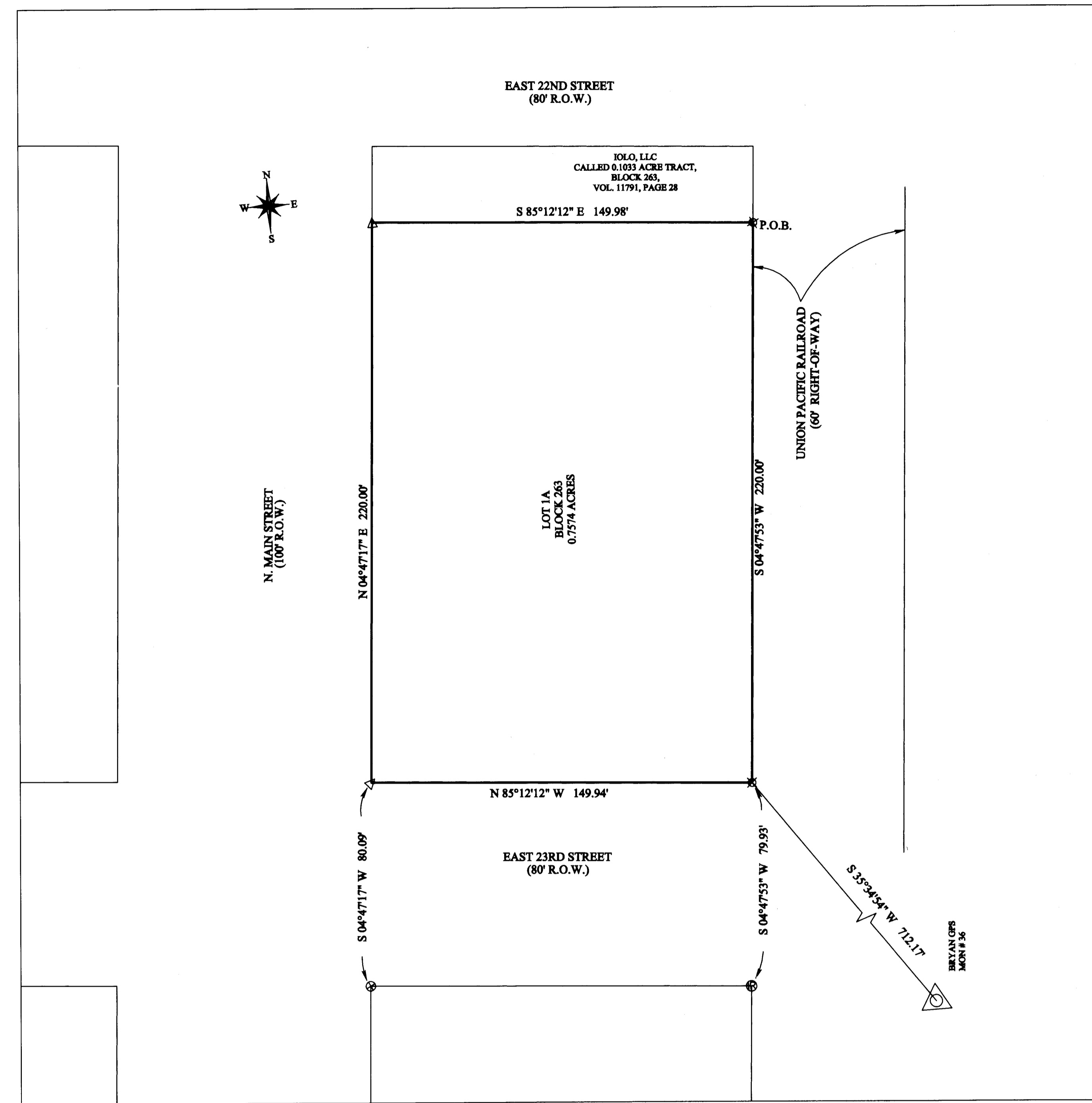
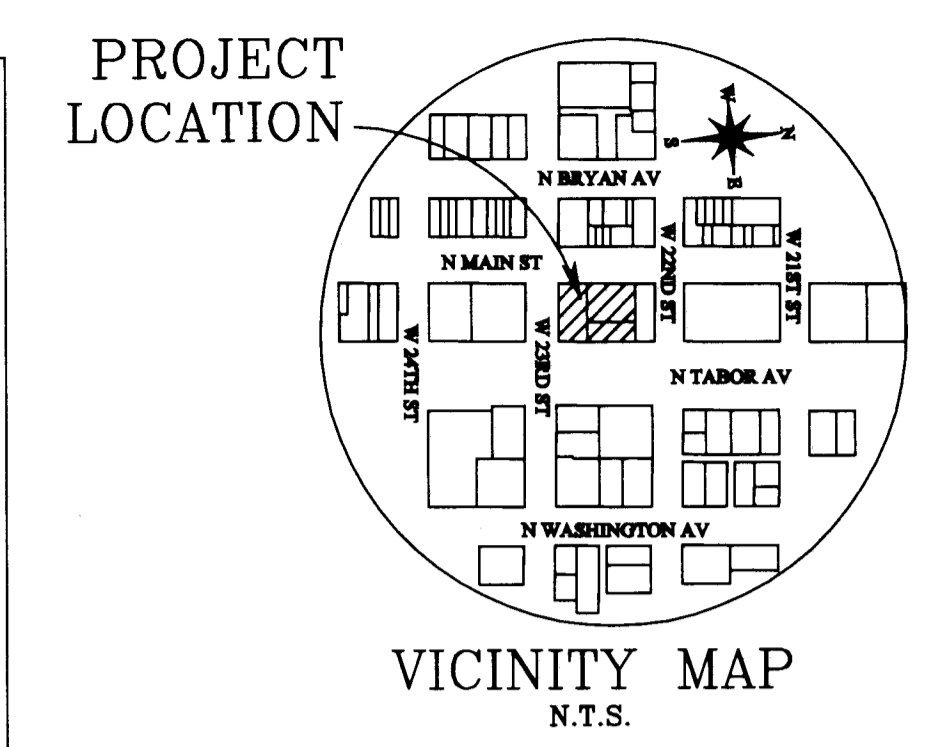


ORIGINAL PLAT



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 30' of Lot 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 referred 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, of 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Hollie Brent Hairston and Kristina Ann Hairston, owners and developers of the land shown on this plat, and designated herein as Lot 1A, Block 263, of the Bryan Original Townsite, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Hollie Brent Hairston
Owner

Kristina Ann Hairston
Owner

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 31st day of JANUARY 2018.

Priscilla Reneau Pines
Notary Public, State of Texas
My Commission Expires April 14, 2019

Priscilla Reneau Pines
Notary Public, Brazos County, Texas
My Commission Expires April 14, 2019

APPROVAL OF CITY PLANNER

Madeline Zimmerman
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 set out in the ordinances, Sec. 110-34, of the City of Bryan and was approved on the 31st day of JANUARY 2018.

W. Paul Hampton
City Engineer, City of Bryan

APPROVAL OF THE CITY ENGINEER

W. Paul Hampton
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 31st day of JANUARY 2018.

W. Paul Hampton
City Engineer, City of Bryan

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/8/2018 9:45:54 AM
In the PLAT Records

Doc Number: 2018-1320623
Volume - Page: 14490-26
Number of Pages: 1
Amount: 73.00
Order#: 20180208000011
By: MG

Karen McCowan
County Clerk
Brazos County, Texas

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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

Adam Wallace
REGISTERED PROFESSIONAL LAND SURVEYOR
6132

SURVEY LEGEND

--- ALUMINUM PROPERTY LINE
--- ALUMINUM PROPERTY LINE
--- PLASTER WALLING LINE
--- STORM SEWER LINE
--- WATER LINE
--- GAS LINE
--- SANITARY SEWER LINE
--- 1/2" IRON ROD FOUND
--- 1/4" METAL TACK SET IN CONCRETE
--- CALCULATED CORNER

○ OPEN CIRCUMFERENCE
○ WATER METER
○ WATER TAPPING
○ FLOOR FINISH
○ FLOOR FINISH
○ FLOOR FINISH
○ METAL ROD
○ GALVANIZED
○ LIGHT POLE

● 1/2" IRON ROD FOUND
● 1/4" METAL TACK SET IN CONCRETE
● 1/4" METAL TACK SET IN CONCRETE

Survey Notes:

- 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.
- Drawing Scale is 1"=30'
- Drawn by: Adam Wallace
- 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. 48041C0215F effective date, 04-02-2014
- This plat utilized University Title commitment GP 163310
- Blanket easements recorded in Vol. 12713 Page 97 and Vol. 12834, Page 69
- Blanket easement recorded in Vol. 9968 Page 90 applies to this tract, but utilities will be restricted to utility easements clarified by this plat.
- This property is currently zoned UT-N
- 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, Block 263
Bryan Original Townsite
Created by the Bryan City Commission in
Minute Book "B", Page 184 on Jan. 8th 1909
0.7574 Acres; S.F. Austin League, A-62
being a
REPLAT
of part of Block 263
Bryan Original Townsite
Created by the Bryan City Commission in
Minute Book "B", Page 184 on Jan. 8th 1909
Bryan, Brazos County, Texas

JUNE, 2017

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