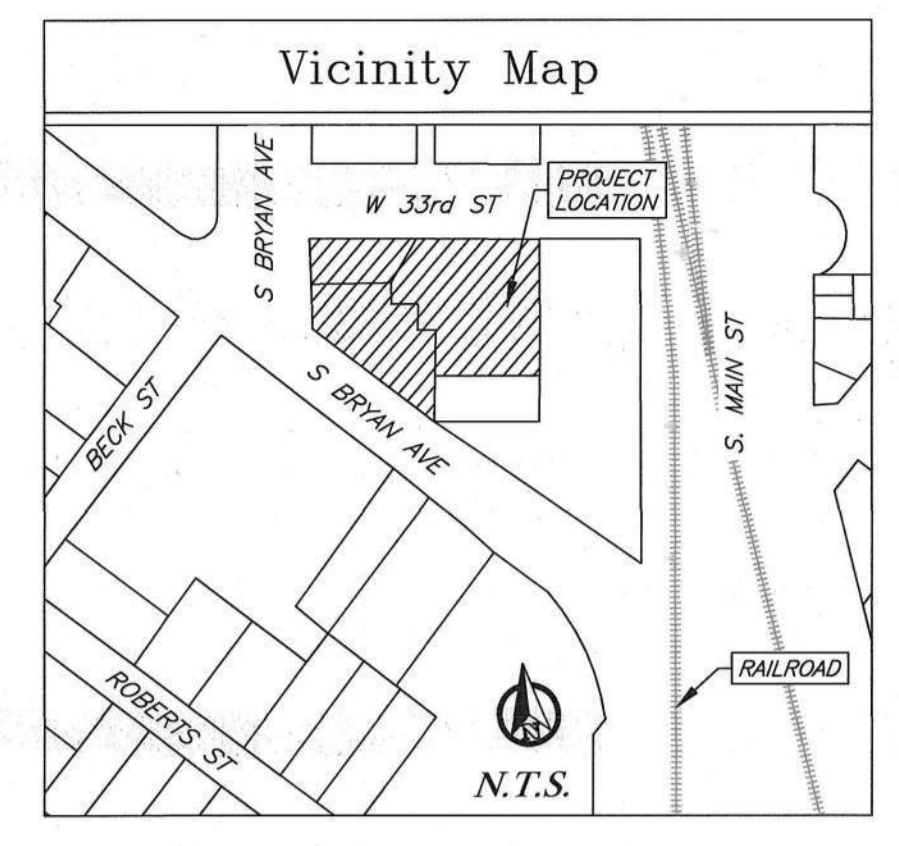
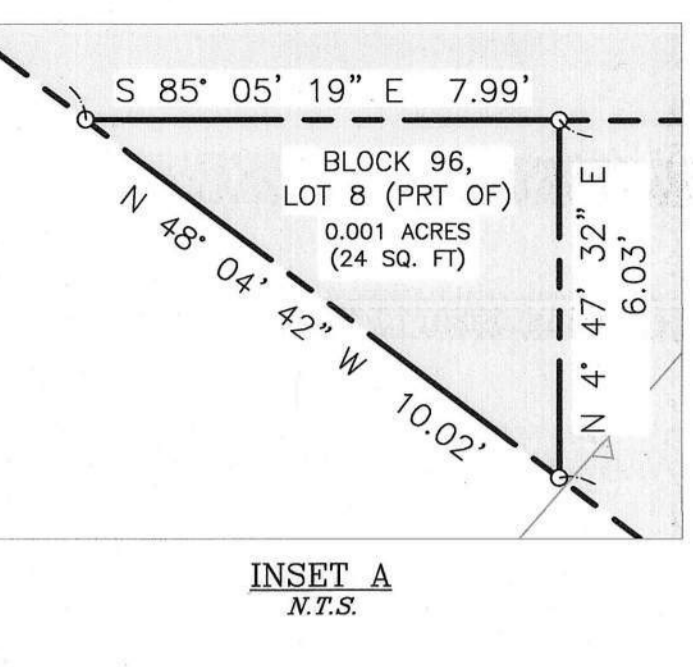
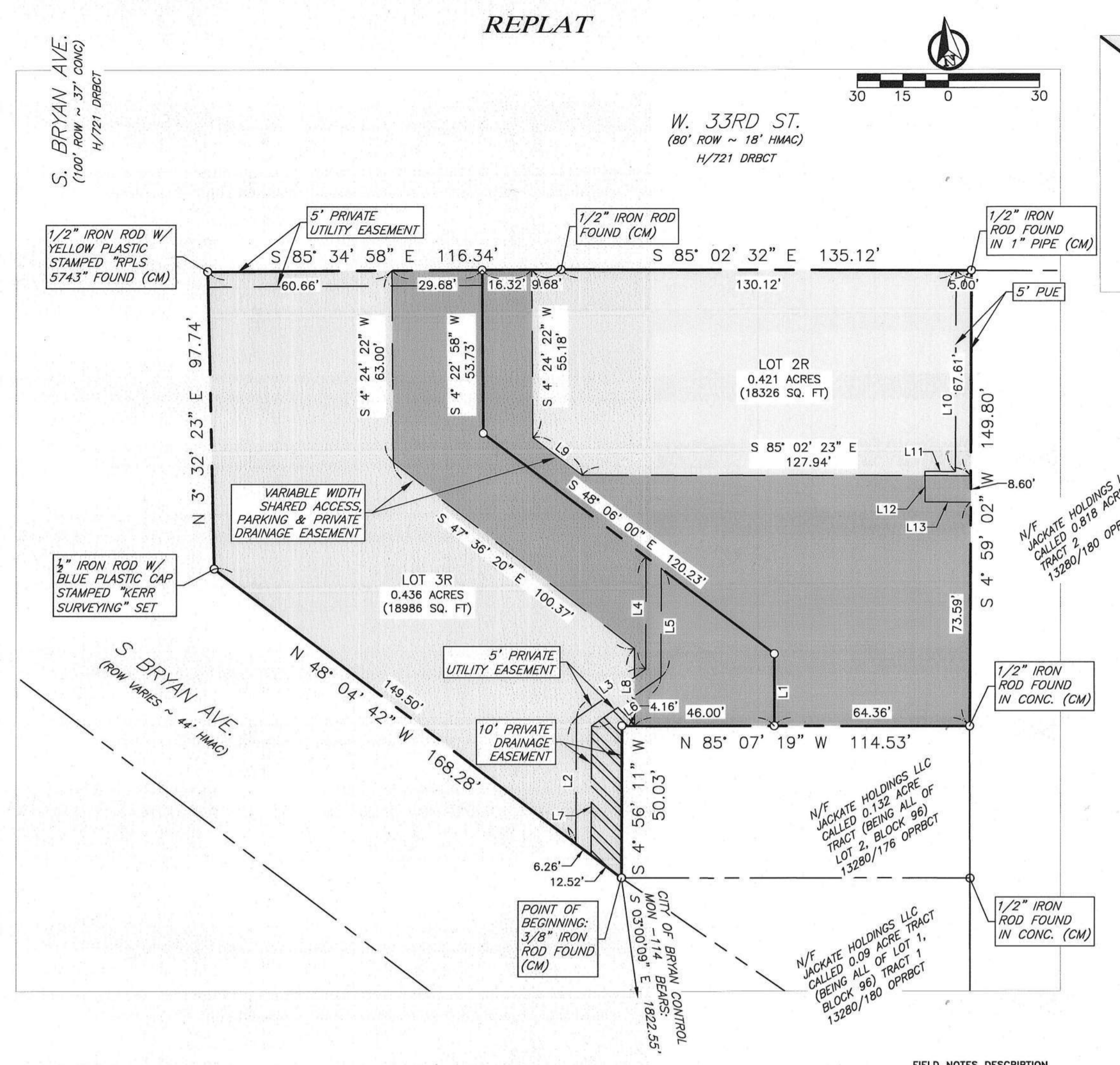
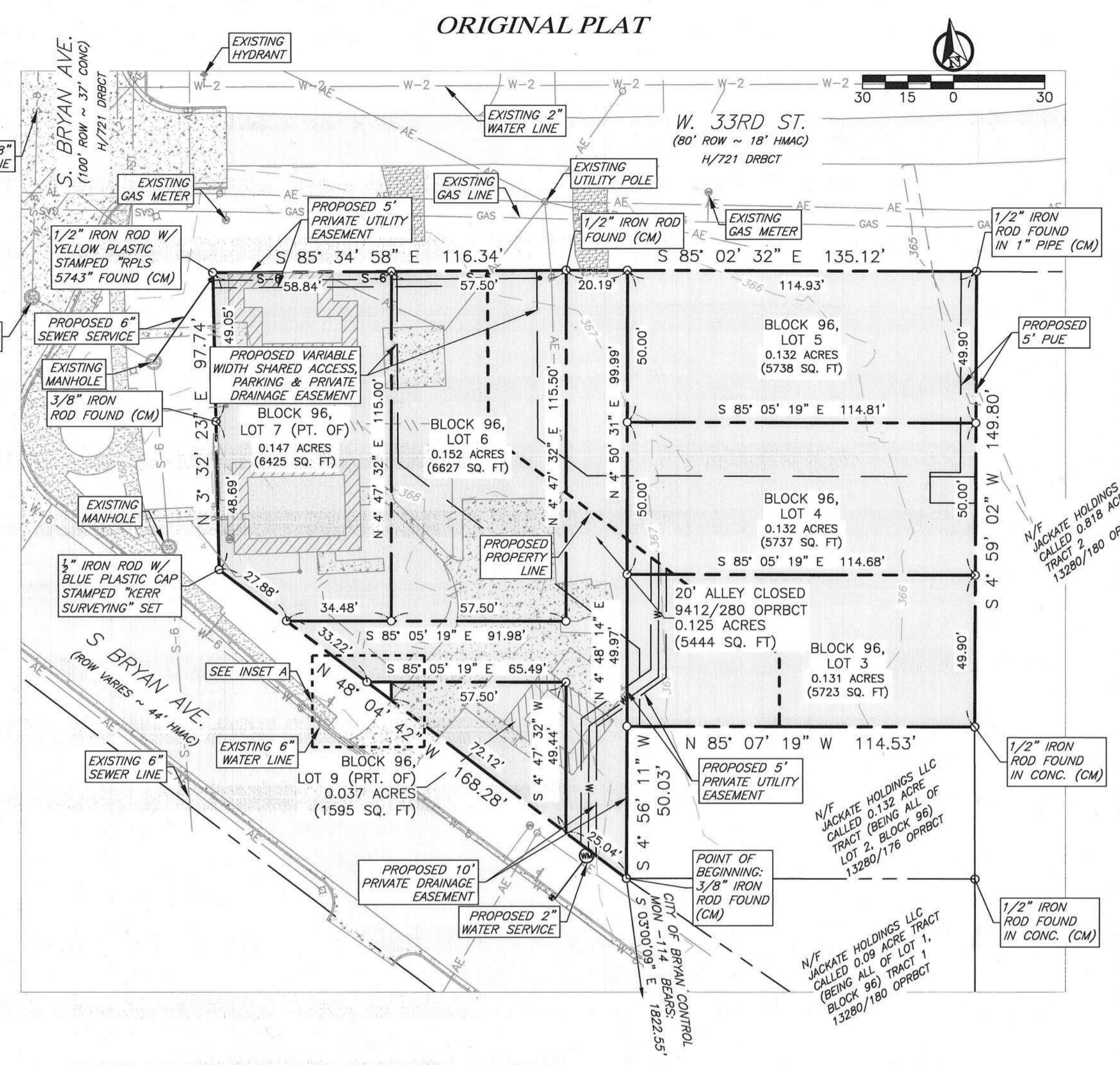


3/18/23 J4-Engineering City of Bryan Townsite-Replat2.dwg J4E Project # 241



LINE #	LENGTH	DIRECTION
L1	23.67'	S 4° 49' 27" W
L2	41.27'	S 4° 56' 11" W
L3	27.97'	N 59° 38' 05" E
L4	36.91'	N 4° 49' 16" E
L5	35.72'	N 4° 49' 16" E
L6	27.98'	N 59° 38' 05" E
L7	42.44'	S 4° 56' 11" W
L8	25.42'	S 4° 49' 27" W
L9	20.39'	S 48° 06' 00" E
L10	66.20'	S 4° 59' 02" W
L11	10.00'	S 85° 00' 58" E
L12	10.00'	S 4° 59' 02" W
L13	15.00'	S 85° 00' 58" E

- General Notes:**
- 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).
 - Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00011472023721 (Calculated Using GDD12B).
 - 1/2" Iron rods with Blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
 - This tract does not lie within a designated 100-IR floodplain according to the Firm Maps, Panel No. 48041C0215F, effective April 02, 2014.
 - All utilities shown hereon are approximate locations.
 - This property is Zoned (MT-C) Midtown Corridor.
 - The topography shown is from Topographic Data.
 - 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.
 - 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.
 - This survey plat was prepared to reflect the title commitment prepared by University Title Company, GLE 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.
 - The alleyways in Block 96 of the Bryan Original Townsite were abandoned with Ordinance 1848 which was approved by the Bryan City Council on November 24, 2009.
 - The portion of right-of-way for Fifteenth Rd adjacent to Block 96 was abandoned with Ordinance 836 which was approved by the Bryan City Council on January 26, 1987.
 - The required sidewalk on S. Bryan Avenue will be constructed with the development of Lot 3R.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
Katie Neason, Managing Partner of NN Out Properties LTD, owner of the 0.857 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17398, Page 21, and Volume 17704, Page 274 and designated herein as Bryan Original Townsite Block 96, Lot 2R & 3R, 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 of NN Out Properties LTD, Owner

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 16 day of March, 2023.

Brian L. Lavelle
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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 bounds describing said subdivision will describe a closed geometric form.

J. Dillon Means
J. Dillon Means, R.P.L.S. No. 6770



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, W. Paul Lopez, 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 16 day of April, 2023.

W. Paul Lopez
W. Paul Lopez
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Loe 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 13 day of April, 2023, and same was duly approved on the 16 day of April, 2023, by said Commission.

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

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/12/2023 8:26:34 AM
In the PLAT Records

Doc Number: 2023-1495907
Volume - Page: 18565-186
Number of Pages: 1
Amount: 73.00
Order#: 20230412000006
By: MC

Karen McQueen
County Clerk, Brazos County, Texas

and county, do hereby certify that this plat together with my office the day of _____, 2023.

FIELD NOTES DESCRIPTION

0.857 ACRE TRACT
BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS
A FIELD NOTES DESCRIPTION OF 0.857 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.114 ACRE TRACT OF LAND AND ALL OF A CALLED 0.273 ACRE TRACT OF LAND, BOTH CONVEYED TO NN OUT PROPERTIES, LTD. IN VOLUME 17704, PAGE 274 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND ALL OF A CALLED 0.471 ACRE TRACT OF LAND CONVEYED TO NN OUT PROPERTIES, LTD. IN VOLUME 17398, PAGE 21 (OPRBCT), AND BEING FURTHER DESCRIBED AS ALL OF LOTS 3-6 AND THE REMAINDER OF LOTS 7-9 AND THE ADJOINING ALLEY IN BLOCK 96 OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME "4", PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.857 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE COMMON CORNER OF LOTS 1 AND 2 OF SAID BLOCK 96 IN THE NORTHEAST RIGHT-OF-WAY LINE OF S. BRYAN AVENUE (RIGHT-OF-WAY WITH VARIES), SAME BEING THE SOUTHWEST LINE OF THE BRYAN ORIGINAL TOWNSITE, AT THE SOUTH CORNER OF SAID ALLEY (CLOSED IN VOLUME 9412, PAGES 280 & 284, OPRBCT), THE COMMON SOUTH CORNER OF SAID 0.273 ACRE TRACT AND A CALLED 0.132 ACRE TRACT CONVEYED TO JACKATE HOLDINGS, LLC IN VOLUME 13280, PAGE 176 (OPRBCT), AND THE WEST CORNER OF A CALLED 0.09 ACRE TRACT OF LAND (CALLED TO BE ALL OF LOT 1 OF SAID BLOCK 96) CONVEYED TO JACKATE HOLDINGS, LLC IN VOLUME 13280, PAGE 180 (OPRBCT), FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 03° 00' 09" E, A DISTANCE OF 1,822.55 FEET;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF S. BRYAN AVENUE AND THE SOUTHWEST LINE OF SAID BLOCK 96, N 48° 04' 42" W, FOR A DISTANCE OF 168.28 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT AN ANGLE POINT IN SAID RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF THE REMAINDER OF SAID BLOCK 96 AND THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF S. BRYAN AVENUE (100' WIDE RIGHT-OF-WAY, 1/4" 7/21 DRBCT), SAME BEING THE WEST LINE OF SAID BLOCK 96, N 03° 32' 23" E, AT A DISTANCE OF 48.69 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR THE WEST COMMON CORNER OF SAID 0.114 ACRE TRACT AND SAID 0.273 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 97.74 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5743" FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF W. 33RD STREET (80' WIDE RIGHT-OF-WAY, 1/4" 7/21 DRBCT) AT THE NORTHWEST CORNER OF SAID BLOCK 96, SAID 0.114 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF W. 33RD STREET, SAME BEING THE NORTH LINE OF SAID BLOCK 96 AND THE NORTH LINE OF SAID 0.114 ACRE TRACT, S 85° 34' 58" E, FOR A DISTANCE OF 116.34 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER LOT 6 OF SAID BLOCK 96, SAME BEING THE COMMON NORTH CORNER OF SAID 0.114 ACRE TRACT AND SAID 0.471 ACRE TRACT;

THENCE, CONTINUING WITH THE SOUTH LINE OF W. 33RD STREET AND THE NORTH LINE OF SAID 0.471 ACRE TRACT, S 85° 02' 32" E, FOR A DISTANCE OF 135.12 FEET TO A 1/2 INCH IRON ROD FOUND IN A 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF A CALLED 0.818 ACRE TRACT OF LAND CONVEYED IN SAID DEED, 13280/180 (OPRBCT), SAME BEING THE NORTHEAST CORNER OF SAID 0.471 ACRE TRACT, LOT 5 OF SAID BLOCK 96 AND THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 0.471 ACRE TRACT AND SAID 0.818 ACRE TRACT, SAME BEING THE EAST LINE OF SAID BLOCK 96, S 04° 59' 02" W, FOR A DISTANCE OF 149.80 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE AT THE COMMON EAST CORNER OF SAID LOTS 2 AND 3, SAME BEING THE COMMON EAST CORNER OF SAID 0.471 ACRE TRACT AND SAID 0.132 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID 0.132 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) N 85° 07' 19" W A DISTANCE OF 114.53 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 3;
2) S 04° 56' 11" W WITH THE EAST LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.857 ACRES OF LAND (~37,312 SQUARE FEET), MORE OR LESS, SURVEYED ON THE GROUND DECEMBER 2021.

- 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 used to establish property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/F - Now or Formerly

FINAL PLAT

Bryan Original Townsite Block 96, Lot 2R & 3R

0.857 Acres
Being a Replat of
Block 96, All of Lots 3-6, Part of Lots 7-9, &
The Adjoining Alley
Bryan Original Townsite
Volume H, Page 721 DRBCT
Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
March 2023

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

Engineer:
14 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
TBPELS Firm # 10018500
Proj # 21-969