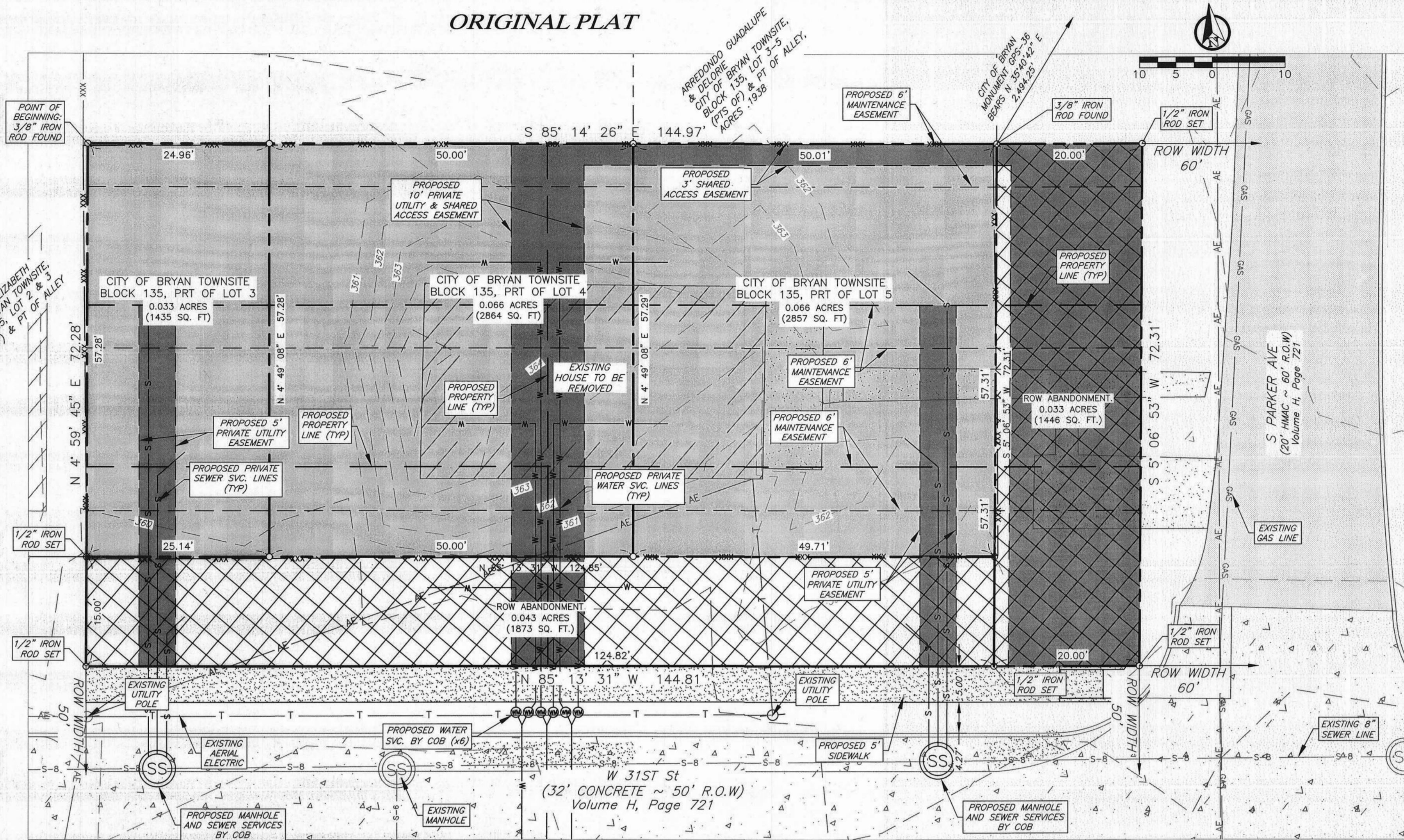
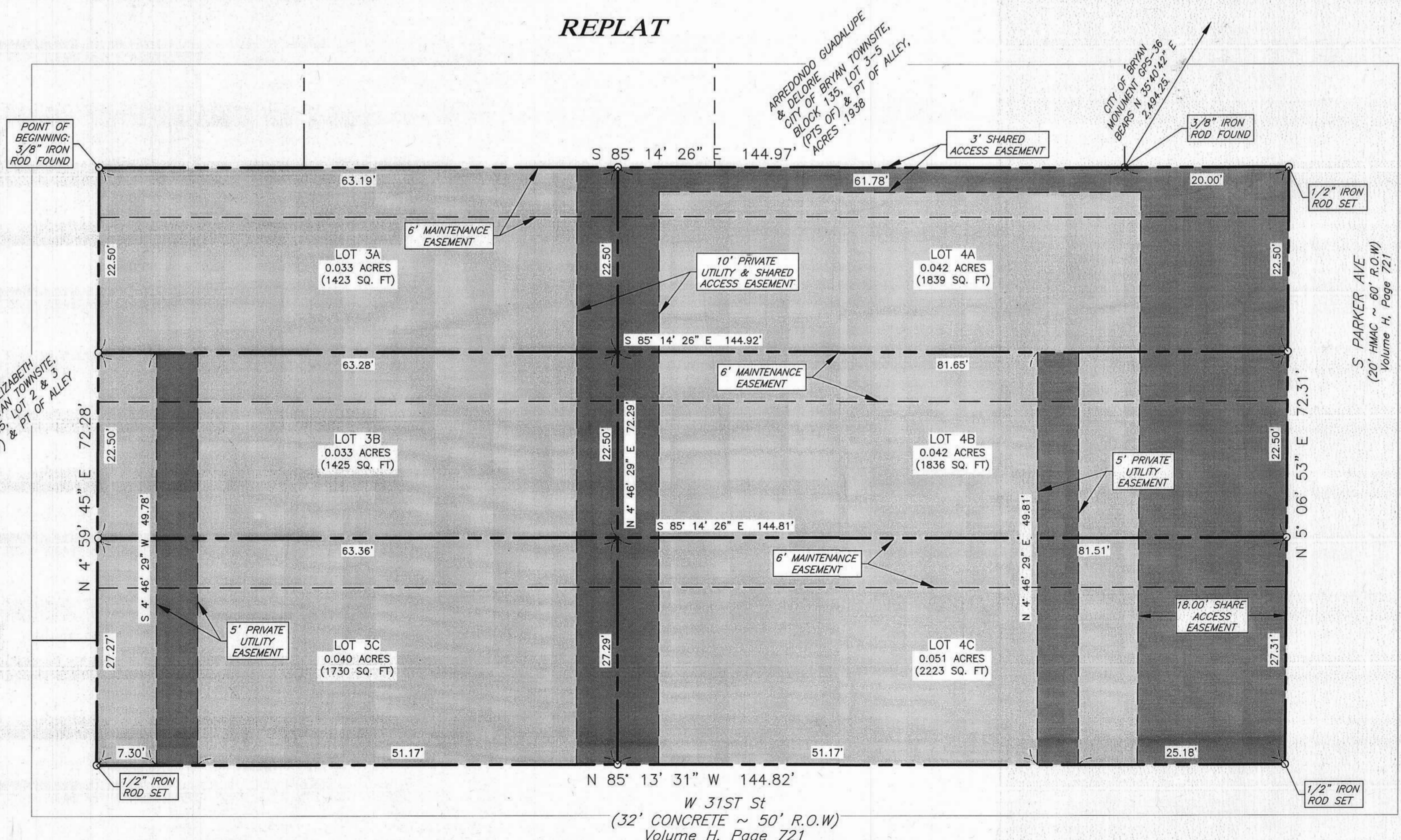


ORIGINAL PLAT



REPLAT



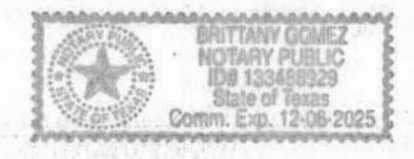
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Katie Neason, Managing Partner of NN Out Properties LLC, the owner of the 0.240 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17945, Page 274, and designated herein as Bryan Original Townsite, Block 135, Lots 3A-3C & 4A-4C, 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
 NN Out Properties LLC.

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 March, 2023.

Robert Grant
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Keith Zimmerman, Registered Professional Land Surveyor No. 6723, 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.

Keith Zimmerman
 Keith Zimmerman, R.P.L.S. No. 6723



APPROVAL OF THE CITY PLANNER
 I, Kevin Russell, 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 11 day of April, 2023.

Kevin Russell
 Kevin Russell
 City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, Wade 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 11 day of April, 2023.

Wade Kasper
 Wade Kasper
 City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Leo 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 11 day of April, 2023, and same was duly approved of the 11 day of April, 2023, by said Commission.

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

CERTIFICATE OF THE

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Karen M. Grogan*, County Clerk, Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed in the Official Records of Brazos County in Volume 18565-185, Page 185, on 4/12/2023 8:20:28 AM. The amount of the fee is \$73.00. Order #: 20230412000004. By: MC

FIELD NOTES FOR 0.240 ACRES
 BEING A PORTION OF LOTS FIVE (5), FOUR (4) AND THREE (3), BLOCK 135, CITY OF BRYAN, SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, BLOCK 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS ACCORDING TO THE MAP OF RECORD FOUND IN VOLUME H, PAGE 721 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT BEING COMPRISED OF A CALLED 0.1643 ACRE TRACT CONVEYED AND DESCRIBED TO IN N N OUT PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP IN VOLUME 17945, PAGE 274 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY TEXAS, AND AN ABANDONED 15 FOOT WIDE STRIP OF LAND BEING ONCE PART OF WEST 31ST STREET AND AN ABANDONED 20 FOOT WIDE STRIP OF LAND BEING ONCE PART OF SOUTH PARKER AVENUE AND WEST 31ST STREET;

SAID 0.240 ACRES BEING DESCRIBED AS FOLLOWS:
 FIELD NOTES OF A 0.240 ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF LOTS FIVE (5), FOUR (4) AND THREE (3), BLOCK 135, CITY OF BRYAN, SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, BLOCK 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS ACCORDING TO THE MAP OF RECORD FOUND IN VOLUME H, PAGE 721 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT BEING COMPRISED OF A CALLED 0.1643 ACRE TRACT CONVEYED AND DESCRIBED TO IN N N OUT PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP IN VOLUME 17945, PAGE 274 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY TEXAS, AND AN ABANDONED 15 FOOT WIDE STRIP OF LAND BEING ONCE PART OF WEST 31ST STREET AND AN ABANDONED 20 FOOT WIDE STRIP OF LAND BEING ONCE PART OF SOUTH PARKER AVENUE AND WEST 31ST STREET;

COMMENCE & BEGIN AT A FOUND 3/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE N N OUT PROPERTIES, LTD TRACT AND THE APPARENT SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AND CONVEYED TO GUADALUPE AND DELORIE ARREDONDO IN VOLUME 3274, PAGE 94 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: SOUTH 85°14'26" EAST ALONG THE NORTHERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND THE SOUTHERLY LINE OF THE ARREDONDO TRACT FOR A DISTANCE OF 124.97 FEET TO THE APPARENT WESTERLY RIGHT OF WAY OF SOUTH PARKER AVENUE AND A FOUND 3/8 IRON ROD MARKING THE APPARENT SOUTHWEST CORNER OF THE ARREDONDO TRACT AND THE NORTHEAST CORNER OF THE CALLED 0.1643 ACRE TRACT;

THENCE: SOUTH 85°14'26" EAST ALONG THE EXTENSION OF THE NORTHERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND THE SOUTHERLY LINE OF THE ARREDONDO TRACT AND ALONG THE NORTHERLY LINE OF THE ABANDONED 20-FOOT-WIDE STRIP FOR A DISTANCE OF 20.00 FEET TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER;

THENCE: SOUTH 05°06'53" WEST ALONG THE EAST LINE OF THE ABANDONED 20-FOOT-WIDE STRIP FOR A DISTANCE OF 72.31 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 85°13'31" WEST FOR 20.00 FEET ALONG THE SOUTHERLY LINE OF THE 20-FOOT-WIDE STRIP TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER BEING LOCATED ON THE EXTENSION OF THE EASTERLY LINE OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

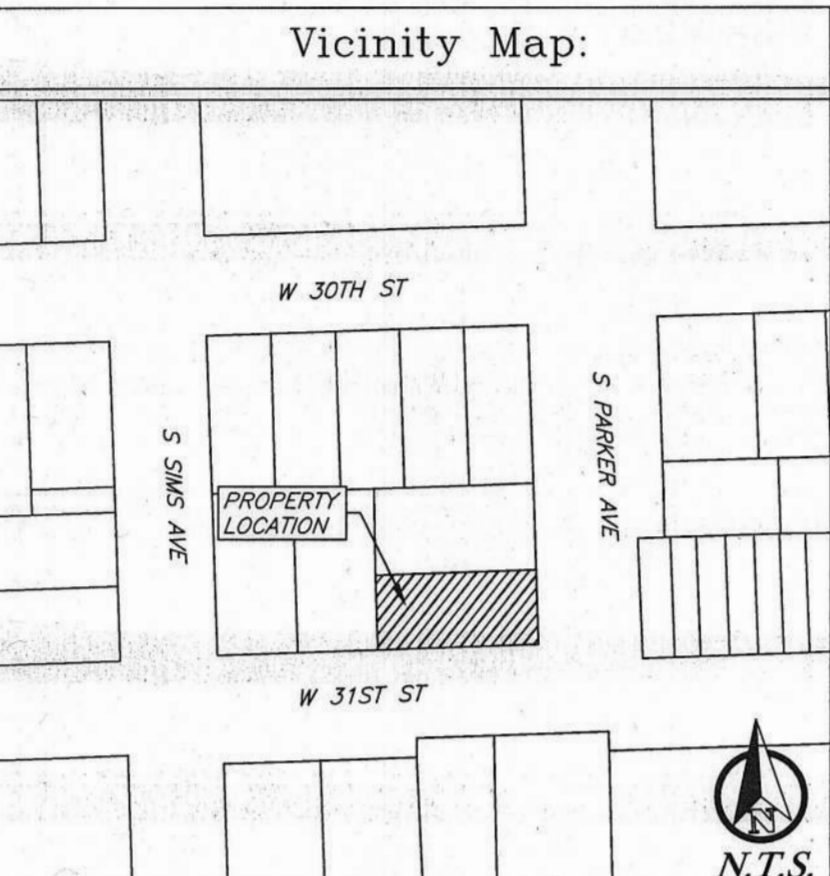
THENCE: NORTH 85°13'31" WEST FOR 124.82 FEET ALONG THE SOUTHERLY LINE OF THE 15-FOOT-WIDE STRIP TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER BEING LOCATED ON THE EXTENSION OF THE WESTERLY LINE OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

THENCE: NORTH 04°59'45" EAST FOR 15.00 FEET ALONG THE WESTERLY LINE OF THE 15-FOOT-WIDE STRIP AND ALONG THE EXTENSION OF THE WESTERLY LINE OF THE N N OUT PROPERTIES, LTD TRACT TO THE SOUTHERLY LINE OF LOT 3, TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

THENCE: NORTH 04°59'45" EAST ALONG THE WESTERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND THE EASTERLY LINE OF THAT TRACT OR PARCEL OF LAND CONVEYED TO ELIZABETH HERNANDEZ AND JENARO HERNANDEZ-MALDONADO IN VOLUME 17945, PAGE 274 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 57.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.240 ACRES OF LAND MORE OR LESS. AS SURVEYED SEPTEMBER 2022.

ANNOTATIONS:

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



- General Notes:**
1. Basis of Bearing Texas State Plane Central Zone Grid North from GPS Observation.
 2. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
 3. The topography shown is from GIS data.
 4. This property is Zoned (PD-H) Planned Development Housing as approved by the Bryan City Council On December 13, 2022 with ordinance #2806.
 5. The Partial Abandonment of W. 31st Street ROW located in Block 135 in the Bryan Original Townsite was abandoned on December 13, 2022 by the Bryan City Council with Ordinance #2808.
 6. The Partial Abandonment of S. Parker Avenue ROW located in Block 135 in the Bryan Original Townsite was abandoned on December 13, 2022 by the Bryan City Council with Ordinance #2808.
 7. All utilities shown hereon are approximate locations.
 8. 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 the property adjacent to the PUE to access electric facilities.
 9. The required sidewalk on W. 31st St. will be constructed with the development of the lots.

Final Plat

Bryan Original Townsite Block 135 Lots 3A, 3B, 3C & Lots 4A, 4B, 4C

Being a Replat of Bryan Original Townsite, Block 135, Portion of Lots 3-5, A 15-foot wide Section of W 31st Street ROW, & A 20-foot wide Section of Parker Avenue ROW - 0.240 Acres
 Bryan, Brazos County, Texas
 March 2023

Owner:
 NN Out Properties Ltd.
 105 N Main St
 Bryan, TX 77805

Engineer:

 I4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPELS # 10194212
 Job No. 22-096

Surveyor:
 EAS Resources
 4234 Boonville Rd
 Bryan, TX 77802
 TBPELS # 10194212
 Job No. 22-096