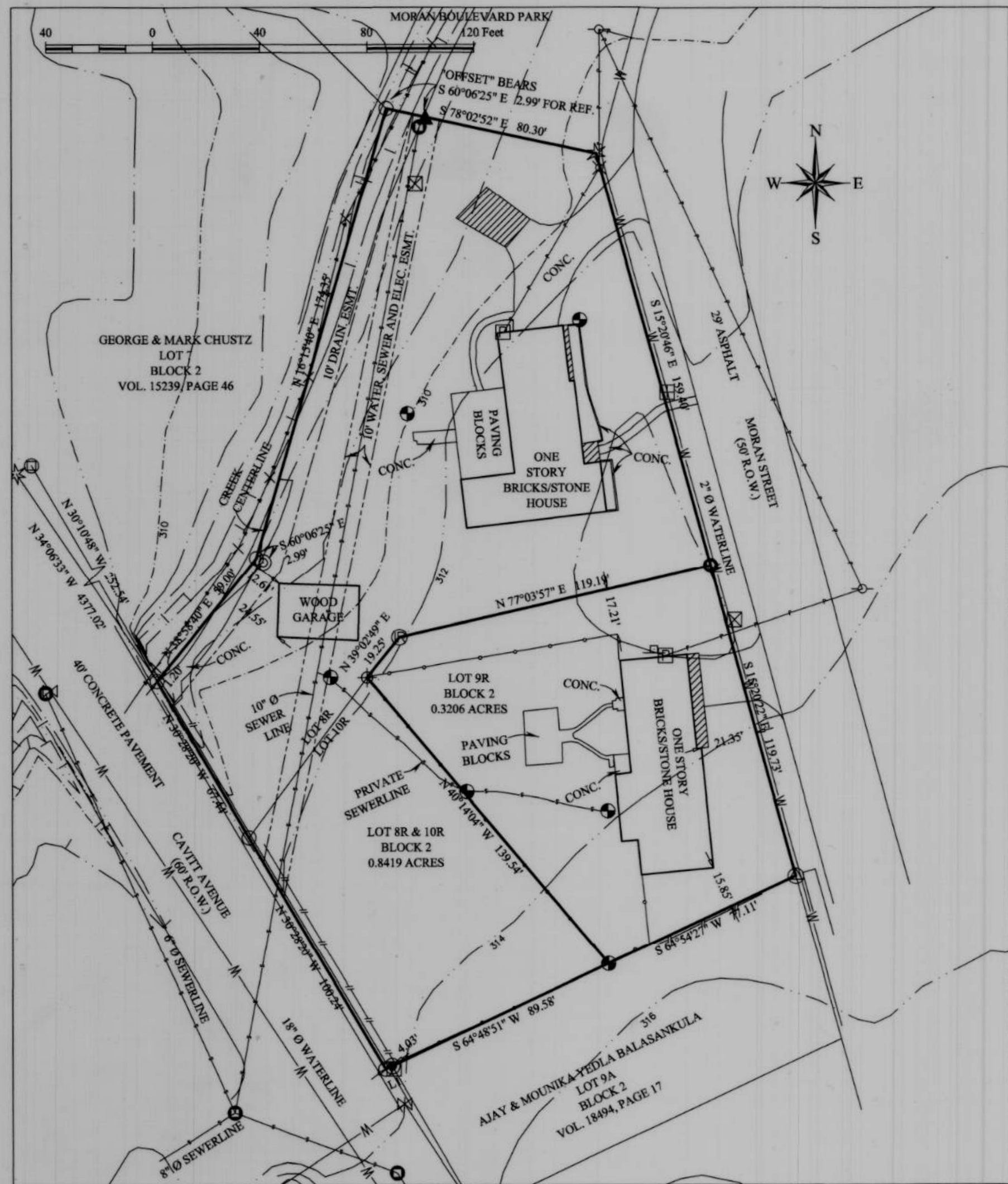
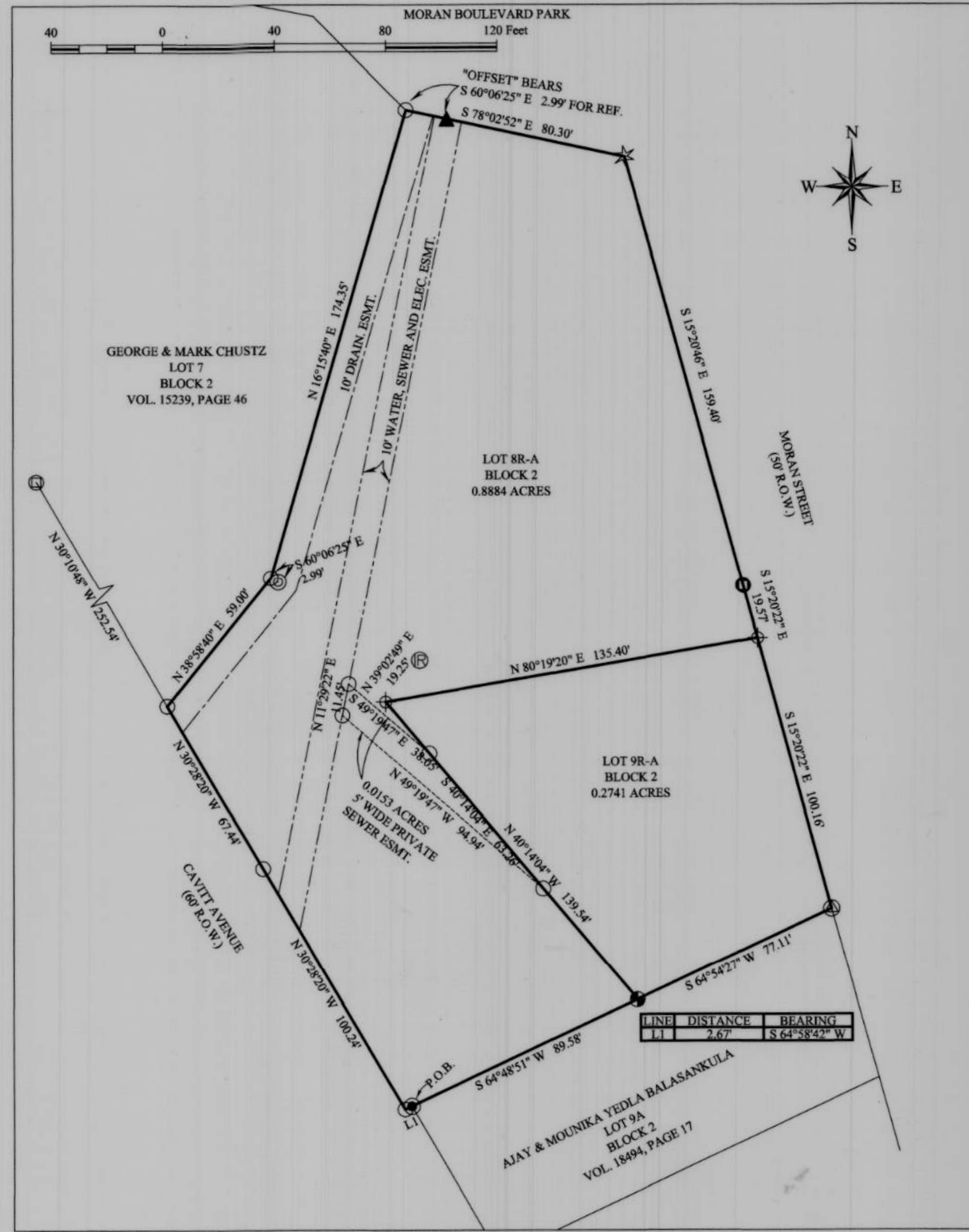
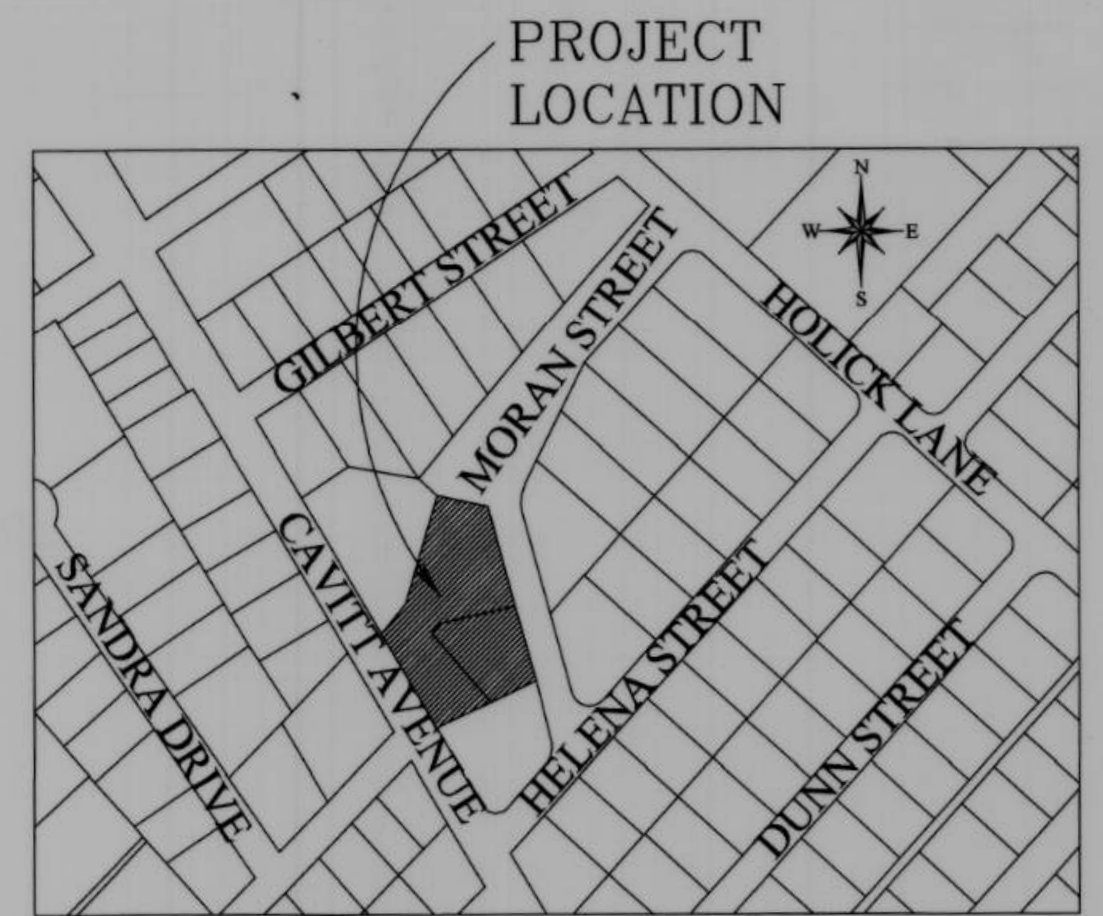




ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 1.163 acres, being all of Lots 8R, 10R and 9, Block 2, Hollick Addition No. 3, Brazos County, Texas, as plat recorded in Vol. 1357, Page 317 of the B.C.O.R., also being the same tract as recorded in Vol. 16950, Page 43, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on August 25th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2020-0433, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a 1" iron pipe found for the south corner of this tract, also being a point in the northeast right-of-way line of Cavitt Avenue (60' R.O.W.), also being the west corner of the Ajay and Mounik Yedla Balasankula, called Lot 9A, Block 2, as recorded in Vol. 18494, Page 17 of the B.C.O.R.;

THENCE along the common line between this tract and said Cavitt Avenue, for the following calls:

South 64°58'42" West, a distance of 2.67 feet to a calculated point in the southwest line of this tract;

North 30°28'20" West, a distance of 100.24 feet to a calculated west corner of this tract, also being the south corner of the George and Mark Chustz called Lot 7, Block 2, as recorded in Vol. 15239, Page 46 of the B.C.O.R.;

North 30°28'20" West, a distance of 67.44 feet to a calculated northwest corner of this tract,

THENCE along the common line between this tract and said Lot 7, for the following calls;

North 38°58'40" East, a distance of 59.00 feet to a calculated bend of this tract;

North 16°15'40" East, a distance of 174.35 feet to a calculated north corner of this tract, also being a point in the south line of Moran Boulevard Park, from which a 1/2" iron rod with blue plastic marked "OFFSET-RPLS 6132" set for reference;

THENCE South 78°02'52" East, a distance of 80.30 feet along the common line between this tract and said Moran Boulevard Park to a 1/2" iron pipe found bent for the northeast corner of this tract, also being a point in the southwest right-of-way line of Moran Street (50' R.O.W.);

THENCE along the common line between this tract and said Moran Street, for the following calls;

South 15°20'46" East, a distance of 159.40 feet to a 3/8" iron rod found in concrete under tree roof for a point in the northeast line of this tract;

South 15°20'22" East, a distance of 19.57 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 15°20'22" East, a distance of 100.16 feet to a 3/8" iron rod found in a 1" iron pipe found for the southeast corner of this tract, also being the north corner of the said Balasankula tract;

THENCE along the common line between this tract and said Balasankula tract, for the following calls;

South 64°54'27" West, a distance of 77.11 feet to a 3/8" iron rod found in concrete for a bend in this tract;

South 64°48'51" West, a distance of 89.58 feet to the **PLACE OF BEGINNING** containing 1.163 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

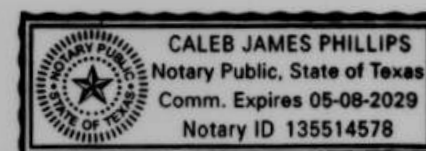
I, JEANNE BLAKE SHERIDAN, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 16950, Page 43 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Jeanne Blake Sheridan
JEANNE BLAKE SHERIDAN

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jeanne Blake Sheridan known to me to be the persons whose names are 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 this 14th day of June, 2026.

Caleb Phillips
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY ENGINEER

I, Zach Kennard, 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 06th day of June, 2026.

City Engineer, Bryan, Texas: Zach Kennard S.S.

APPROVAL OF THE CITY PLANNER

I, Martin 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 06th day of June, 2026.

City Planner, Bryan, Texas: Martin Zimmerman B.J.

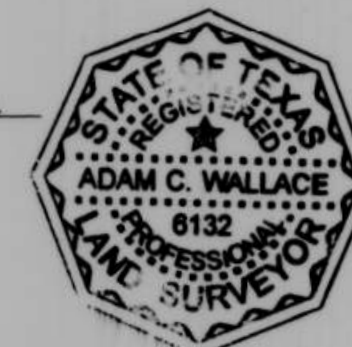
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/30/2026 3:43:03 PM
In the PLAT Records
Doc Number: 2026-1590567
Volume - Page: 20659 - 61
Number of Pages: 1
Amount: 72.00
Order#: 20260630000154
By: SR

Adam Wallace
County Clerk, Brazos County, Texas
Pat. Sharon Ray

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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, and the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY LEGEND	
— SUBJECT PROPERTY LINE	○ SEWER MANHOLE
— ADJACENT PROPERTY LINE	— WATER METER
— UTILITY EASEMENT	— A.C. UNIT
— EXISTING EASEMENT	— ELECTRIC METER
— RESTRICTIONS BUILDING LINE (R.L.)	— POWER POLE
— CHAIN LINK FENCE	— COMM. BOX
— WOOD FENCE	— GAS METER
— BOLLARD FENCE	— LIGHT POLE
— SEWER CLEANOUT	

- 1/2" IRON ROD FOUND IN A 1" IRON PIPE
- 3/8" IRON ROD FOUND IN CONCRETE
- 3/8" IRON ROD FOUND IN A 1" IRON PIPE
- 3/8" IRON ROD FOUND IN CONC. UNDER TREE ROOT
- 1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "OFFSET - RPLS 6132" SET
- 2" BRASS WASHER FOUND IN CONC. DRIVEWAY MARKED "PROPERTY LINE"
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "OFFSET - ATM SURVEY" SET
- 3/8" IRON ROD FOUND IN CONC. CYLINDER WITH WASHER
- MARK "PROPERTY LINE"
- CALCULATED CORNER
- 1/2" IRON PIPE FOUND BENT
- 1/2" IRON ROD FOUND

Survey Notes:
1. The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
2. Drawing Scale is 1"=40'
3. Drawn by: Adam Wallace
4. Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 4804 (C02) SF effective date, 04-02-2014.
5. Replat was done to combine Lots 8R and 10R, Block 2.
6. All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
7. This property is currently zoned Residential District - 5000 (RD-5).
8. Where electric facilities are installed, ITU has the right to install, operate, relocate, 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.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOT 8R-A AND LOT 9R-A
BLOCK 2
OF
HOLICK ADDITION NO. 3
BEING A REPLAT OF
LOTS 8R, 9R & 10R
BLOCK 2
HOLICK ADDITION NO. 3
VOL. 1357, PAGE 317
Bryan, Brazos County, Texas

SCALE: 1"= 40'

OWNER/DEVELOPER:
JEANNE BLAKE SHERIDAN
508 MORAN ST
BRYAN, TX 77801

NOVEMBER, 2025

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291