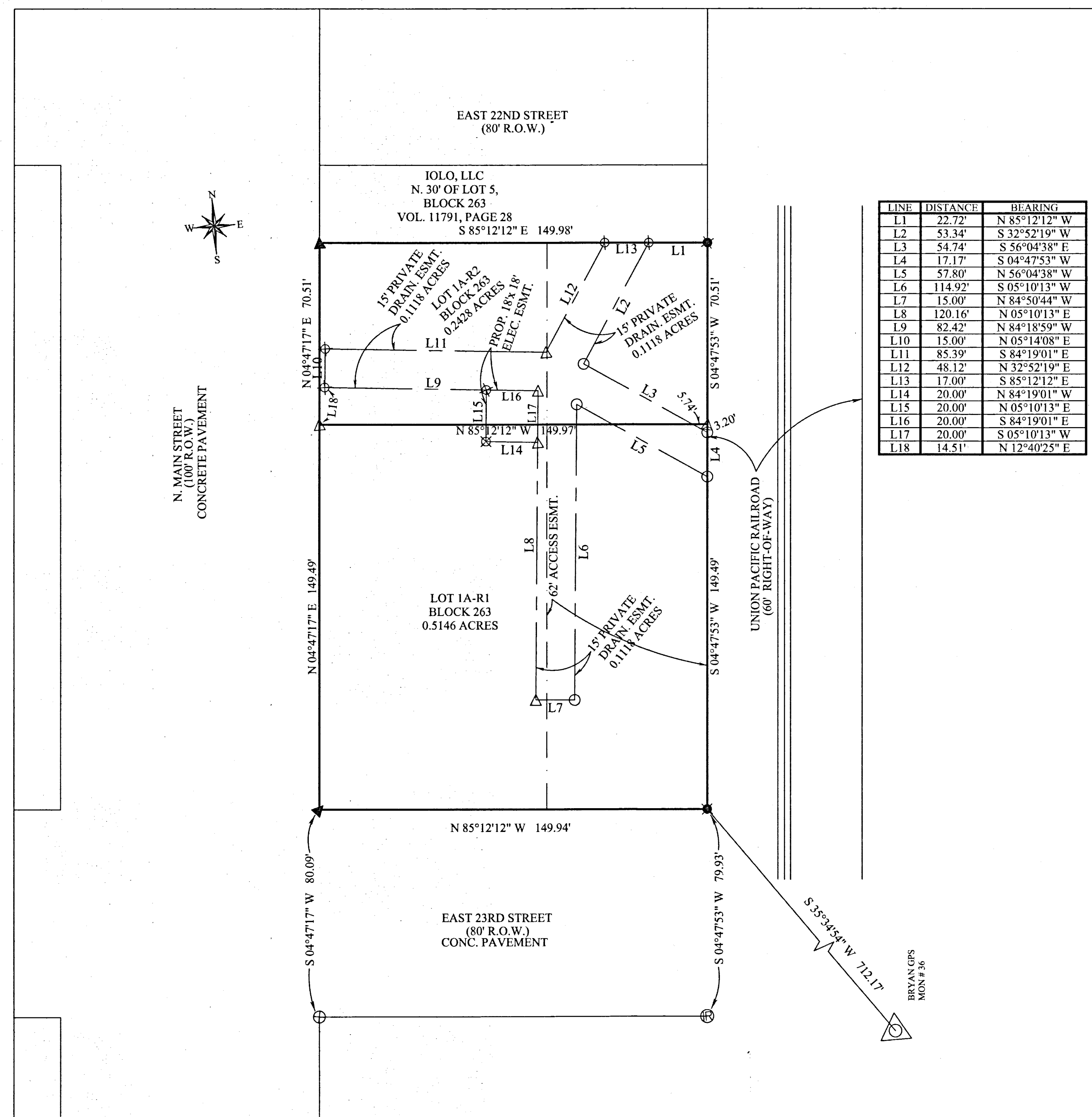
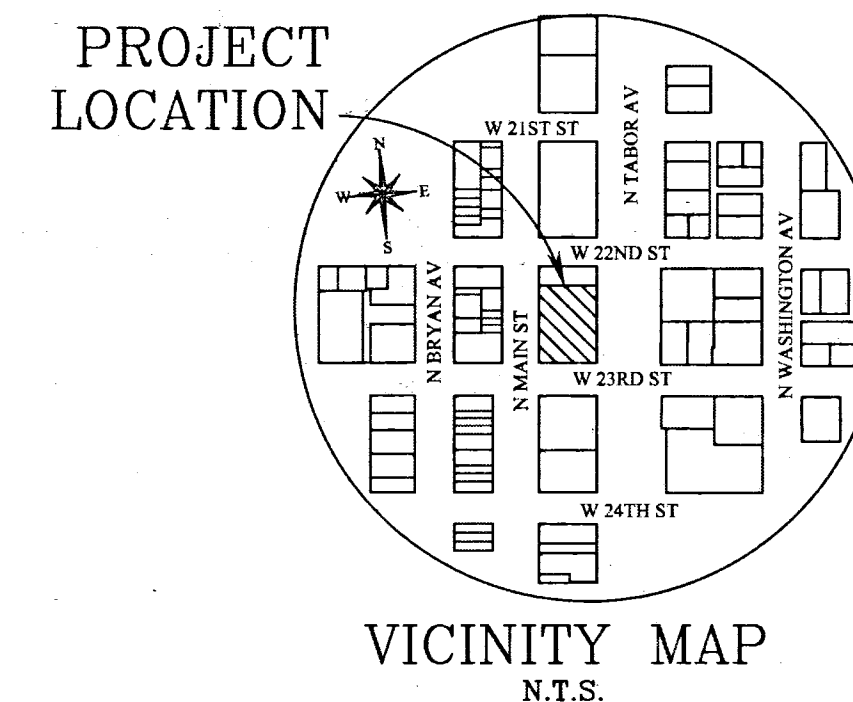


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.7574 acres, being all of Tract 1 which contains 0.2582 acres, being all of Lot One (1), and the south 25 feet of Lot Two (2), Block Two Hundred Sixty-Three (263), created by the Bryan City Commission in Minute Book "B", Page 184, on Jan. 8th, 1909. Also being all of called Tract 1 in Vol. 1748, Page 189, of the Brazos County Official Records (B.C.O.R.). Also including all of Tract 2 which contains 0.3328 acres of Lots 2, 3, 4, and the south 20' of Lots 2-5, save and except the south half of Lot 2, and save and except the east 50' of Lots 2-5, Block Two Hundred Sixty-Three (263), and being all of that tract recorded in Vol. 1136, Page 133, of the B.C.O.R. and all of Tract 3 which contains 0.1664 acres, being the west 50' by 145' of Lots 2, 3, 4, and 5, save and except the north 30' of Lot 5, and south 25' of Lot 2, Block Two Hundred Sixty-Three (263), and in Vol. 1748, Page 189, of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to said previous recorded plat, and as surveyed on the ground on September 23rd, 2016. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0095, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the northeast corner of this tract, also being the southeast corner of the IOLO Inc, called North 30' of Lot 5, Block 263, as recorded in Vol. 11791, Page 28, of the B.C.O.R., and also being a point on the west right-of-way line of the Southern Pacific Railroad (60' R.O.W.);

**THENCE** South 4°47'53" West, a distance of 220.00 feet along the common line between this tract and said Southern Pacific Railroad to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the southeast corner of this tract at the intersection of East 23rd Street (80' R.O.W.);

**THENCE** North 85°12'12" West, a distance of 149.94 feet along the common line between this tract and said East 23rd Street to a 1/4" metal tack found for the southwest corner of this tract at the intersection of N. Main Street (100' R.O.W.);

**THENCE** North 4°47'17" East, a distance of 220.00 feet along the common line between this tract and said N. Main Street to a 1/4" metal tack found for the northwest corner of this tract, also being the southwest corner of said IOLO Inc.;

**THENCE** South 85°12'12" East, a distance of 149.98 feet along the common line between this tract and said IOLO, Inc. tract to the **PLACE OF BEGINNING** containing 0.7574 acres.

LINE	DISTANCE	BEARING
L1	22.72'	N 85°12'12" W
L2	53.34'	S 32°52'19" W
L3	54.74'	S 56°04'38" E
L4	17.17'	S 04°47'53" W
L5	57.80'	N 56°04'38" W
L6	114.92'	S 05°10'13" W
L7	15.00'	N 84°50'44" W
L8	20.16'	N 05°10'13" E
L9	82.42'	N 84°18'59" W
L10	15.00'	N 05°14'08" E
L11	85.39'	S 84°19'01" E
L12	48.12'	S 32°52'19" E
L13	17.00'	S 85°12'12" E
L14	20.00'	N 84°19'01" W
L15	20.00'	N 05°10'13" E
L16	20.00'	S 84°19'01" E
L17	20.00'	S 05°10'13" W
L18	14.51'	N 12°40'25" E

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS COUNTY OF BRAZOS  
 We, Hollie Brent Hairston and Kristina Ann Hairston, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 1368B, Page 183, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

APPROVAL OF CITY PLANNER  
 I, Matthew Dues, the undersigned, City Planner and/or designated Secretary of the Planning & 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 23rd day of October, 2019.

APPROVAL OF THE CITY ENGINEER  
 I, Matthew Dues, 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 23rd day of October, 2019.

STATE OF TEXAS COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Hollie Brent Hairston and Kristina Ann Hairston, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.  
 Given under my hand and seal on this 23rd day of October, 2019.

STATE OF TEXAS COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Kristina Ann Hairston, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.  
 Given under my hand and seal on this 23rd day of October, 2019.

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 10/29/2019 10:58:45 AM  
 in the PLAT Records

Doc Number: 2019-1376436  
 Volume - Page: 15F37-222  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 2019-029000028  
 By: TD

APPROVAL OF CITY PLANNER  
 I, Matthew Dues, the undersigned, City Planner and/or designated Secretary of the Planning & 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 23rd day of October, 2019.

APPROVAL OF THE CITY ENGINEER  
 I, Matthew Dues, 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 23rd day of October, 2019.

CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS COUNTY OF BRAZOS  
 I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 property markers and monuments were placed under my supervision on the ground, and the metes and bounds describing said subdivision will describe a closed geometric form.

**SURVEY LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PLATTED BUILDING FOOTPRINT
- ELECTRIC LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- STORM SEWER LINE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND
- 1/4" METAL TACK FOUND IN CONCRETE
- 1/4" METAL TACK FOUND IN CURB
- CALCULATED CORNER
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- METAL SIGN
- GASLINE SIGN
- LIGHT POLE

Survey Notes:  
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded plat.  
 2) Drawing Scale is 1"=30'  
 3) Drawn by: Adam Wallace  
 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C02157 effective date, 04-02-2014  
 5) This plat utilized University Title commitment GF 163510  
 6) Blanket easements recorded in Vol. 12713 Page 97 and Vol. 12824, Page 69  
 7) Blanket easement recorded in Vol. 9968 Page 90 applies to this tract, but utilities will be restricted to utility easements clarified by this plat.  
 8) This property is currently zoned Downtown - North District (DT-N).  
 9) Bryan Original Townsite Block 263 was designated by the Bryan City Commission, Minute Book "B", Page 184, Jan. 8th, 1909. Lots were not created in this block, but were later referenced in deed divisions of Block 263.

**ATM Surveying**  
 P.O. Box 10313, College Station, TX 77840  
 PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
 www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT OF Lot 1A-R1 and Lot 1A-R2 0.7574 ACRES Block 263 Bryan Original Townsite being a REPLAT of Lot 1A Block 263 Bryan Original Townsite Vol. 14490, Page 26 of the Brazos County Official Records Bryan, Brazos County, Texas**

SCALE: 1" = 30'

OWNER/DEVELOPER:  
 HOLLIE BRENT HAIRSTON AND KRISTINA ANN HAIRSTON  
 3009 HUMMINGBIRD  
 Bryan, TX 77807  
 (979) 575-5637

SURVEYOR:  
 Adam Wallace, RPLS 6132  
 ATM Surveying  
 1403 Lemon Tree  
 College Station TX 77840  
 (979) 209-9291

SEPTEMBER, 2019