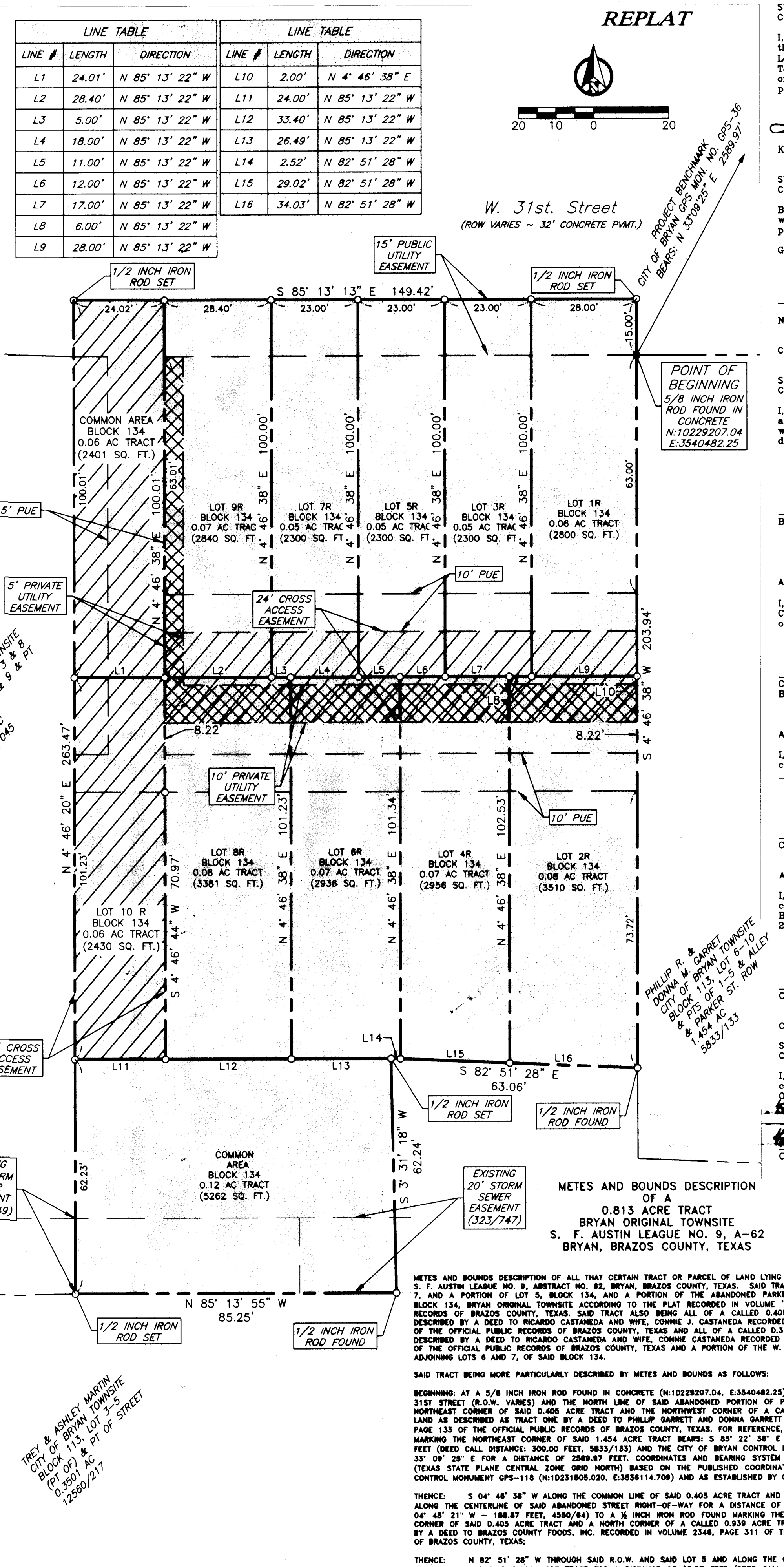


LINE #	LENGTH	DIRECTION
L1	39.83'	S 85° 14' 20" E
L2	19.92'	S 4° 36' 30" W
L3	39.84'	S 85° 31' 43" E



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	24.01'	N 85° 13' 22" W	L10	2.00'	N 4° 46' 38" E
L2	28.40'	N 85° 13' 22" W	L11	24.00'	N 85° 13' 22" W
L3	5.00'	N 85° 13' 22" W	L12	33.40'	N 85° 13' 22" W
L4	18.00'	N 85° 13' 22" W	L13	26.49'	N 85° 13' 22" W
L5	11.00'	N 85° 13' 22" W	L14	2.52'	N 82° 51' 28" W
L6	12.00'	N 85° 13' 22" W	L15	29.02'	N 82° 51' 28" W
L7	17.00'	N 85° 13' 22" W	L16	34.03'	N 82° 51' 28" W
L8	6.00'	N 85° 13' 22" W			
L9	28.00'	N 85° 13' 22" W			

**METES AND BOUNDS DESCRIPTION OF A 0.813 ACRE TRACT BRYAN ORIGINAL TOWNSITE S. F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 82, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 4, 6, 7, AND A PORTION OF LOT 5, BLOCK 134, AND A PORTION OF THE ABANDONED PARKER STREET MARKING THE NORTHWEST CORNER OF SAID BLOCK 134, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 5833, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 134, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 5833, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.405 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICARDO CASTAEDA AND WIFE, CONNIE CASTAEDA RECORDED IN VOLUME 4550, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF A CALLED 0.359 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICARDO CASTAEDA AND WIFE, CONNIE CASTAEDA RECORDED IN VOLUME 4550, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF THE W. 31ST STREET RIGHT-OF-WAY ADJOINING LOTS 6 AND 7, OF SAID BLOCK 134.

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

BEGINNING: AT A 5/8 INCH IRON ROD FOUND IN CONCRETE (N10229207.04, E3340482.25) ON THE SOUTH LINE OF W. 31ST STREET (R.O.W. VARIES) AND THE NORTH LINE OF SAID ABANDONED PORTION OF PARKER STREET MARKING THE NORTHWEST CORNER OF SAID 0.405 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.454 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO PHILLIP GARRETT AND DONNA GARRETT RECORDED IN VOLUME 5833, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1.454 ACRE TRACT BEARS: S 85° 22' 58" E FOR A DISTANCE OF 300.20 FEET (DEED CALL DISTANCE: 300.00 FEET, 5833/133) AND THE CITY OF BRYAN CONTROL MONUMENT GPS-38 BEARS: N 83° 49' 28" E FOR A DISTANCE OF 288.87 FEET. 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-118 (N10231808.020, E3338114.708) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 04° 48' 38" W ALONG THE COMMON LINE OF SAID 0.405 ACRE TRACT AND SAID 1.454 ACRE TRACT AND ALONG THE CENTERLINE OF SAID ABANDONED STREET RIGHT-OF-WAY FOR A DISTANCE OF 188.84 FEET (DEED CALL: S 04° 48' 21" W - 188.87 FEET, 4550/64) TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST EASTERLY SOUTHWEST CORNER OF SAID 0.405 ACRE TRACT AND A NORTH CORNER OF SAID 0.359 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS COUNTY FOODS, INC. RECORDED IN VOLUME 2348, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 82° 51' 28" W THROUGH SAID R.O.W. AND SAID LOT 5 AND ALONG THE COMMON LINE OF SAID 0.405 ACRE TRACT AND SAID 0.839 ACRE TRACT FOR A DISTANCE OF 85.57 FEET (DEED CALL: N 82° 56' 41" W - 85.76 FEET, 4550/64) TO A 1/2 INCH IRON ROD SET MARKING AN INTERIOR CORNER OF SAID 0.405 ACRE TRACT AND A NORTH CORNER OF SAID 0.839 ACRE TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: N 50° 55' 24" E FOR A DISTANCE OF 1.38 FEET;

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Katie Neason, owner of the 0.36 and 0.40 acre tracts shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 8894, Page 139, and Volume 4550, Page 64, and designated as Block 134, Lots 5-6 (pts of), & pt of Alley & pts of Parker Street, and Lot 4 & pts of 5-6, 7, & pt of Alley, City of Bryan Township Subdivision, respectively, 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.

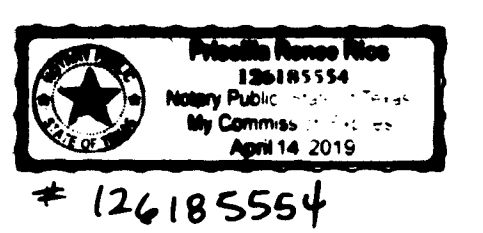
Katie Neason  
Katie Neason, Owner

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 20th day of September, 2017.

Alta M. Deason  
Notary Public, BRAZOS County, TEXAS



**CERTIFICATION OF 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 bounds 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, Marin 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 13th day of September, 2017.

Marin Zimmerman  
City Planner, Bryan, Texas

**APPROVAL OF CITY ENGINEER**

I, W. Paul Kasper, 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 20th day of September, 2017.

W. Paul Kasper  
City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Billy G. Gentry, 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 13th day of September, 2017, and same was duly approved on the 13th day of September, 2017, by said Commission.

Billy G. Gentry  
Chair, Planning & Zoning Commission Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Christina M. Gentry, 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 20th day of September, 2017, in the Official Records of Brazos County in Volume        Page       .

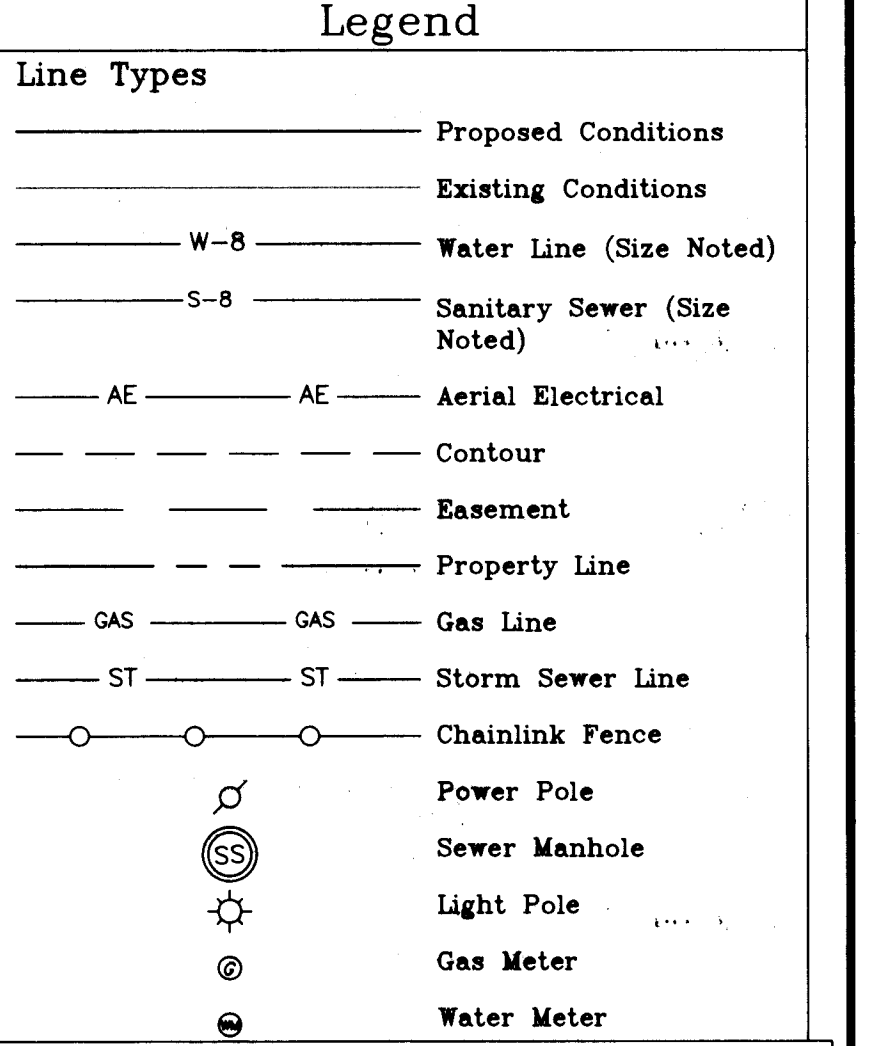
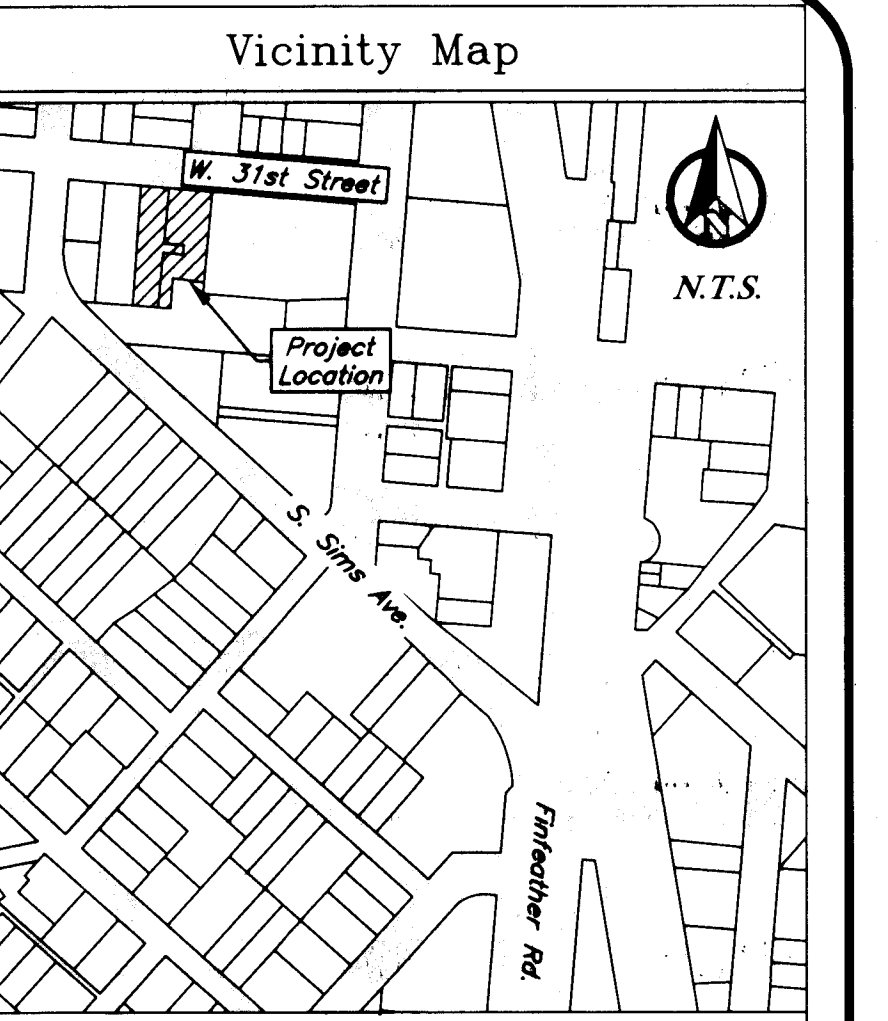
Christina M. Gentry  
County Clerk, Brazos County, Texas

THENCE: S 03° 31' 18" W CONTINUING ALONG THE COMMON LINE OF SAID 0.405 ACRE TRACT AND SAID 0.839 ACRE TRACT AND THROUGH SAID LOT 5 FOR A DISTANCE OF 82.23 FEET (DEED CALL: S 03° 24' 25" W - 82.33 FEET, 4550/64) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 5, SAID IRON ROD FOUND MARKING A SOUTHEAST CORNER OF SAID 0.405 ACRE TRACT AND AN INTERIOR CORNER OF SAID 0.839 ACRE TRACT;

THENCE: N 85° 13' 55" W ALONG THE SOUTH LINE OF SAID LOT 5, AT 25.71 FEET PASS A 1/2 INCH IRON ROD FOUND BENT MARKING THE COMMON CORNER OF SAID 0.405 ACRE TRACT AND SAID 0.359 ACRE TRACT, CONTINUE ON ALONG THE SOUTH LINE OF SAID LOTS 4 AND 5 FOR A TOTAL DISTANCE OF 85.25 FEET (DEED CALL DISTANCE: 85.42 FEET, 4550/64 & 8384/139) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID 0.359 ACRE TRACT, THE COMMON CORNER OF LOTS 3 AND 4 OF SAID BLOCK 134 AND THE SOUTH EAST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO ANTHONY EMOLA RECORDED IN VOLUME 12459, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID EMOLA TRACT BEARS: N 85° 13' 55" W FOR A DISTANCE OF 78.00 FEET (DEED CALL AND MEASURED DISTANCE: 12459/45), FROM WHICH, A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 134 AND THE EAST LINE OF S. SIMS AVENUE BEARS: N 85° 13' 55" W FOR A DISTANCE OF 27.53 FEET;

THENCE: N 04° 48' 20" E ALONG THE COMMON LINE OF SAID 0.359 ACRE TRACT AND SAID EMOLA TRACT FOR A DISTANCE OF 248.47 FEET (DEED CALL: N 04° 48' 21" E - 250.00 FEET, 8384/139) TO A 1/2 INCH IRON ROD SET ON THE SOUTH LINE OF W. 31ST STREET MARKING THE COMMON CORNER OF LOTS 7 AND 8 OF SAID BLOCK 134, THE NORTHWEST CORNER OF SAID 0.359 ACRE TRACT AND THE NORTHEAST CORNER OF SAID EMOLA TRACT. FOR REFERENCE, A POINT MARKING THE NORTHWEST CORNER OF SAID EMOLA TRACT BEARS: N 85° 13' 15" W FOR A DISTANCE OF 78.00 FEET (DEED CALL AND MEASURED DISTANCE: 12459/45), FROM WHICH, A 1/2 INCH IRON ROD FOUND BEARS: N 04° 48' 20" E FOR A DISTANCE OF 1.80 FEET AND A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 134 BEARS: N 85° 13' 15" W FOR A DISTANCE OF 75.32 FEET;

THENCE: THROUGH THE EXISTING RIGHT-OF-WAY OF W. 31ST STREET FOR THE FOLLOWING CALLS:  
N 04° 48' 20" E FOR A DISTANCE OF 15.00 FEET TO A POINT;  
S 85° 13' 13" E FOR A DISTANCE OF 149.42 FEET TO A POINT;  
S 04° 48' 38" W FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.813 OF AN ACRE OF LAND (35,416 SQUARE FEET). DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00014151476962 (CALCULATED USING GEOID12A).



**General Notes:**

- NOTES:
1. PLATTING AND DEVELOPMENT OF THE PROPERTY WILL BE REGULATED BY PLANNED DEVELOPMENT ORDINANCE NO. 2201, ADOPTED BY THE BRYAN CITY COUNCIL MARCH 28, 2017.
  2. THE 0.051 ACRE PORTION OF THE W. 31st ST. RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. 2203, ADOPTED BY THE BRYAN CITY COUNCIL MARCH 28, 2017, AND WILL BECOME A 15' WIDE PUBLIC UTILITY EASEMENT.
  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 INTERIOR 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 RECORDED OF THE PLAT DOCUMENT.
  10. THE PORTION OF THE ALLEY WAS ABANDONED BY ORDINANCE NO. 1696, ADOPTED BY THE BRYAN CITY COUNCIL JUNE 26, 2007.
  11. THE PORTION OF PARKER ST. WAS ABANDONED BY COURT ORDER FOUND IN VOLUME Q, PAGE 204.

**FINAL PLAT**

**City of Bryan Townsite  
Block 134, Lots 1R-10R &  
Common Area**

*Being a Replat of City of Bryan Townsite  
Block 134 Lots 4-6, 7, Pts. of Alley & Parker St.  
0.813 Acres  
Sep 2017*

Owner:  
Katie Neason  
8275 Francis Drive  
Bryan, TX 77803

Engineer:  
**IA Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-239-0567  
TRPE-F-9051

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