

# FINAL PLAT OF LOT 1 IN BLOCK A OF THE BW TEXAS BRYAN NASH SUBDIVISION

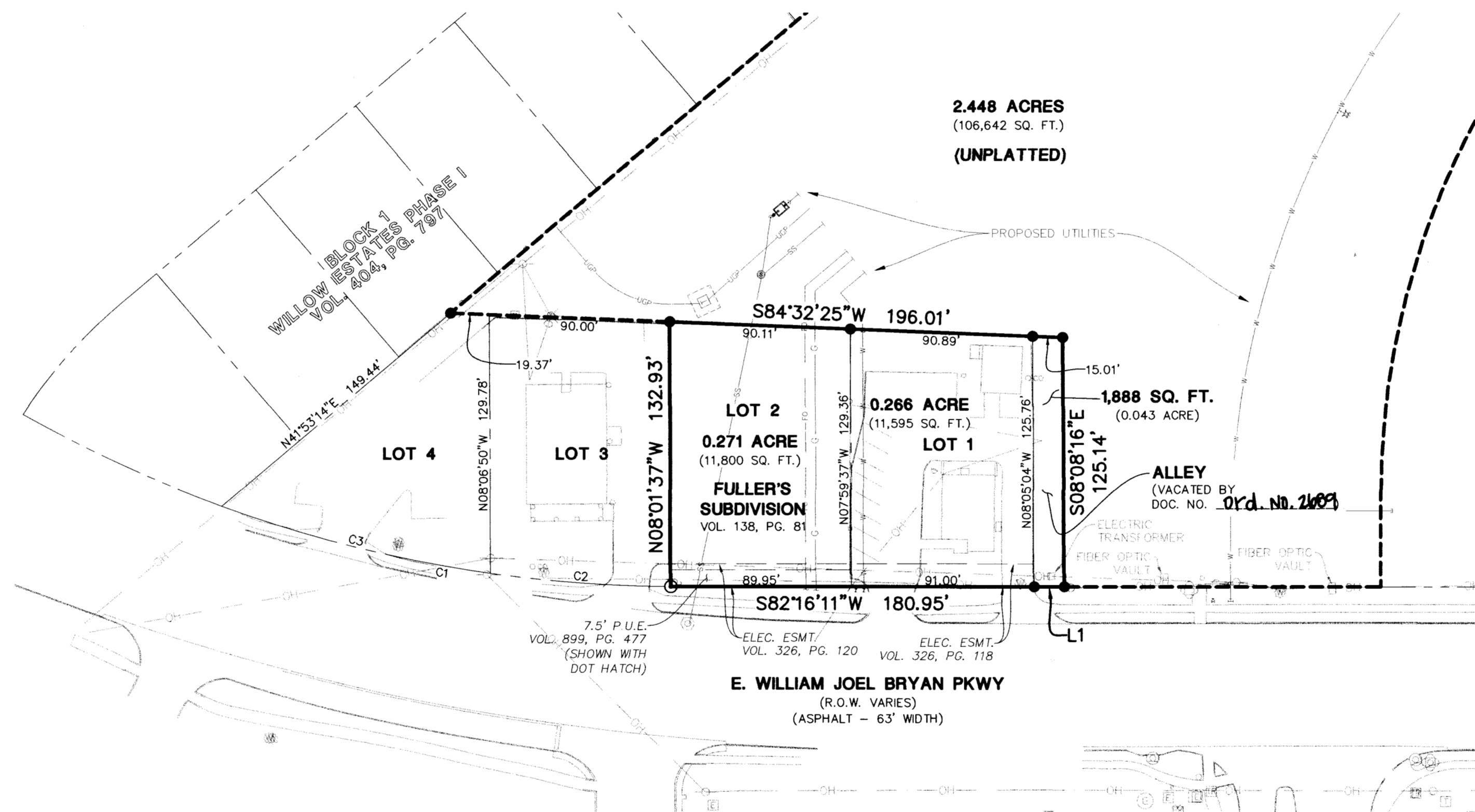
3.029 ACRES  
BEING A REPLAT OF FULLER'S SUBDIVISION  
LOTS 1 AND 2 AND PUBLIC ALLEY  
AND 2.449 ACRES OUT OF THE  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS.

OWNER: BW TEXAS BRYAN NASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
3708 SWANN AVENUE, SUITE 200  
TAMPA, FL 33609  
ACREAGE: 3.029  
PATENT SURVEY: JOHN AUSTIN LEAGUE, ABSTRACT NO. 2  
NUMBER OF BLOCKS: 1  
ACREAGE BY LOT TYPE: DEVELOPMENT: 2.424  
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1  
SURVEYOR: ABRAM DASHNER, RPLS 5901  
MANHARD CONSULTING  
6448 E. HWY 290 STE. B-105  
AUSTIN, TX 78723  
(512)244-3395  
ENGINEER: COOL BREEZE CONSULTANTS LLC  
1314 AVENUE A, SUITE A  
KATY, TX, 77493  
(832)349-4018

## ORIGINAL PLAT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	665.17'	19°41'12"	228.55'	N87°29'26"W	227.43'
C2	667.53'	7°43'51"	90.07'	S86°33'07"W	90.00'
C3	665.17'	11°55'42"	138.48'	N83°36'41"W	138.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°11'33"W	15.11'



### LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊙ = FOUND TXDOT TYPE II MONUMENT
- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · = ADJOINING PROPERTY LINE

### SHEET INDEX

SHEET 1 OF 3:	ORIGINAL PLAT (FULLER'S SUBD.)
SHEET 2 OF 3:	REPLAT, NORTH ARROW, SCALE BAR & VICINITY MAP
SHEET 3 OF 3:	SIGNATURE BLOCKS, METES & BOUNDS AND NOTES

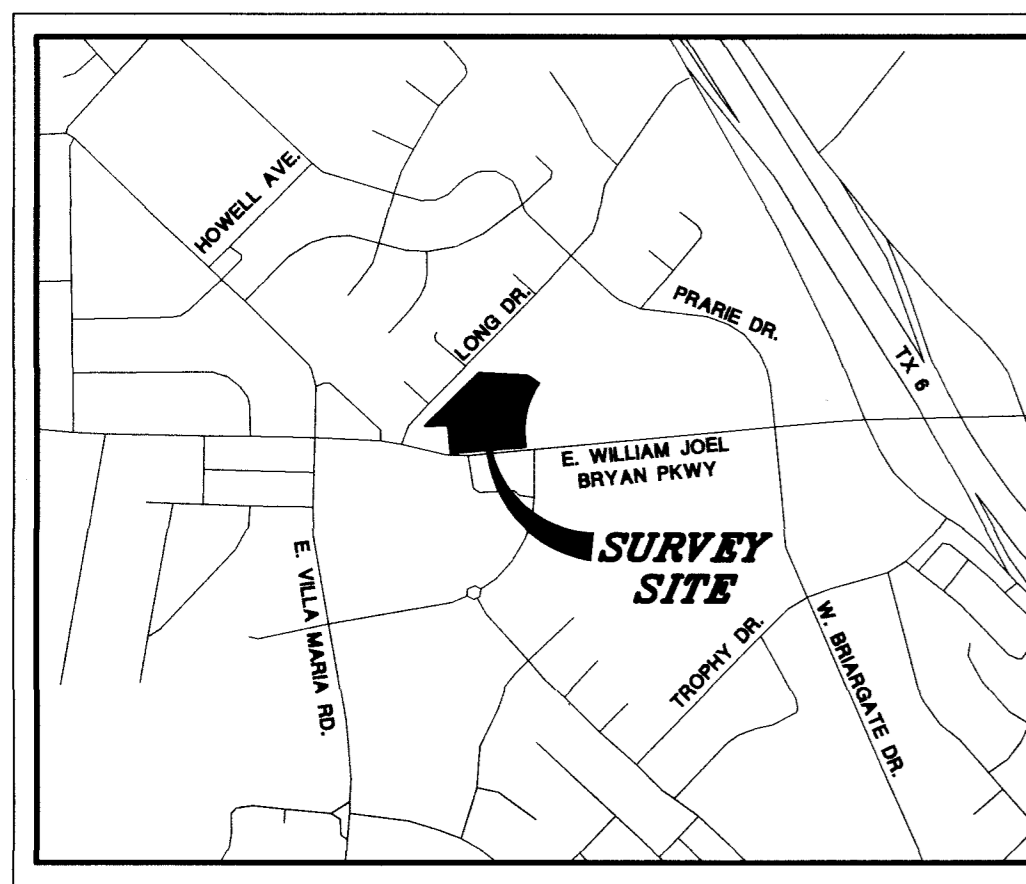
**Manhard CONSULTING**  
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph 512 244 3395 manhard.com  
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Texas Board of Professional Engineers & Land Surveyors Reg No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.:	AD	ISSUE DATE:	11/09/23	CODE:		SHEET	
DRAWN BY:	MA	SCALE:	1"=50'		617.030002	1	OF 3

# FINAL PLAT OF LOT 1 IN BLOCK A OF THE BW TEXAS BRYAN NASH SUBDIVISION

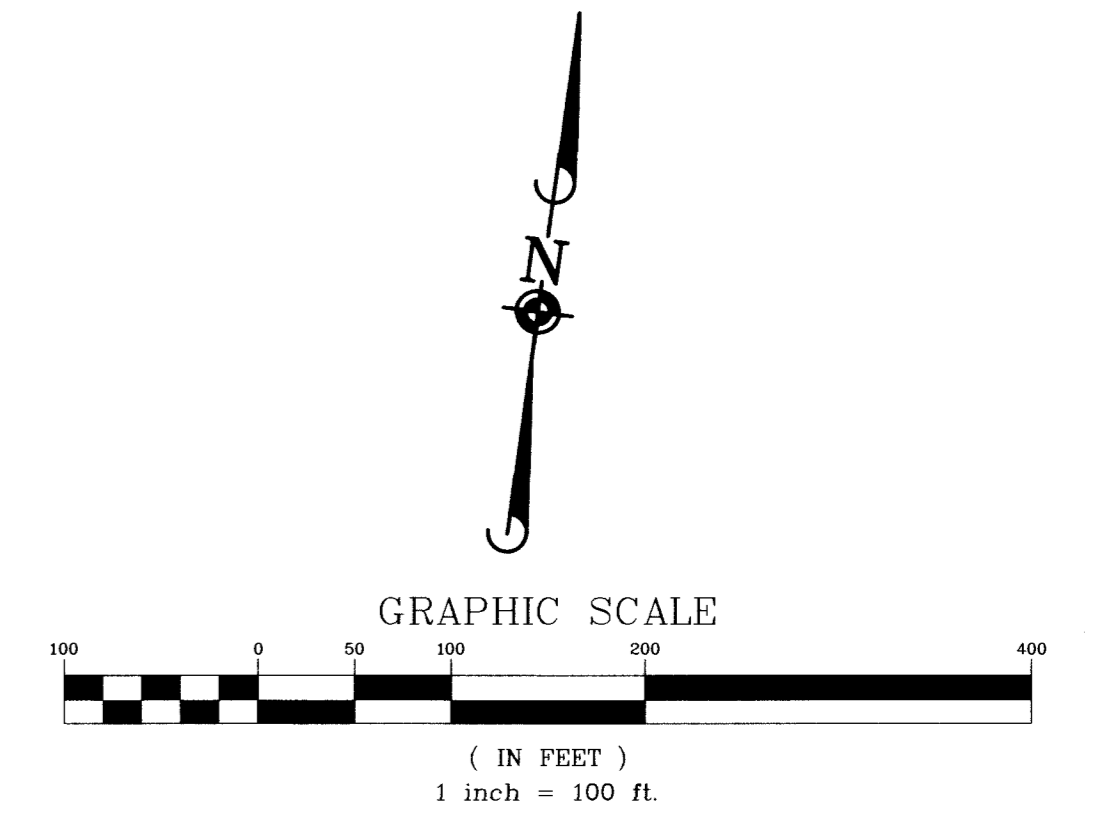
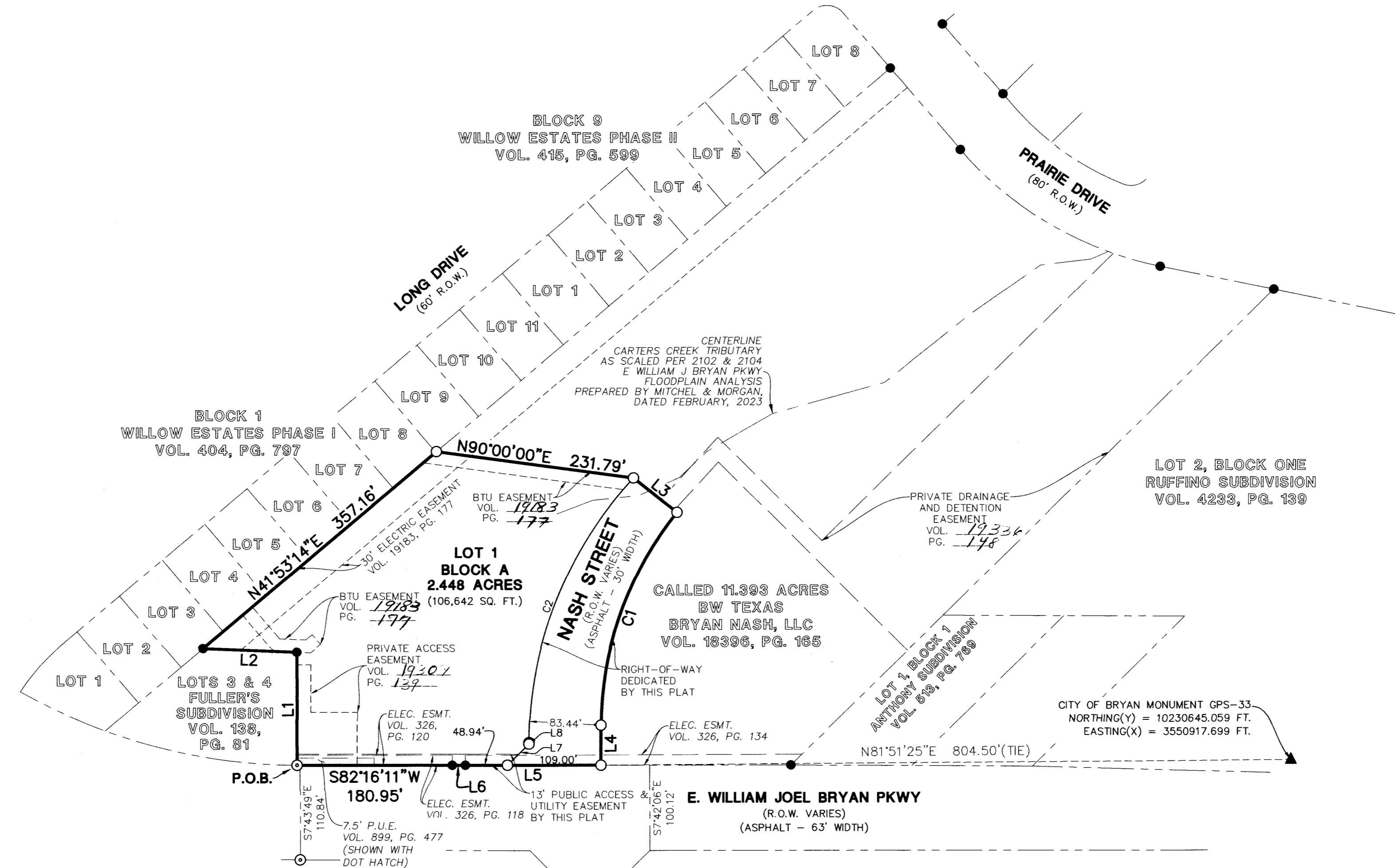
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ACREAGE BY LOT TYPE: DEVELOPMENT: 2.424  
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**VICINITY MAP**  
NOT TO SCALE

## REPLAT



### LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊙ = FOUND TXDOT TYPE II MONUMENT
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · - = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°01'37"W	132.93'
L2	S84°32'25"W	109.37'
L3	S58°55'55"E	64.88'
L4	S07°37'57"E	46.94'
L5	S82°17'54"W	157.94'
L6	S82°11'33"W	15.11'
L7	S37°19'58"W	35.38'
L8	S07°37'57"E	1.56'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	400.00'	38°42'02"	270.18'	S11°43'04"W	265.07'
C2	460.00'	42°33'49"	341.72'	S13°38'58"W	333.92'

ADJOINING PROPERTY OWNERSHIP TABLE			
BLOCK 1, WILLOW ESTATES PHASE I			
LOT	PROPERTY OWNERSHIP	RECORDING	
1	RONNY R HERRMANN & DANNA HERRMAN	V. 1515, PG. 109	
2	MARY E GOFF, JASON C GOFF & AMY M GOFF	V. 10108, PG. 217	
3	HECTOR ROMEO, JR.	V. 13344, PG. 296	
4	KIMBERLY N HARRIS	V. 7257, PG. 290	
5	KRIS GARZA	V. 17690, PG. 73	
6	ROXANNE GARZA	V. 4122, PG. 239	
7	PEDRO DIAZ	V. 7100, PG. 224	
8	PAMELA YVETTE JONES	V. 7886, PG. 18	
9	JAMES C BRAY & SARINA E BRAY	V. 2428, PG. 150	
FULLER'S SUBDIVISION			
3 & 4	KIM COMMERCIAL REALTY LLC	V. 12235, PG. 145	

**PROPERTY AREA**  
LOT 1 = 105,604 SQ. FT. (2.424 ACRES)  
R.O.W. = 26,355 SQ. FT. (0.605 ACRES)  
TOTAL AREA = 131,960 SQ. FT. (3.029 ACRES)

### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

**Manhard CONSULTING**  
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph: 512.244.3395 manhard.com  
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PROJ. MGR.:	AD	ISSUE DATE:	11/09/23	CODE:		SHEET	
DRAWN BY:	MA	SCALE:	1"=100'		617.030002		2 OF 3

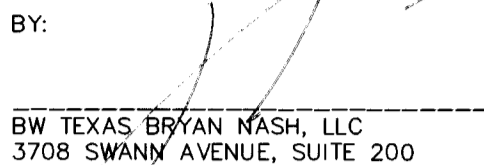
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(832)349-4018

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
BW TEXAS BRYAN NASH, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 18396 PAGE 165, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

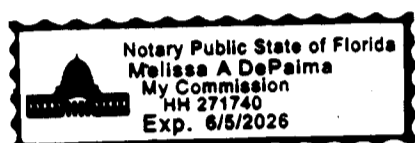
BY:   
BW TEXAS BRYAN NASH, LLC  
3708 SWANN AVENUE, SUITE 200  
TAMPA, FL 33609  
**T. Austin Simmons, President of  
Brightwork Real Estate, Inc.**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. Austin Simmons, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 16<sup>th</sup> DAY OF July, 2024.

  
NOTARY PUBLIC, HILLSBOROUGH COUNTY, FLORIDA



**APPROVAL OF THE CITY ENGINEER:**

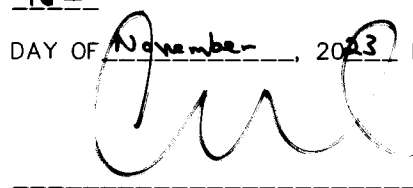
I, W. PAUL KASPAR, P.E., THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 25<sup>th</sup> DAY OF July, 2024.

  
CITY ENGINEER  
BRYAN, TEXAS

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**


I, Clayton Watson, 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 5<sup>th</sup> DAY OF June, 2023, AND SAME WAS DULY APPROVED ON THE DAY OF August, 2023, BY SAID COMMISSION.

  
CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS.

**CERTIFICATE OF THE SURVEYOR:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5901, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, 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.

  
ABRAM C. DASHNER, RPLS 5901  
MANHARD CONSULTING  
6448 E HWY 290, STE. B-105  
AUSTIN, TX 78723



**PLAT NOTES:**

1) PER FEMA DFIRM MAP 48041C0215F, EFFECTIVE DATE 4/2/2014, THE SITE IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD. ADDITIONALLY, PER A STUDY PREPARED BY MITCHELL AND MORGAN SPECIFICALLY FOR THIS SITE, PONDING IN CHANNELS THROUGHOUT THE SITE DOES NOT EXCEED 12 INCHES IN DEPTH, THEREFOR A LOMR WILL NOT BE REQUIRED TO DEVELOP THE PROPERTY.

2) **BASE OF BEARING:** 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 GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001075 (CALCULATED USING GEOID12B).

3) ALL PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS, WITH PLASTIC CAPS (MANHARD CONSULTING), UNLESS OTHERWISE NOTED.

4) ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

5) THIS TRACT IS ZONED RETAIL DISTRICT (C-2), MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF) AND PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M). ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

6) ELEVATION CERTIFICATES, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OR SURVEYOR, WILL BE REQUIRED FOR ALL LOTS TO VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

7) NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

8) THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, GF NO. ATCH-01COM-ATCH2115538T, EFFECTIVE DATE: NOVEMBER 29, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 120, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 899, PG. 477, ORBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 118, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- EASEMENT TO CITY OF BRYAN (VOL. 326, PG. 134, DRBCT) AFFECTS THIS TRACT AND IS PLOTTED HEREON
- RIGHT-OF-WAY EASEMENT TO CITY OF BRYAN (VOL. 317, PG. 830, DRBCT) AFFECTS THIS TRACT BUT IS NOT PLOTTABLE BY DESCRIPTION
- EASEMENT TO CITY OF BRYAN (VOL. 4815, PG. 193, ORBCT) DOES NOT AFFECT THIS TRACT

-ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

9) ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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 INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

10) NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENTS.

11) COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

12) 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.

13) THE PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN THE EASEMENT AND PRIVATE STORMWATER FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

**DESCRIPTION**

3.029 ACRES OUT OF THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2 IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 11.390 ACRE TRACT CONVEYED TO BW TEXAS BRYAN NASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN VOL. 18396, PG. 165, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 3.029 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A TxDOT TYPE II MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY (R.O.W. VARIES), BEING THE SOUTHEAST CORNER OF LOT 3, FULLER'S SUBDIVISION, RECORDED IN VOL. 138, PG. 81, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST AND NORTH LINES OF LOT 3 AND LOT 4 OF SAID FULLER'S SUBDIVISION, BEING THE SOUTH LINE OF SAID 11.390 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N08°01'37"W, A DISTANCE OF 132.93 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR AN ANGLE POINT;
2. S84°32'25"W, A DISTANCE OF 109.37 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EAST LINE OF BLOCK 1, WILLOW ESTATES PHASE I, A SUBDIVISION OF RECORD IN VOL. 404, PG. 797, OF SAID DEED RECORDS; BEING THE NORTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWESTERLY CORNER OF SAID 11.390 ACRE TRACT AND HEREOF;

THENCE, N41°53'14"E, ALONG THE WEST LINE OF SAID 11.390 ACRE TRACT, BEING IN PART SAID EAST LINE OF BLOCK 1, WILLOW ESTATES PHASE I, A DISTANCE OF 357.16 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET;

THENCE, N90°00'00"E, LEAVING SAID WEST LINE OF SAID 11.390 ACRE TRACT AND SAID EAST LINE OF BLOCK 1, WILLOW ESTATES PHASE I, A DISTANCE OF 231.79 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET;

THENCE, S58°55'55"E, A DISTANCE OF 64.88 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 38°42'02", AN ARC LENGTH OF 270.18 FEET, AND A CHORD WHICH BEARS S11°43'04"W, A DISTANCE OF 285.07 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE S07°37'57"E, A DISTANCE OF 46.94 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT SAID NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY AND THE SOUTH LINE OF SAID 11.390 ACRE TRACT, FROM WHICH CITY OF BRYAN MONUMENT GPS-33 BEARS N81°51'25"E A DISTANCE OF 804.50 FEET;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY, AND SAID SOUTH LINE OF SAID 11.390 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. S82°17'54"W, A DISTANCE OF 157.94 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. S82°11'33"W, A DISTANCE OF 15.11 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
3. S82°16'11"W, A DISTANCE OF 180.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.029 ACRES (131,960 SQUARE FEET) OF LAND, MORE OR LESS.

**CERTIFICATION BY THE COUNTY CLERK**

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/6/2024 11:22:29 AM  
in the PLAT Records  
Doc Number: 2024-1535769  
Volume - Page: 19366-193  
Number of Pages: 3  
Amount: 72.00  
Order#: 20240806000042  
By: MC



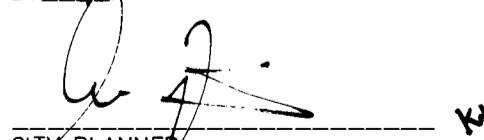
  
Karen McQueen  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS


I DO HEREBY CERTIFY THAT THIS  
CORD IN MY OFFICE THE  
RDS OF BRAZOS COUNTY IN

**APPROVAL OF THE CITY PLANNER:**

I, MARTIN ZIMMERMANN, 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 25<sup>th</sup> DAY OF July, 2024.

  
CITY PLANNER  
BRYAN, TEXAS



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