

General Notes:

This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.

1/2" Iron rods will be set at all corners unless otherwise stated.

All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

All utilities shown are approximate location

This property is zoned MidTown - Corridor District (MT-C).

The topography is from GIS data.

The Partial Abandonment of Alleyway located in Block 97 in the Bryan Original Townsite was abandoned on March 18th by the Bryan City Council with Ordinance No. 2738.

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.

Annotations:

Right-of-Way
Hot mix Asphaltic concrete
Deed Records Of Brazos County, Texas
Official Records Of Brazos County, Texas

OPRBCT- Official Public Records Of Brazos County, Texas Record information

Controlling Monument used to establish property boundaries

Public Utility Easement N/F-Now or Formerly

METES AND BOUNDS DESCRIPTION OF A 0.358 ACRES TRACT OUT OF THE STEPHEN F. AUSTIN SURVEY, A-62 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.358 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, A-62, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 7 (LOT 7), LOT 8 (LOT 8), AND 10 FEET OF THE 20 FOOT ALLEY (20' ALLEY), OUT OF BLOCK 97 {ALL FURTHER MENTIONED LOTS ARE OUT OF BLOCK 97 UNLESS STATED OTHERWISE}, OF THE BRYAN ORIGINAL TOWNSITE (BRYAN ORIGINAL TOWNSITE), AS RECORDED IN VOLUME H, PAGE 721 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), THE SAID 0.358 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 24056.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" MARKED IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF LOT 5R (LOT 5R), OUT OF THE BRYAN ORIGINAL TOWNSITE REPLAT (B.O.T. REPLAT), AS RECORDED IN VOLUME 16816, PAGE 199 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 32ND STREET (W. 32ND ST.), AN 80 FOOT RIGHT-OF-WAY, ALSO BEING A NORTHWEST CORNER OF LOT 4R, OUT OF THE SAID B.O.T. REPLAT;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5R AND THE RIGHT-OF-WAY LINE OF THE SAID W. 32ND ST., NORTH 85'11'34" WEST, A DISTANCE OF 64.75 FEET TO A 1/2" IRON ROD FOUND FOR THE PLACE OF BEGINNING OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID W. 32ND ST., ALSO BEING THE NORTHWEST CORNER OF THE SAID LOT 5R, FROM WHICH AN ALUMINUM CAP IN CONCRETE MARKED "GPS-114" FOUND FOR REFERENCE BEARS: SOUTH 01'28'51" EAST, A DISTANCE OF

THENCE ALONG THE COMMON LINE OF THE REMAINDER OF THE SAID 20' ALLEY AND THE SAID LOT 5R, SOUTH 04.59'08" WEST, A DISTANCE OF 100.00 FEET, PASSING THE SAID LOT 5R, THEN CONTINUING ALONG LOT 3R (LOT 3R), OUT OF THE SAID B.O.T. REPLAT, FOR A TOTAL DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 3R, ALSO BEING A POINT WITHIN THE SAID 20'

THENCE SEVERING THE SAID 20' ALLEY, NORTH 84'56'36" WEST, A DISTANCE OF 124.69 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH BRYAN AVENUE (S. BRYAN AVE), A 100 FOOT RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THE SAID 20' ALLEY AND THE RIGHT-OF-WAY OF THE SAID S. BRYAN AVE, NORTH 05'03'24" EAST, A DISTANCE OF 10.00 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE SAID LOT 7, ALSO BEING A NORTHWEST CORNER OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF THE SAID S. BRYAN AVE; THENCE ALONG THE COMMON LINE OF THE SAID LOT 7 AND THE RIGHT-OF-WAY OF THE SAID S. BRYAN AVE, NORTH 04'49'35" EAST, A DISTANCE OF 114.91 FEET TO AN 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF THE SAID LOT 7, ALSO BEING A POINT ALONG THE INTERSECTION OF THE SAID S. BRYAN AVE AND THE SAID W. 32ND ST.;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 7 AND THE RIGHT-OF-WAY OF THE SAID W. 32ND ST., SOUTH 84'59'32" EAST, A DISTANCE OF 50.00 FEET PASSING THE SAID LOT 7, THEN CONTINUING ALONG THE SAID LOT 8 FOR A DISTANCE OF 65.00 FEET, PASSING THE SAID LOT 8, THEN CONTINUING ALONG THE REMAINDER OF THE SAID 20' ALLEY FOR A TOTAL DISTANCE OF 124.99 FEET TO THE PLACE OF BEGINNING CONTAINING 0.358

CERTIFICATE OF OWNERSHIP AND DEDICATION

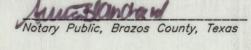
ALLEYWAY ABANDONED VIA CITY ORDINANCE NO. 2726

STATE OF TEXAS COUNTY OF BRAZOS

l, Kyle Murphy, Managing Partner for Abundant Life Assembly of God, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume H, Page 721, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

STATE OF TEXAS COUNTY OF BRAZOS

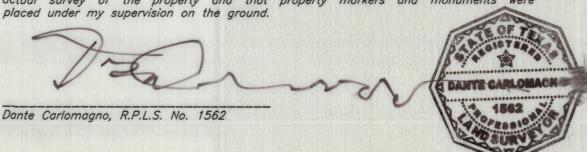
Before me, the undersigned authority, on this day personally appeared, Kyle Murphy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this 14 day of MAY , 2026.



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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



Aniki E Blancherd

Notary ID 135003785

And a fight had to be a supplementally

V Commission Expires 17/23/2028

APPROVAL OF THE CITY ENGINEER

APPROVAL OF THE CITY PLANNER

Alanh Timerna, 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 ______, 20____.

CERTIFICATE OF THE COUNTY CLERK

Filed for Record Official Public Records Of: Brazos County Clerk On: 5/20/2025 10:29:53 AM In the PLAT Records Doc Number: 2025 - 1557237 Volume - Page: 19861 - 171 Number of Pages: 1 Amount: 72.00 Order#: 20250520000046 by Masquey

Koren McQueen County Clerk, Brazos County, Texas

FINAL PLAT

Original Bryan Townsite Block 97, Lot 7R 0.358 Acres

being a Replat of Bryan Original Townsite Block 97, Lots 7, 8, & Abandonment 0.055 acres public alley Volume H, Page 721 John Austin League Survey, Abstract 2 Bryan, Brazos County, Texas

March 2025

Owner: Abundant Life Assembly of God PO Box 1006 Bryan, TX 77806

979-775-2873 Firm #100348-00 Job No. 24056

Carlomagno Surveying, Inc. 2651 Boonville Rd, Unit 140 Bryan, TX 77808

PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951

Engineer: