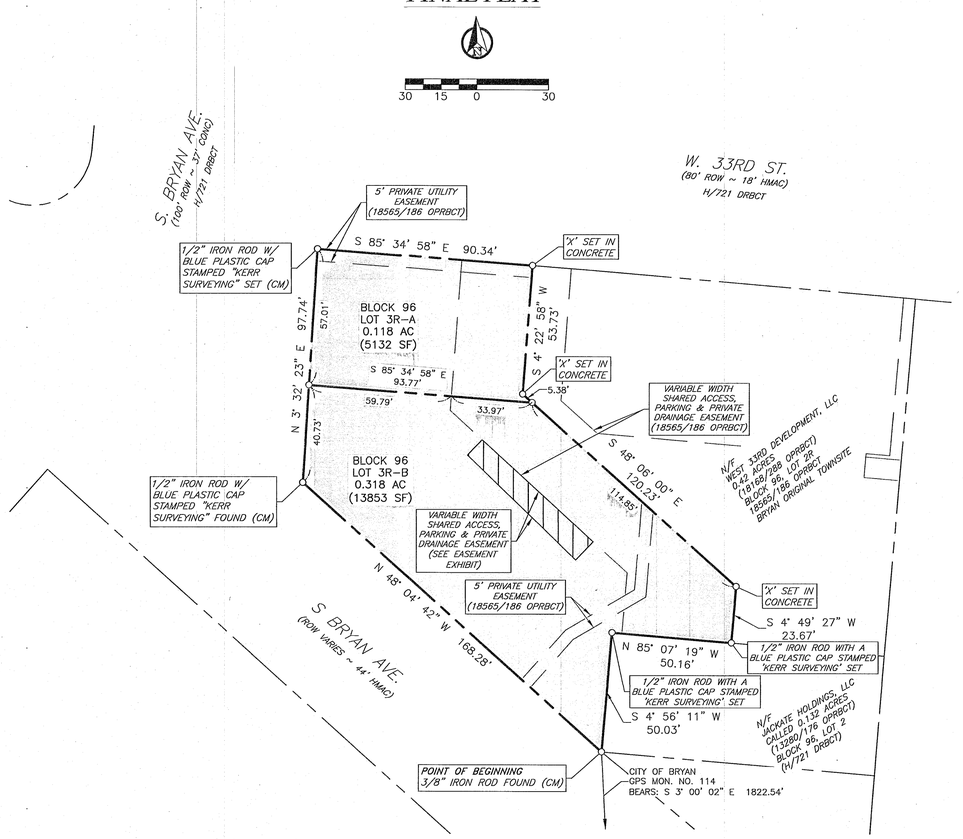
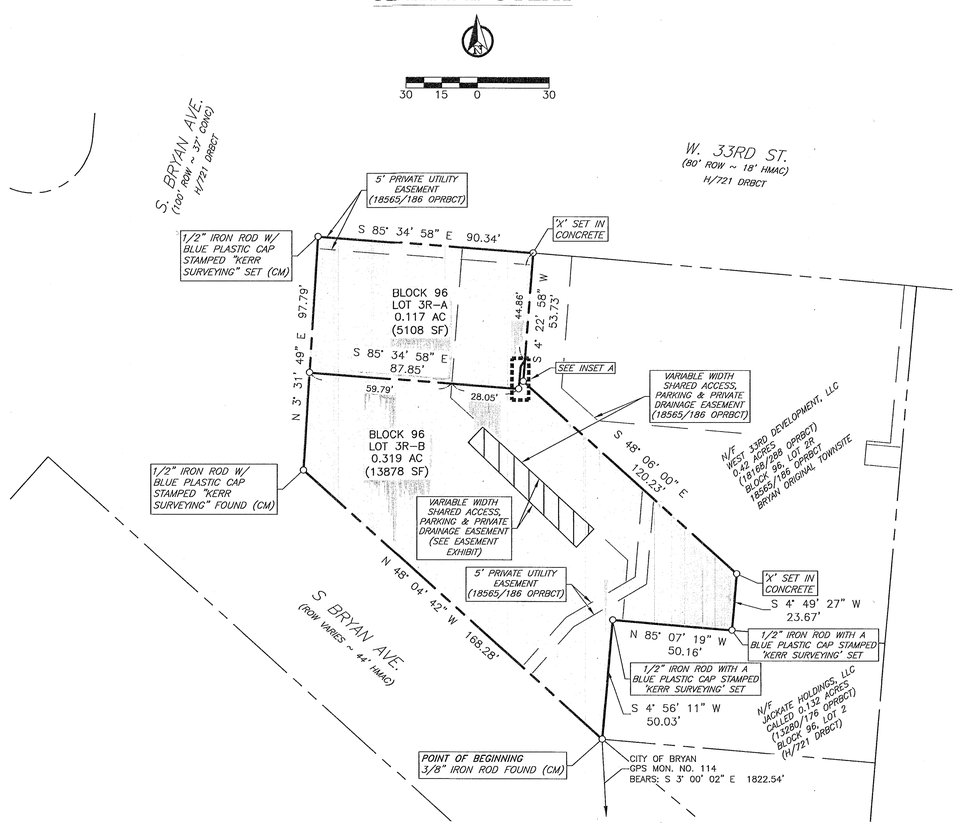
FINAL PLAT



AMENDING PLAT



Vicinity Map



General Notes:

1. The purpose of this amending plat is to reconfigurethe interior lot line between Lot 3R-A and Lot 3R-B, as shown in Inset A.
2. Bearing System shown hereon is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2).
3. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00011472023721 (Calculated Using GEOID12B).
4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 02, 2014.
6. All utilities shown hereon are approximate locations.
7. This property is zoned Midtown – Corridor District (MT-C).
8. The topography shown is from survey data.
9. Building setbacks lines per City of Bryan Ordinances, Specifically lots within the Midtown-Corridor (MT-C) District shall adhere to the Lot Development Standards found in Section 62/539.
10. Planning Variance, Case No. PV26-28, was approved by the Planning & Zoning Commission on September 3, 2026.
11. 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 property adjacent to the PUE to access electric facilities.
12. The sidewalk along S. Bryan Avenue will be installed with the site development of Lot 3R-B of this plat, and will be required as part of the site plan for that lot.
13. This survey plat was prepared to reflect the title commitment prepared by University Title Company, GF NO. 213136, effective date: 07-28-2021. Items listed on schedule B are addressed as follows:

- Blanket Easement to Sprint Communications 12713/87 OPRBCT does apply to this tract 12713/87.
- All other title commitment items are not survey items and/or not addressed by this plat.

Annotations:

ROW–	Right-of-Way
HMAC–	Hot mix Asphaltic concrete
DRBCT–	Deed Records Of Brazos County, Texas
ORBCT–	Official Records Of Brazos County, Texas
OPRBCT–	Official Public Records Of Brazos County, Texas
()–	Record information
CM–	Controlling Monument found and used to establish property boundaries. Other monuments described as "found" are shown at their located positions and were considered as supportive evidenece of the boundary shown hereon.
PUE–	Public Utility Easement
TYP–	Typical
N/F–	Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, Managing Member of NN Out Properties, LTD, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 17398, Page 21, and Volume 17704, Page 274 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Katie Neason
Katie Neason
Managing Member of NN Out Properties, LTD

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(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 29 day of October, 2026

Brittany Batson
Notary Public, Brazos County , Texas

BRITTANY BATSON NOTARY PUBLIC, STATE OF TEXAS ID# 133488929 COMM. EXP. 12-06-2029

APPROVAL OF THE CITY ENGINEER

I, Jayson Bartknecht, 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 3rd day of November, 2026

Jayson Bartknecht MM
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Allison Kay, 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 4th day of ~~October~~ November, 2026

Allison Kay A.T.
City Planner
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/5/2026 2:22:57 PM
In the PLAT Records

Doc Number: 2026-1600940
Volume-Page: 20901-135
Number of Pages: 1
Amount: 72.00
Order#: 20261105000074
By: AG

Karen McQueen
County Clerk, Brazos County, Texas
BY: Alina G.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski
Michael Konetski, R.P.L.S. No. 6531

STATE OF TEXAS REGISTERED MICHAEL KONETSKI 6531 PROFESSIONAL LAND SURVEYOR
10-28-26

FIELD NOTES DESCRIPTION
OF A
0.436 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.436 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 3R, BLOCK 96 OF BRYAN ORIGINAL TOWNSITE FILED IN VOLUME 18565, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.436 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH BRYAN AVENUE (VARIABLE WIDTH RIGHT-OF-WAY, 93/100 DRBCT) BEING THE SOUTH CORNER OF SAID LOT 3R, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 96 OF BRYAN ORIGINAL TOWNSITE FILED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND THE NORTHWEST CORNER LOT 1, BLOCK 96 IN SAID BRYAN ORIGINAL TOWNSITE, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 03° 00' 02" E, A DISTANCE OF 1822.54 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 3R AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH BRYAN AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 48° 04' 42" W, FOR A DISTANCE OF 168.28 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND; AND
2. N 03° 32' 23" E, FOR A DISTANCE OF 97.74 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE EAST LINE OF SOUTH BRYAN AVENUE AT THE NORTHWEST CORNER OF SAID LOT 3R AND, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST 33RD STREET (80 FOOT WIDE RIGHT-OF-WAY, H/721 DRBCT);

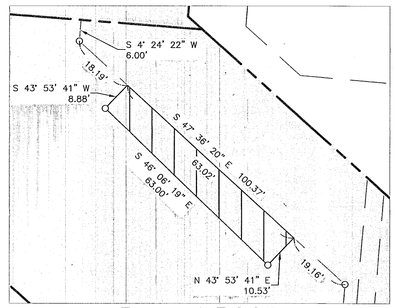
THENCE, WITH THE NORTH LINE OF SAID LOT 3R AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 33RD STREET, S 85° 34' 58" E, FOR A DISTANCE OF 90.34 FEET TO AN 'X' IN CONCRETE SET AT THE NORTHEAST CORNER OF SAID LOT 3R AND IN THE SOUTH RIGHT-OF-WAY LINE OF WEST 33RD STREET, SAME BEING THE NORTHWEST CORNER OF LOT 2R, BLOCK 96 IN SAID BRYAN ORIGINAL TOWNSITE;

THENCE, WITH THE COMMON LINE OF SAID LOT 3R AND SAID LOT 2R, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

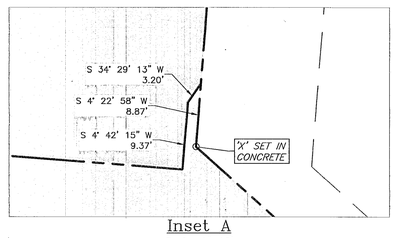
1. S 04° 22' 58" W, FOR A DISTANCE OF 53.73 FEET TO AN 'X' SET IN CONCRETE;
2. S 48° 06' 00" E, FOR A DISTANCE OF 120.23 FEET TO AN 'X' SET IN CONCRETE; AND
3. S 04° 49' 27" W, FOR A DISTANCE OF 23.67 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE NORTH LINE OF SAID LOT 2 BEING THE SOUTHEAST CORNER OF SAID LOT 3R AND THE SOUTHWEST CORNER OF SAID LOT 2R;

THENCE, WITH THE COMMON LINE OF SAID LOT 3R AND SAID LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 85° 07' 19" W, FOR A DISTANCE OF 50.16 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET; AND
2. S 04° 56' 11" W, FOR A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.436 ACRES, MORE OR LESS. SURVEYED ON THE GROUND AUGUST 2026 UNDER MY SUPERVISION.



Easement Exhibit
Scale: 1"=20'



Inset A
Scale: 1"=10'

Final Plat

Bryan Original Townsite
Block 96
Lots 3R-A and 3R-B
0.436 Acres

Being a amending plat of Block 96, Lot 3R-A and 3R-B in Volume 20827, Page 20, OPRBCT Stephen F. Austin League No.9, A-62 Bryan, Brazos County, Texas October 2026 Scale: 1"=30'

Owner:
NN Out Properties, LTD
105 N. Main, St.
Bryan, TX 77802

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 26-1227

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 7/29/25 J4E Project # 26-049 J:\2026\26-049 BOTS Block 96 Replat\BOTS Block 96 – Plat.dwg