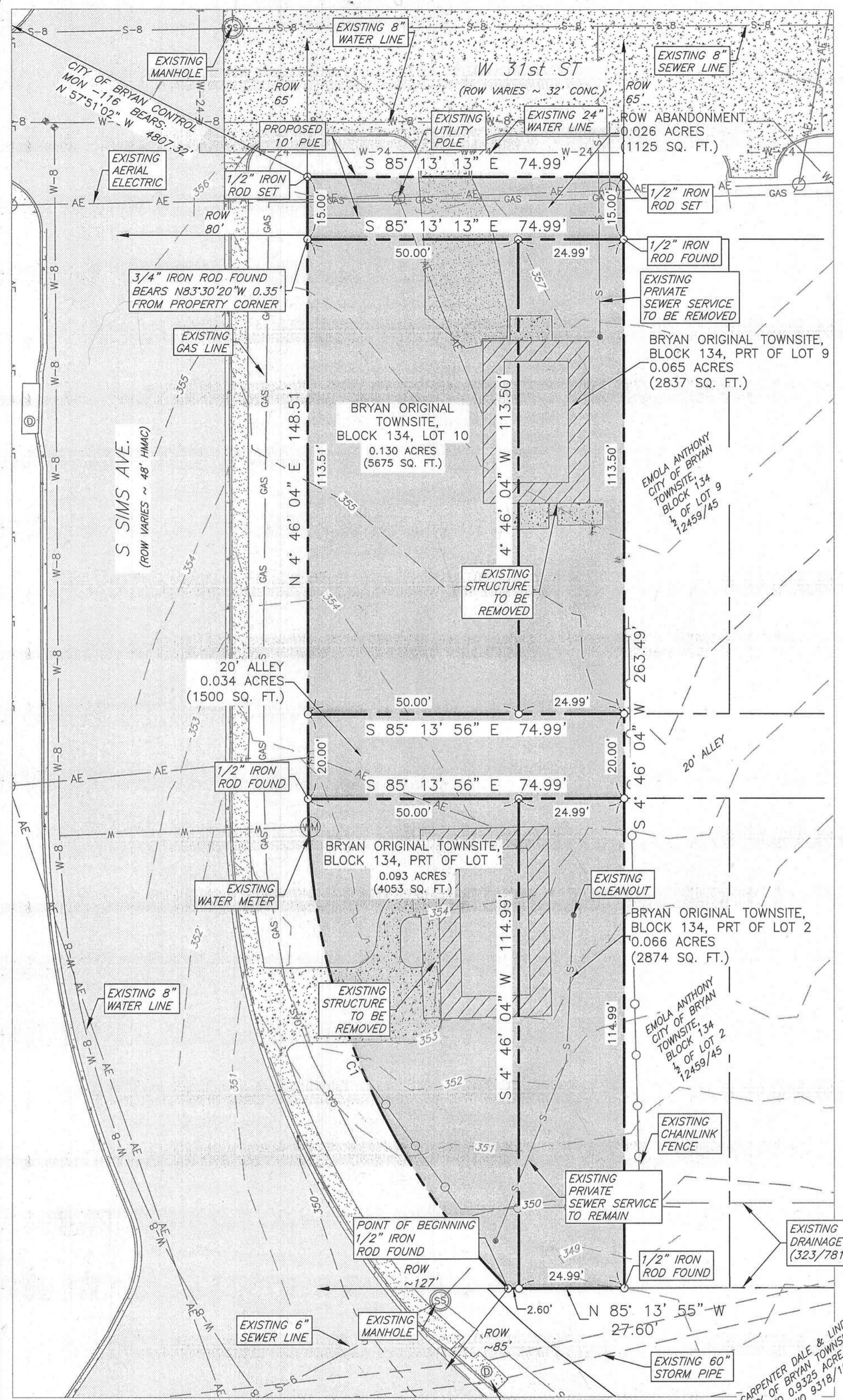


ORIGINAL PLAT

REPLAT

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	127.60'	163.18'	44° 48' 10"	N 17° 38' 01" W	124.38'	67.26'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Katie Neason, Managing Partner of NN Out Properties LTD, owner of the 0.415 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 16816, Page 70, and Volume 15339, Page 133, and designated herein as Bryan Original Townsite Block 134, Lot 13R, 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.

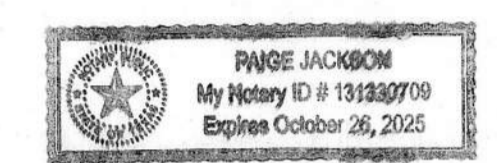
Katie Neason  
 Katie Neason  
 Managing Partner of NN Out Properties LTD, Owner

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 17th day of November, 2021.

Raise John  
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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, and that the metes and bound describing said subdivision will describe a closed geometric form.

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



APPROVAL OF THE CITY PLANNER

I, Martha Zimmerman, 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 5th day of December, 2021.

Martha Zimmerman  
 City Planner  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W Paul Kopp, 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 3rd day of December, 2021.

W Paul Kopp  
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Lee Gonzalez, 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 14th day of April, 2021, and same was duly approved on the 5th day of August, 2021, by said Commission.

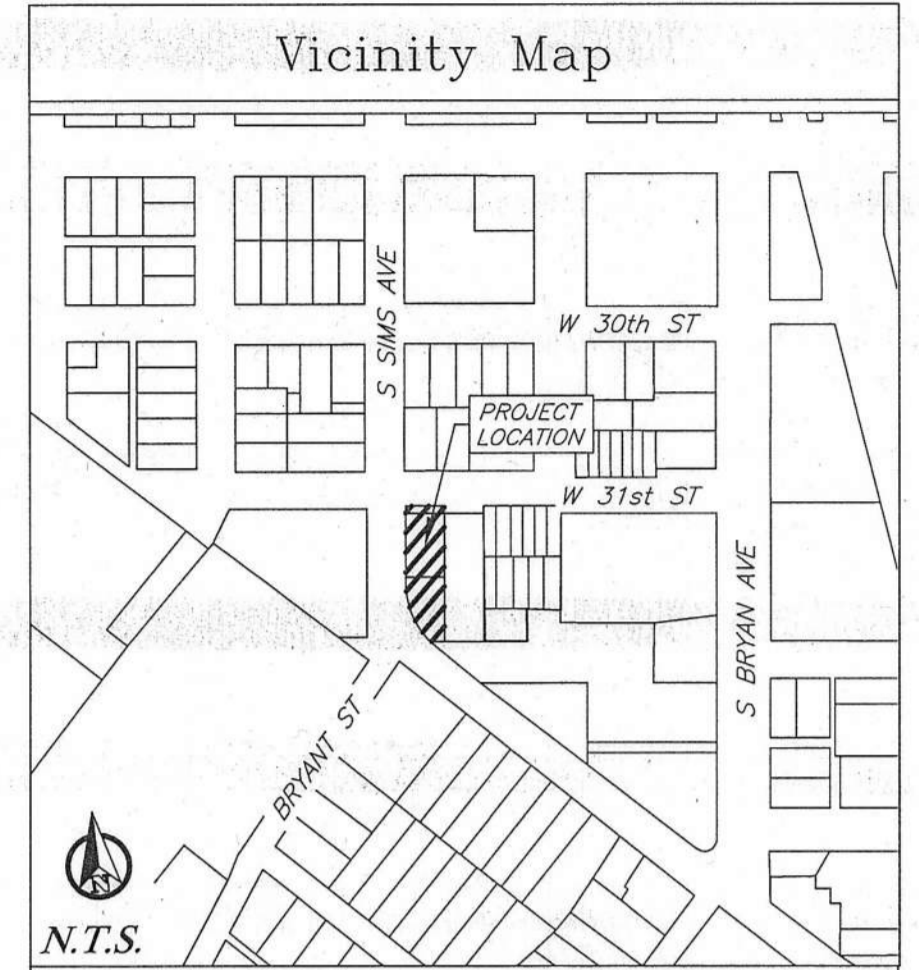
Lee Gonzalez  
 Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat together with my office the 17th day of November, 2021.

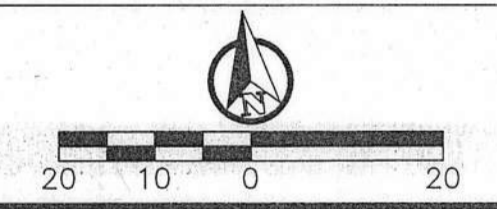
Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 12/16/2021 11:24:11 AM  
 In the PLAT Records

Doc Number: 2021-1454706  
 Volume - Page: 17560 - 286  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20211206000052  
 By: LG



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument GPS-116 (N:10231805.02; E:3536114.709) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00014151476962 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all exterior corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FEMA Maps, Panel No. 48041C0195E, effective May 16, 2012.
- All utilities shown hereon are approximate locations.
- This property is Zoned (PD-M) Planned Development Mixed Use as approved by the Bryan City Council on July 13, 2021 with ordinance #2492.
- The alley located in Block 134 in the Bryan Original Townsite was abandoned on June 28, 2007 by the Bryan City Council with Ordinance #1896.
- The Partial Abandonment of West 31st St ROW located in Block 134 in the Bryan Original Townsite was abandoned on July 13, 2021 by the Bryan City Council with Ordinance #2497.
- All existing structural improvements are to be removed prior to the recording of this plat.
- The topography shown is from Topo Data.
- Building setbacks lines per City of Bryan Ordinances.
- Existing 20' drainage easement ends before crossing property line.



**FINAL PLAT**

**Bryan Original Townsite Block 134, Lot 13R**

Being a Replat of  
 Bryan Original Townsite Block 134,  
 The Remainder of Lot 1 & 1/2 of Lot 2 & Prt. of Alley &  
 Lot 10 & 1/2 of Lot 9 & Prt. of Alley  
 ~0.415 Acres  
 Bryan, Brazos County, Texas  
 July 2021

Owner:  
 NN Out Properties LTD  
 105 N. Main St  
 Bryan, TX 77803

Engineer:  
  
 PO Box 5192  
 Bryan, TX 77805  
 979-230-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPLS 10016500  
 Proj # 21-242

JAE Project # 21-034  
 Mid Town Corral-Replicating  
 10/29/21  
 J4 Engineering

FIELD NOTES DESCRIPTION  
 OF A  
 0.415 ACRE TRACT  
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN ORIGINAL TOWNSITE  
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.415 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62, BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 1 AND THE ADJOINING ONE-HALF OF LOT 2, ALL OF LOT 10 AND THE ADJOINING ONE-HALF OF LOT 9 AND THAT PORTION OF THE 20.00 FOOT WIDE ALLEY BETWEEN SAID LOTS, BLOCK 134, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND A PORTION OF THE EXISTING RIGHT-OF-WAY OF W. 31<sup>ST</sup> STREET ADJOINING SAID LOTS 9 AND 10; SAID 0.415 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND ON THE EASTERLY LINE OF S. SIMS AVENUE MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF LOT 1 AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 163.18 FEET, SAID IRON ROD BEING ON THE NORTH LINE OF A CALLED 0.9325 ACRE TRACT CONVEYED TO DALE CARPENTER AND LINDA CARPENTER IN VOLUME 9318, PAGE 163 (OPRBT);

THENCE, ALONG THE EAST LINE OF S. SIMS AVENUE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 48' 10", AN ARC DISTANCE OF 127.60 FEET AND A CHORD WHICH BEARS N 17° 38' 01" W A DISTANCE OF 124.38 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND AT THE END OF SAID CURVE;

THENCE, CONTINUING ALONG THE EAST LINE OF S. SIMS AVENUE N 04° 46' 04" E, A DISTANCE OF 148.51 FEET TO A POINT IN SAID RIGHT-OF-WAY OF W. 31<sup>ST</sup> STREET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, THROUGH THE RIGHT-OF-WAY OF W. 31<sup>ST</sup> STREET, 15.00 FEET FROM AN PARALLEL TO THE NORTH LINE OF SAID LOTS 9 AND 10, S 85° 13' 13" E, A DISTANCE OF 74.99 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, CONTINUING THROUGH SAID RIGHT-OF-WAY OF W. 31<sup>ST</sup> STREET, S 04° 46' 04" W, AT 15.00 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5743" FOUND ON THE NORTH LINE OF SAID LOT 9 MARKING THE NORTHWEST CORNER OF A CALLED TRACT OF LAND CONVEYED TO ANTHONY EMOLA IN VOLUME 12459, PAGE 45 (OPRBT), CONTINUE ON THROUGH SAID LOT 9, SAID ALLEY AND SAID LOT 2 AND ALONG THE WEST LINE OF SAID EMOLA TRACT FOR A TOTAL DISTANCE OF 263.49 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND ON THE NORTH LINE OF SAID 0.9325 ACRE TRACT MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID LOT 2, SAID REMAINDER OF LOT 1 AND SAID 0.9325 ACRE TRACT, N 85° 13' 55" W, A DISTANCE OF 27.60 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.415 ACRES, MORE OR LESS.

AS SURVEYED ON THE GROUND MARCH 2021.