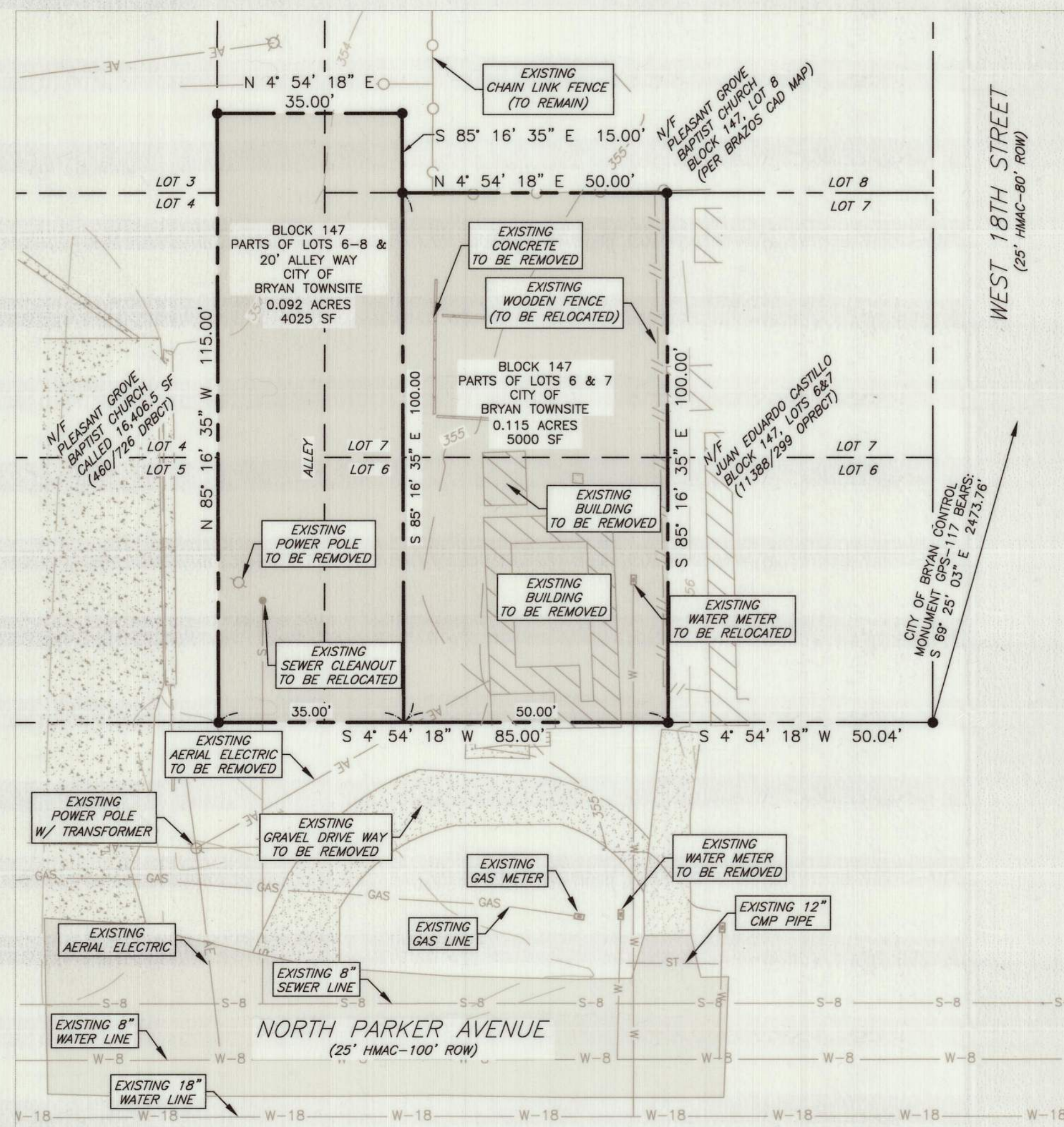


ORIGINAL



FIELD NOTES DESCRIPTION OF A 0.207 ACRE TRACT STEPHEN F. AUSTIN NO. 9, ABSTRACT 62 BRYAN, AUSTIN COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.115 ACRE TRACT (TRACT 1) AND A 0.092 ACRE TRACT (TRACT 2), BEING PORTIONS OF LOTS 6, 7, 8 OF BLOCK 147 AND A PORTION OF THE ADJOINING 20 FOOT ALLEY OF SAID LOTS OF CITY OF BRYAN RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT), TRACT 1 BEING ALL OF A CALLED 50 FOOT BY 100 FOOT TRACT RECORDED IN VOLUME 1086, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND TRACT 2 BEING DESCRIBED IN VOLUME 41, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS (OPRBC), LOCATED IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62 BRAZOS COUNTY, TEXAS, SAID 0.115 ACRE AND 0.092 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Samuel J. Neason, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 19628, Page 154, 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.

Signature of Samuel J. Neason, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Samuel J. 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 12th day of February, 2025.

Signature of Karen Rudasill, Notary Public, Brazos County, Texas



CERTIFICATE OF THE SURVEYOR

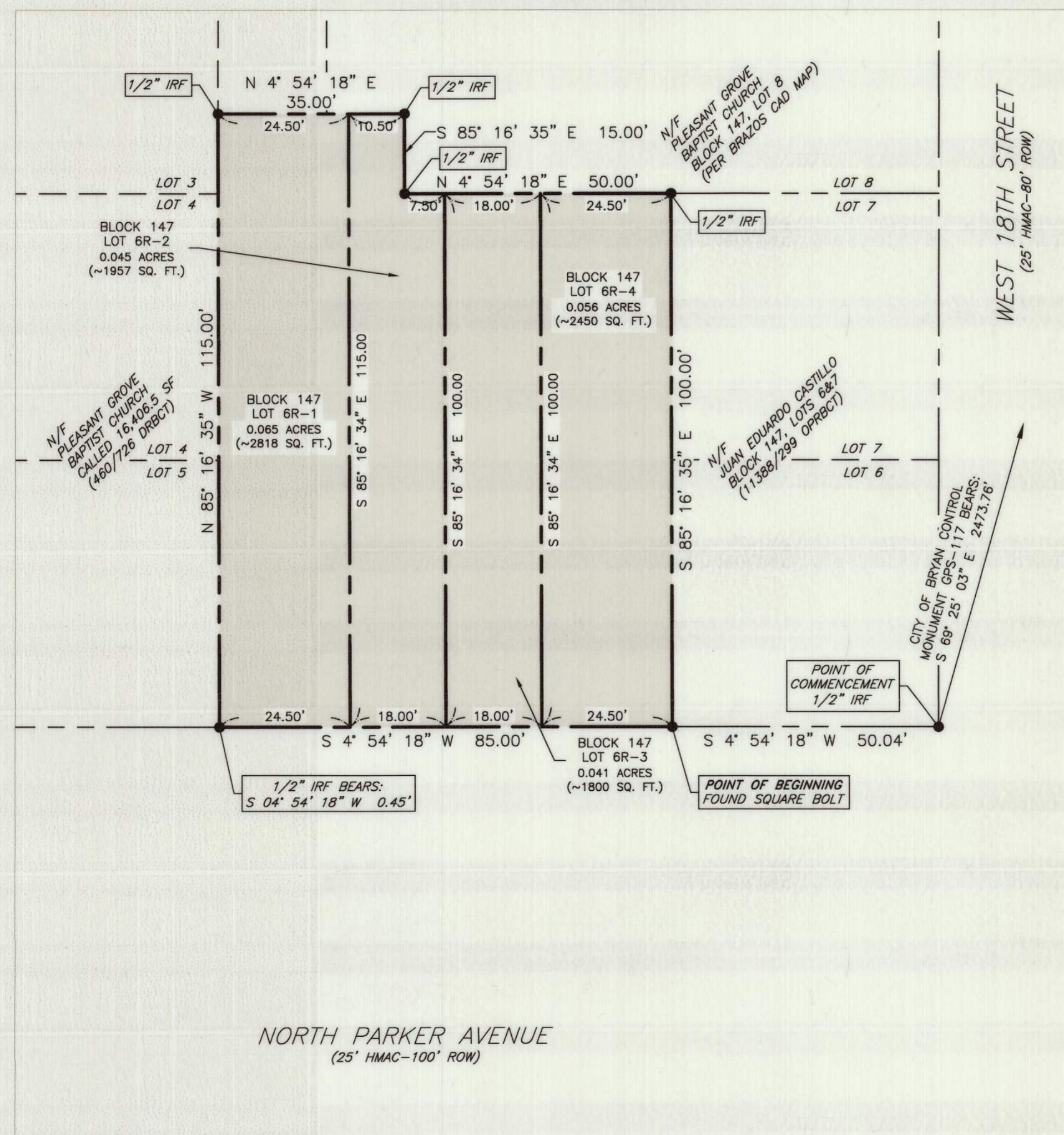
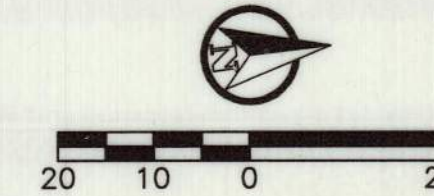
STATE OF TEXAS COUNTY OF BRAZOS

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.

Signature of David Powell Brister, R.P.L.S. No. 6537



REPLAT



APPROVAL OF THE CITY ENGINEER

I, W. R. Kasper, 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 10th day of February, 2025.

Signature of W. R. Kasper, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

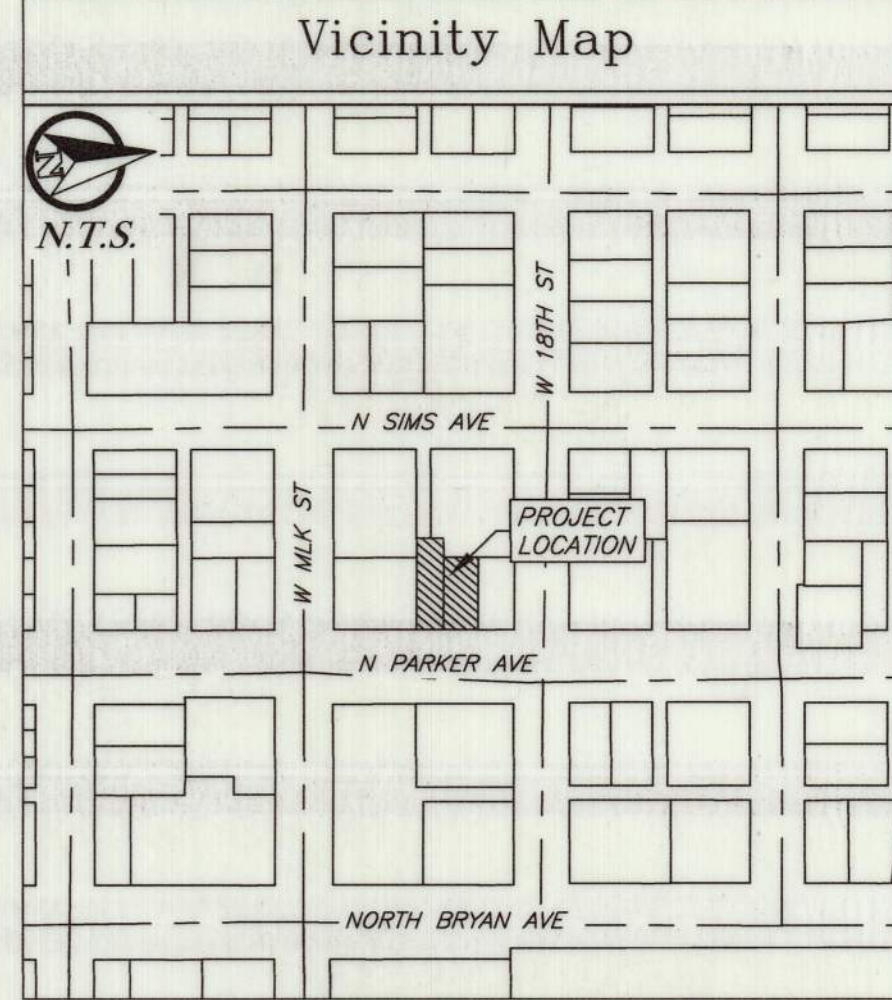
I, Madia Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of February, 2025.

Signature of Madia Zimmerman, City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record Official Public Records Of: Brazos County Clerk On: 2/24/2025 11:00:03 AM In the PLAT Records Doc Number: 2025-1550234 Volume - Page: 19695-168 Number of Pages: 1 Amount: 72.00 Order#: 2025022400046 By: JS

Signature of Karen McQueen, County Clerk, Brazos County, Texas



General Notes:

- 1. Bearing System shown hereon is based on the Texas Coordinate System of 1983, Central Zone (4203), grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) epoch 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011544052180 (Calculated using GEOID12B).
3. The property is zoned Downtown North (DT-N).
4. 1/2" Iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR Floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 480410215F, effective April 2, 2014.
6. Building setback lines per City of Bryan Ordinance.
7. The topography shown is from survey data.
8. All utilities shown hereon are approximate locations.
9. 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.
10. This survey plat was prepared to reflect the title commitment issued by University Title Company, GP No. 2405167CS, effective date: 11-13-2024. Items listed on Schedule B are not survey items and/or are not addressed by this plat.
11. The portion of 20-foot public alleyway noted on the original plat was identified in a vesting deed (Volume 41, Page 245) from 1913. While no official alley abandonment was recorded at the time, the alleyway was purchased and has been utilized as private property. The configuration of the original plat is considered a lot of record.

Annotations table with columns for abbreviations and their meanings: ROW- Right-of-Way, HMAC- Hot mix Asphaltic concrete, DRBCT- Deed Records of Brazos County, Texas, OPRBC- Official Records of Brazos County, Texas, OPRBCT- Official Public Records of Brazos County, Texas, (CM)- Record information, (M)- Controlling Monument used to establish property boundaries, PUE- Public Utility Easement, TYP- Typical, N/F- Now or Formerly

FINAL PLAT Bryan Original Townsite Block 147, Lots 6R-1, 6R-2, 6R-3, & 6R-4 0.207 Acres being a replat of Bryan Original Townsite, Block 147, portions of Lots 6-8 and 20' public alley Volume H, Page 721 DRBCT Stephen F. Austin League NO. 9, Abstract 62 Bryan, Brazos County, Texas February 2025. Includes owner and engineer information for Samuel J. Neason and Kerr Surveying LLC.

Vertical text on the left margin: J4 Engineering 2/11/2025 J4E Project # 24-063 J4E-server\2024\24-063 N Parker Townhomes\Replat\The Dutch - Replat.dwg