

ORIGINAL

PARTIAL ALLEY ABANDONMENT (QUITCLAIM IN 112/182 DRBCT) 1/2" IRON ROD FOUND (CM) 1/2" IRON 85' 00' 25" E 42.17' ROD FOUND (CM) 6' PUBLIC THER BLOCK 97 BLOCK 97 BLOCK 97 BLOCK 97 BLOCK 97 BLOCK 97 LOT 1R2 LOT 1R3 LOT 1R4 LOT 1R5 LOT 1R6 LOT 1R7 LOT 1R8 0.041 ACRES 0.041 ACRES 0.041 ACRES 0.041 ACRES 0.041 ACRES 0.041 ACRES 0.055 ACRES 0.053 ACRES (~1802 SF) (~1802 SF) (~1802 SF) (~1802 SF) (~1802 SF) (~1802 SF) (~2403 SF) (~2303 SF) REMAINING 10' ALLEY (H/721 DRBCT) TRON PIPE FOUND BEARS N 85' 00' 27" W 125.43' POINT OF BEGINNING 1/2" IRON ROD SET WEST 33RD STREET (~16' HMAC - 80' WIDTH ROW H/721 DRBCT)

REPLAT

N.T.S. WEST 33RD STREET General Notes: Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North

Vicinity Map

as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).

feet and decimals (ex. 363.90') unless otherwise noted. To obtain surface distances (not areas) multiply by a combined scale factor of 1.00011464212420 (calculated using This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No.

Distances shown hereon are grid distances in US survey

48041C0215F revised date: April 2, 2014. . 1/2" Iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners

unless otherwise stated. This property is Zoned (PD-H) Planned Development Housing as approved by the Bryan City Council On

i. The Partial Abandonment of Alleyway located in Block 97 in the Bryan Original Townsite was abandoned on 12/10/24

by the Bryan City Council with Ordinance No. 2726. The Partial Abandonment of Finfeather Road ROW located in Block 97 in the Bryan Original Townsite was abandoned

on 12/10/24 by the Bryan City Council with Ordinance No

3. All utilities shown are approximate location.

9. The topography is from survey data.

 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.

1. This plat was prepared to reflect the title commitmen issued by university title company, GF No: 2404275CS, effective date: June 10th, 2024. No survey related items were listed under schedule B.

CERTIFICATE OF OWNERSHIP AND DEDICATION

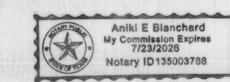
STATE OF TEXAS COUNTY OF BRAZOS

I, Katie Neason, Managing Member of NN Out Properties, 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 19337, Page 293, and whose name is 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, 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 02 day of MAY , 2025.

Autislanchard Notary Public, Brazos County, Texas



CERTIFICATE OF THE SURVEYOR STATE OF TEXAS

COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.



APPROVAL OF THE CITY ENGINEER

APPROVAL OF THE CITY PLANNER

APPROVAL OF PLANNING AND ZONING COMMISSION

Anne McGrom Balke, Chair of the Planning and Zoning Commission of the City of 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 day of Sptendary by and same was duly approved on the day of November, 20 24 by

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS Filed for Record Official Public Records Of: Brazos County Clerk On: 5/12/2025 2:55:37 PM In the PLAT Records Doc Number: 2025 - 1556606 Volume - Page: 19847 - 243 Number of Pages: 1 Amount: 72.00 Order#: 20250512000135 By: SR

County Clerk, Brazos County, Texas By: Sharon Ray

FIELD NOTES DESCRIPTION OF A 0.356 ACRE TRACT STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62

A FIELD NOTES DESCRIPTION OF 0.356 ACRES IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK 97 OF THE BRYAN ORIGINAL TOWNSITE, FILED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO NN OUT PROPERTIES, LTD. IN VOLUME 19337, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND AN ABANDONED PORTION OF THE RIGHT-OF-WAY OF FINFEATHER ROAD (CALLED 150' WIDE RIGHT-OF-WAY, H/721 DRBCT) AND AN ABANDONED PORTION OF A 20' WIDE ALLEY (H/721 DRBCT) BOTH ABANDONED IN CITY OF BRYAN ORDINANCE 2726 ON DECEMBER 10, 2024; SAID 0.356 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BRYAN, BRAZOS COUNTY, TEXAS

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") MARKING THE SOUTHEAST CORNER OF SAID ABANDONED PORTION OF FINFEATHER ROAD MARKING THE INTERSECTION OF SAID FINFEATHER ROAD WITH WEST 33RD STREET (80' WIDE RIGHT-OF-WAY, H/721 DRBCT) FROM WHICH THE CITY OF BRYAN CONTROL MONUMENT GPS-114 BEARS S 01' 59' 01" W A DISTANCE OF 2,087.19 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY OF SAID WEST 33RD STREET, WITH THE SOUTH LINES OF SAID ABANDONMENTS AND LOT 1, N 85° 00' 27" W, PASSING AT A DISTANCE OF 30.00 FEET A 2 INCH IRON PIPE FOUND AT THE FORMER NORTHWEST INTERSECTION OF SAID WEST 33RD STREET AND SAID FINFEATHER ROAD, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 97, PASSING AT A DISTANCE OF 145.21 FEET THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER FALLING WITHIN A METAL SHED, AND CONTINUING WITH SAID NORTH RIGHT-OF-WAY OF WEST 33RD STREET AND THE SOUTH LINE OF SAID ALLEY ABANDONMENT FOR A TOTAL DISTANCE OF 155.21 FEET TO A 1/2 INCH IRON ROD SET FROM WHICH A PIPE FOUND BEARS N 85° 00' 27" W A DISTANCE OF 125.43 FEET;

THENCE, WITH SAID ALLEY AND ALLEY ABANDONMENT, N 04° 59' 35" E, A DISTANCE OF 100.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 3R, BLOCK 97 (16816/199 OPRBCT) AND THE NORTHWEST CORNER OF SAID ALLEY ABANDONMENT BEING THE SOUTHWEST CORNER OF ANOTHER PARTIAL ABANDONMENT OF SAID 20' WIDE ALLEY (112/182 DRBCT);

THENCE, PARTIALLY WITH THE SOUTH LINE OF SAID ABANDONMENT (112/182 DRBCT) SAME BEING THE NORTH LINE OF SAID ABANDONMENT AND WITH THE SOUTH LINE OF LOT 3R, BLOCK 97 (16816/199 OPRBCT) AND PARTIALLY WITH THE NORTH LINE OF SAID LOT 2, BLOCK 97, S 85° 00' 25" E, PASSING AT A DISTANCE OF 10.00 FEET A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID LOT 2, PASSING AT A DISTANCE OF 124.82 FEET A 2 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 2, AND CONTINUING WITH SAID SOUTH LINE OF LOT 3R FOR A TOTAL DISTANCE OF 154.82 FEET TO A 1/2 INCH IRON ROD SET ON SAID SOUTH LINE OF LOT 3R; FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS S 85° 00' 25" E A DISTANCE OF 42.17

THENCE, THROUGH WITH SAID RIGHT-OF-WAY ABANDONMENT AND FINFEATHER ROAD, S 04' 46' 21" W, A DISTANCE OF 100.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.356 ACRES OF LAND, MORE OR LESS.

Annotations:

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

Official Public Records Of Brazos County, Texas OPRBCT-Record information Controlling Monument used to establish property

PUE-Public Utility Easement Typical

N/F-Now or Formerly

FINAL PLAT

Bryan Original Townsite Block 97, Lots 1R1-1R8 0.356 Acres

Being a Replat of Block 97, Lots 1-2, 0.023 Acres of Alleyway, & 0.069 Acres of Finfeather Rd. Volume H, Page 721 DRBCT Stephen F. Austin League Survey, A-62 Bryan, Brazos County, Texas

February 2025

NN Out Properties, LLC 708 Finfeather Road, Bryan, TX 77803

J4 Engineerin PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951

Engineer:

Kerr Surveying, LLC 1718 Briarcrest Dr Bryan, TX 77802 979-268-3195 TBPELS #10018500 Proj # 24-1085