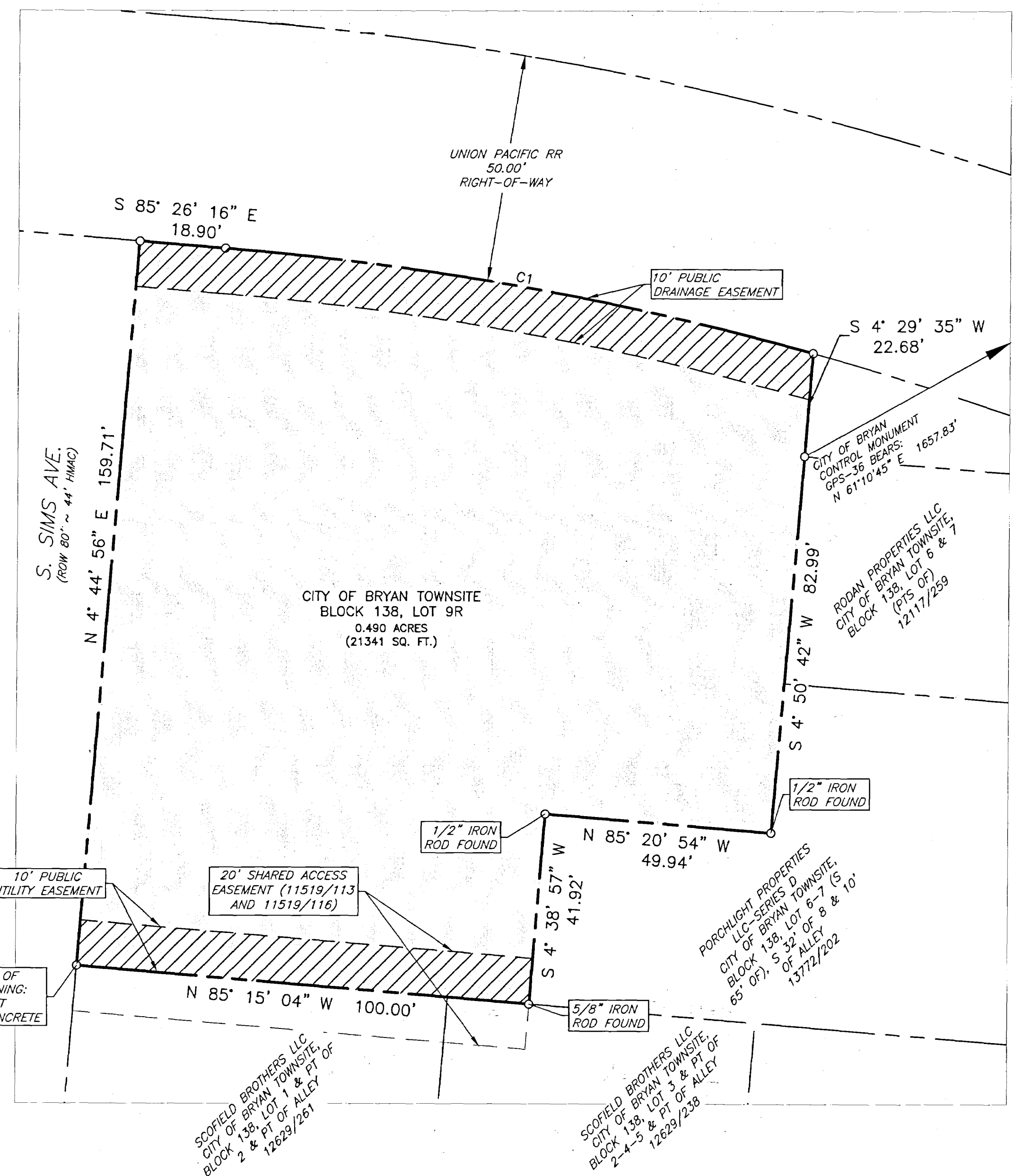
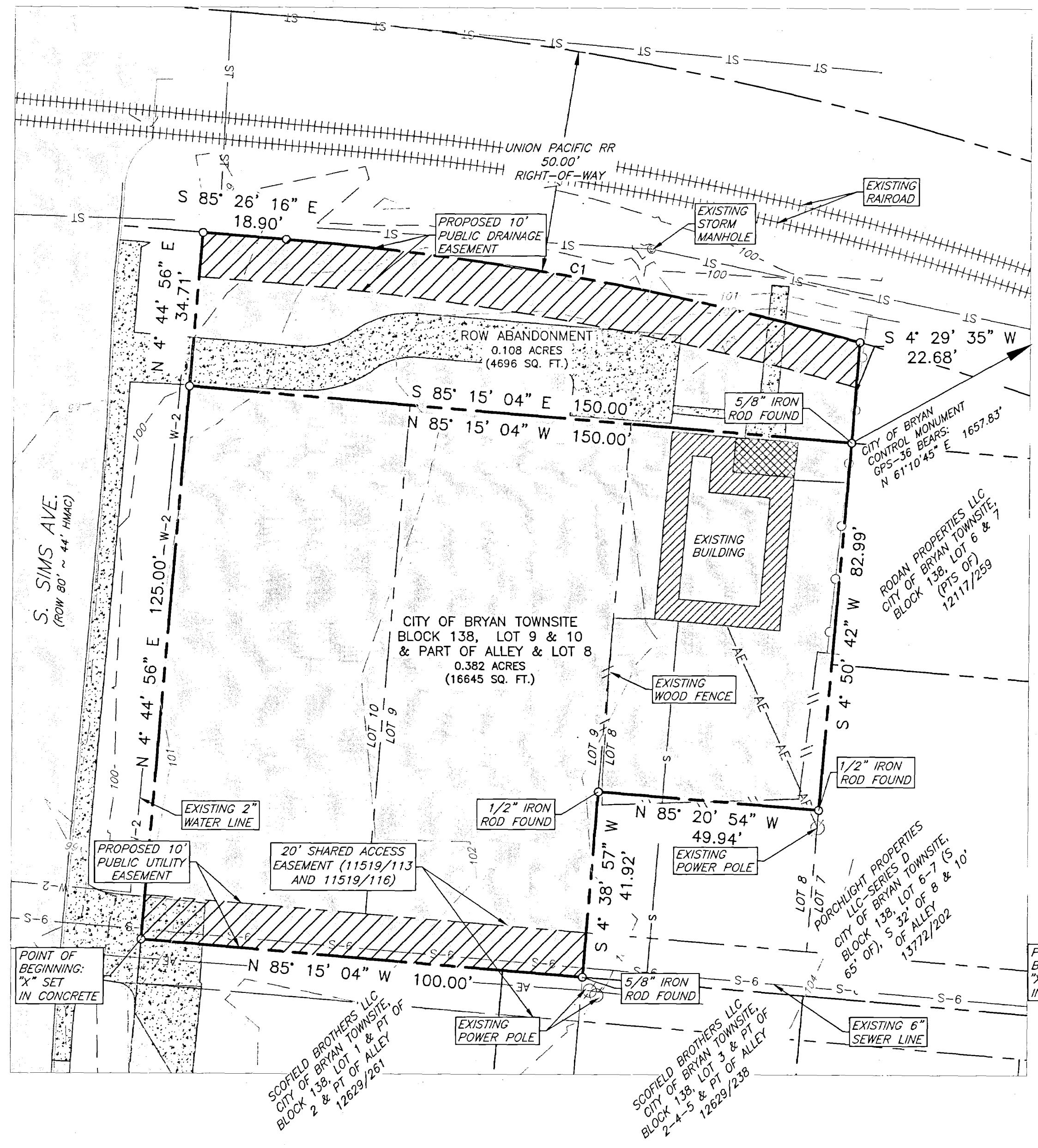


ORIGINAL PLAT

FINAL PLAT



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	131.76'	691.19'	10° 55' 18"	S 79° 58' 37" E	131.56'	66.08'

METES AND BOUNDS DESCRIPTION OF A 0.490 ACRE TRACT BRYAN ORIGINAL TOWNSITE BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 9 AND 10, THE NORTH 83 FEET OF LOT 8, AND THE NORTH 10.00 FEET OF THE 20.00 FOOT WIDE ALLEY ADJOINING LOTS 9 AND 10, BLOCK 138, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THAT PORTION OF W. 27TH STREET RIGHT-OF-WAY LYING BETWEEN SAID LOTS 8, 9 AND 10 AND AN EXISTING 50.00 FOOT WIDE RAILROAD RIGHT-OF-WAY. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE ON THE EAST LINE OF S. SIMS AVENUE (80' R.O.W.) AT THE CENTERLINE OF SAID ALLEY, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASE ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y:10231375.303, X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001113 (CALCULATED USING GEOD12B);

THENCE: N 04° 44' 56" E ALONG THE EAST LINE OF S. SIMS AVENUE FOR A DISTANCE OF 159.71 FEET TO THE SOUTH LINE OF SAID RAILROAD R.O.W., SAID POINT LYING AT THE EDGE OF AN EXISTING CONCRETE DRAINAGE STRUCTURE;

THENCE: S 85° 26' 16" E ALONG THE SOUTH LINE OF SAID RAILROAD R.O.W. FOR A DISTANCE OF 18.90 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 691.19 FEET;

THENCE: CONTINUING ALONG THE SOUTH LINE OF SAID RAILROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 55' 18" FOR AN ARC DISTANCE OF 131.76 FEET (CHORD BEARS: S 79° 58' 37" E - 131.56 FEET) TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 04° 29' 35" W THROUGH SAID RIGHT-OF-WAY OF W. 27TH STREET FOR A DISTANCE OF 22.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 7, BLOCK 138, FOR REFERENCE A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "CARLOMAGNO RPLS 1562" BEARS: N 04° 50' 42" E FOR A DISTANCE OF 0.23 FEET;

THENCE: S 04° 50' 42" W ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7 FOR A DISTANCE OF 82.99 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 85° 20' 54" W THROUGH SAID LOT 8 FOR A DISTANCE OF 49.94 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9;

THENCE: S 04° 38' 57" W ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9 FOR A DISTANCE OF 41.92 FEET TO A 5/8 INCH IRON ROD FOUND ON THE CENTERLINE OF SAID ALLEY;

THENCE: N 85° 15' 04" W ALONG THE CENTERLINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.490 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER 2018.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, Managing Partner at NN Out Properties LTD, owner of the 0.490 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume _____, Page _____, and designated herein as City of Bryan Townsite Block 138, Lot 9R, in the City of Bryan, Texas and whose name is subscribed hereto dedicates 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 LTD

CERTIFICATION OF THE SURVEYOR

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 21st day of August, 2019

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

APPROVAL OF THE CITY PLANNER

I, Matth 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 19th day of September, 2019.

Matth Zimmermann
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Krogan, 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 19th day of September, 2019.

W. Paul Krogan
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Robby Gattman, 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 19th day of September, 2019, and same was duly approved on the 19th day of September, 2019 by said Commission.

Robby Gattman
Chair, Planning & Zoning Commission, Bryan, Texas

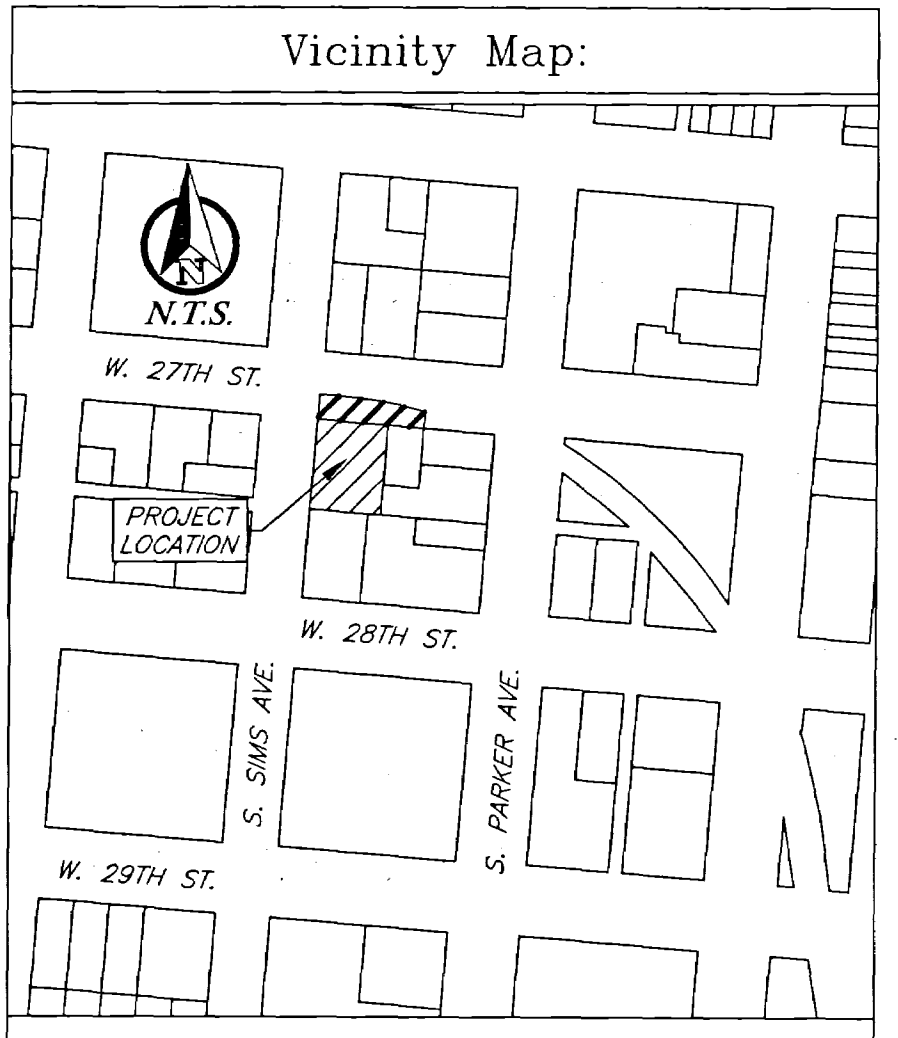
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

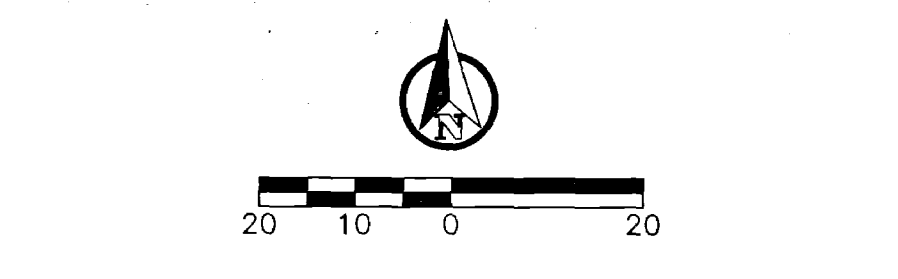
I, _____ County Clerk, do hereby certify that this plat together with its certificates of a day of _____, 20____, is a true and correct copy of the original as filed in my office.

Page _____

Karen McQueen Karen McQueen
County Clerk, Brazos County, Texas



- 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-36 (N:10231375.303; E:3541898.795) and as established by GPS observation.
 - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000113 (Calculated using GEOD12B).
 - This property is Zoned (C-1), Office District.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0195E, effective July 7, 2014.
 - Building setback lines Per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from City of Bryan GIS Data.
 - The Alley Within Block 138 was Abandoned by City Ordinance #1162.
 - A portion of W. 27th ROW was Abandoned by City Ordinance #2341.



FINAL PLAT

City of Bryan Townsite
Block 138, Lot 9R

Being a Replat of
City of Bryan Townsite,
Block 138, Lot 9 & 10 &
Part of 8' & 10' of Alley & portion of Abandoned
27th Street ROW - 0.49AC
Bryan, Brazos County, Texas

Aug 2019

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

Engineer:
Kerr Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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