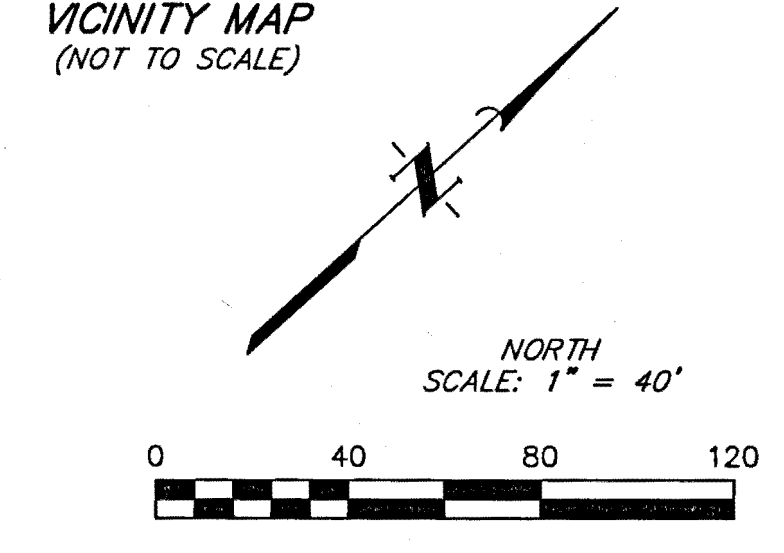
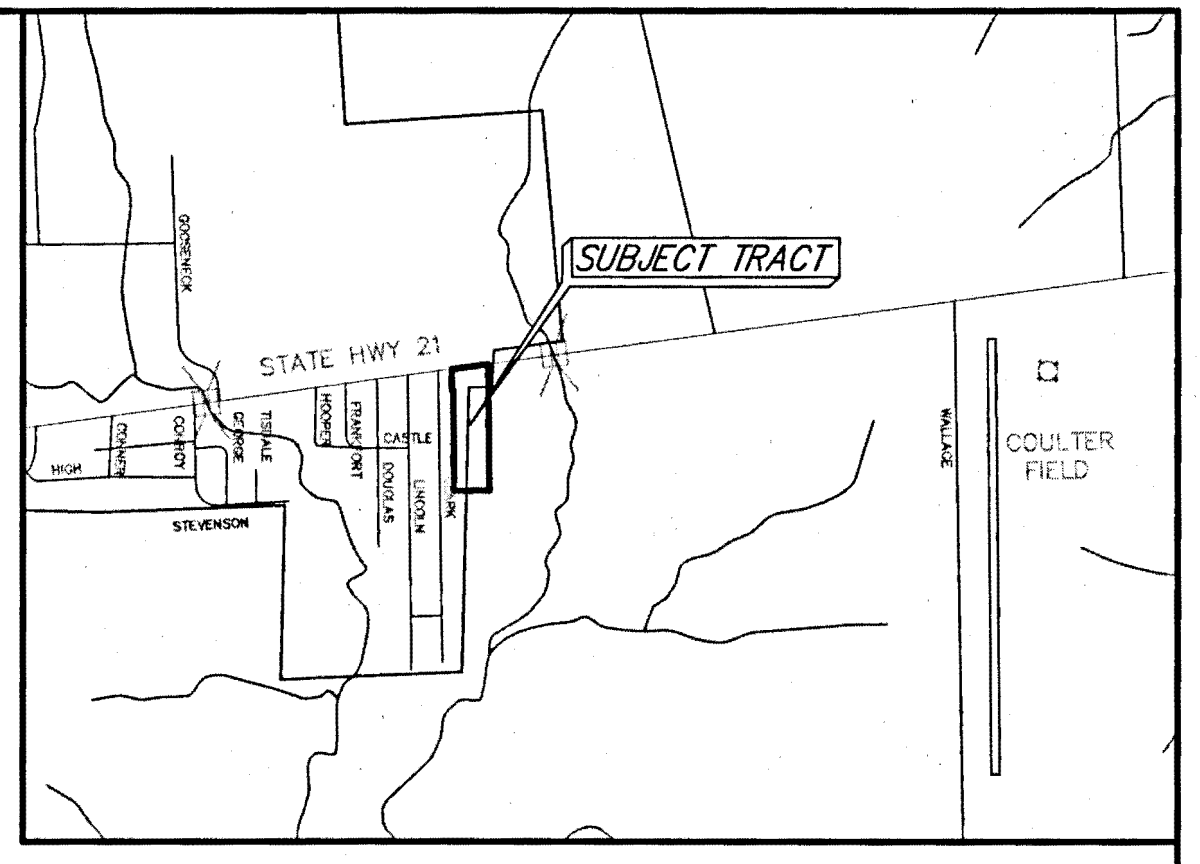
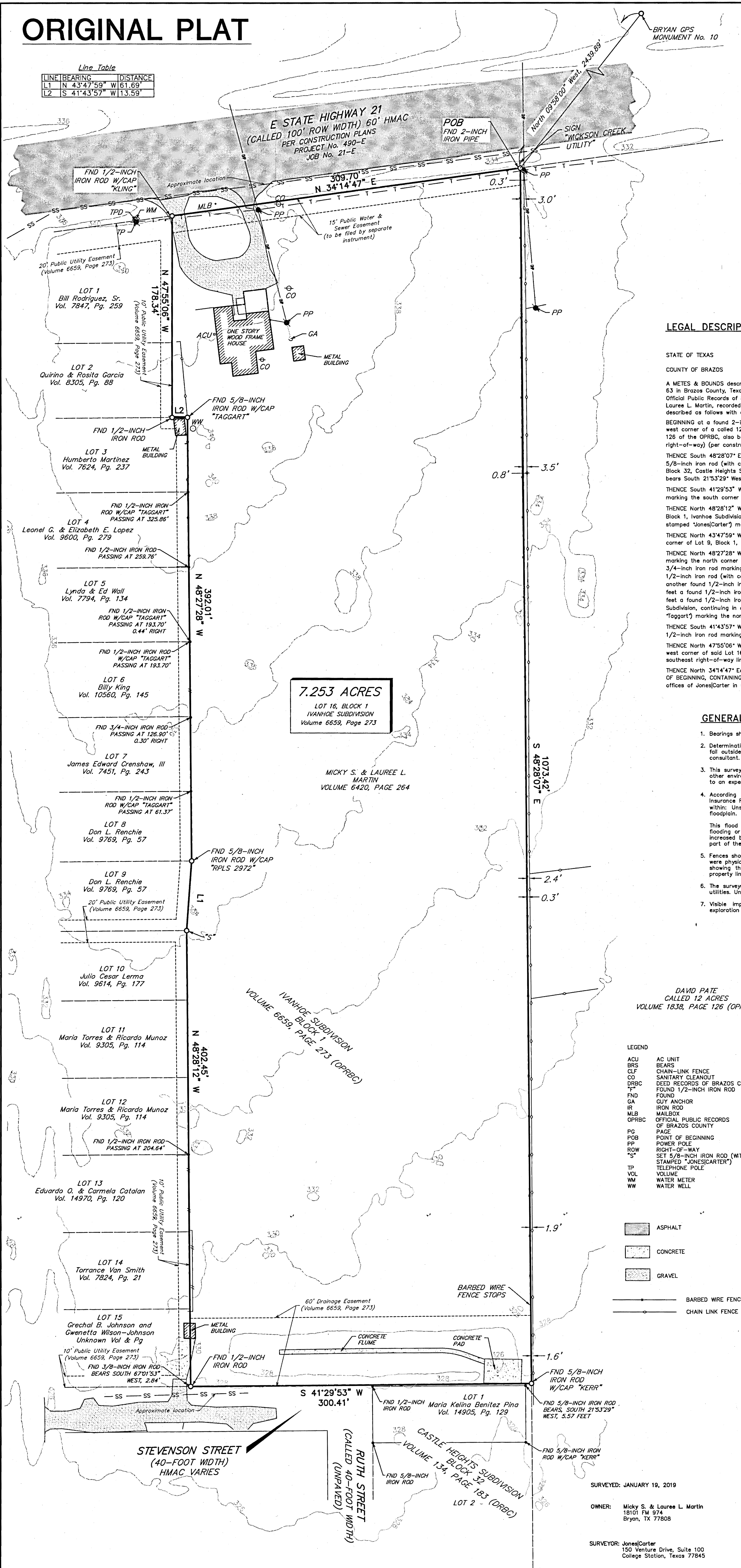


ORIGINAL PLAT

Line Table

LINE	BEARING	DISTANCE
L1	N 43°47'59" W	61.69'
L2	S 41°43'57" W	13.59'



LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 7.253 acre tract situated in the Stephen F. Austin Survey, Abstract No. 63 in Brazos County, Texas, being Lot 16, Block 1, Ivanhoe Subdivision, recorded in Volume 6659, Page 273 of the Official Public Records of Brazos County (OPRBC), conveyed by Warranty Deed with Vendor's Lien to Micky S. and Lauree L. Martin, recorded in Volume 6420, Page 264 of the OPRBC, said 7.253 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING at a found 2-inch iron pipe concrete marking the north corner of said Lot 16, being common with the west corner of a called 12 acre tract, conveyed to David Pate, by Warranty Deed, recorded in Volume 1838, Page 126 of the OPRBC, also being in the southeast right-of-way line of State Highway No. 21 (called 100-foot wide right-of-way) (per construction plans Project No. 460-E, Job No. 21-E);

THENCE South 48°28'07" East, 1073.42 feet along the common line of said Lot 16 and said 12 acre tract, to a found 5/8-inch iron rod (with cap stamped "Kerr") from which a found 5/8-inch iron marking the north corner of Lot 1, Block 32, Castle Heights Subdivision, recorded in Volume 134, Page 183 of the Deed Records of Brazos County, bears South 21°53'29" West, 5.57 feet;

THENCE South 41°29'53" West, 300.41 feet, along the southeast line of said Lot 16, to a found 5/8-inch iron rod, marking the south corner of Lot 16, from which a found 3/8-inch iron rod bears South 67°01'53" West, 2.84 feet;

THENCE North 48°28'12" West, passing at 204.64 feet a found 1/2-inch iron rod at the north corner of Lot 13, Block 1, Ivanhoe Subdivision, continuing a total distance of 402.45 feet, to a set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the north corner of Lot 10, Block 1, Ivanhoe Subdivision;

THENCE North 43°47'59" West, 61.69 feet to a 5/8-inch iron rod (with cap stamped "RPLS 2972") marking the north corner of Lot 9, Block 1, Ivanhoe Subdivision;

THENCE North 48°27'28" West, passing at 61.37 feet a found 1/2-inch iron rod (with cap stamped "Taggart") marking the north corner of Lot 8, Block 1, Ivanhoe Subdivision, passing at 126.90 feet and 0.30 feet right a found 3/4-inch iron rod marking the north corner of Lot 7, Block 1, Ivanhoe Subdivision, passing at 193.70 feet a found 1/2-inch iron rod (with cap stamped "Taggart") marking the north corner of Lot 6, Block 1, Ivanhoe Subdivision another found 1/2-inch iron rod (with cap stamped "Taggart") at 193.70 feet lies 0.44 feet right, passing at 259.76 feet a found 1/2-inch iron rod marking the north corner of Lot 5, Block 1, Ivanhoe Subdivision, passing at 325.86 feet a found 1/2-inch iron rod (with cap stamped "Taggart") marking the north corner of Lot 4, Block 1, Ivanhoe Subdivision, continuing in all a total distance of 392.01 feet to a found 5/8-inch iron rod (with cap stamped "Taggart") marking the north corner of Lot 3, Block 1, Ivanhoe Subdivision;

THENCE South 41°43'57" West, 13.59 feet along the common line of said Lot 16, and said Lot 3 to a found 1/2-inch iron rod marking the east corner of Lot 2, Block 1, Ivanhoe Subdivision;

THENCE North 47°55'06" West, 178.34 feet to a found 1/2-inch iron rod (with cap stamped "Kling") marking the west corner of said Lot 16 and the north corner of Lot 1, Block 1, Ivanhoe Subdivision being in the aforementioned southeast right-of-way line of State Highway No. 21;

THENCE North 34°14'47" East, 309.70 feet along said southeast right-of-way of State Highway No. 21 to the POINT OF BEGINNING, CONTAINING 7.253 acres of land in Brazos County, Texas as shown on Dwg No. 12982 filed in the offices of Jones/Carter in College Station, Texas.

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 - This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - According to Map No. 48041C0205F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas, dated April 2, 2014, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey; Improvements may exist which are not shown hereon.

LEGEND

ACU	AC UNIT
BRS	BEARS
CLF	CHAIN-LINK FENCE
CO	SANITARY CLEANOUT
DRBC	DEED RECORDS OF BRAZOS COUNTY
FND	FOUND 1/2-INCH IRON ROD
GA	GUY ANCHOR
IR	IRON ROD
MLB	MAILBOX
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
ROW	RIGHT-OF-WAY
SS	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER")
TP	TELEPHONE POLE
VOL	VOLUME
WM	WATER METER
WW	WATER WELL

	ASPHALT
	CONCRETE
	GRAVEL
	BARBED WIRE FENCE
	CHAIN LINK FENCE

FINAL PLAT
LOT 16A
IVANHOE SUBDIVISION
BEING A REPLAT OF LOT 16
7.253 ACRES
OUT OF THE
STEPHEN F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS
RECORDED IN
VOLUME 6659, PAGE 273
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
APRIL 2019
PURPOSE FOR REPLAT: TO RECONFIGURE LOT 16 AND
DEDICATE STREET RIGHT-OF-WAY

SURVEYED: JANUARY 19, 2019

OWNER: Micky S. & Lauree L. Martin
18101 FM 974
Bryan, TX 77808

SURVEYOR: Jones/Carter
150 Venture Drive, Suite 100
College Station, Texas 77845



REPLAT

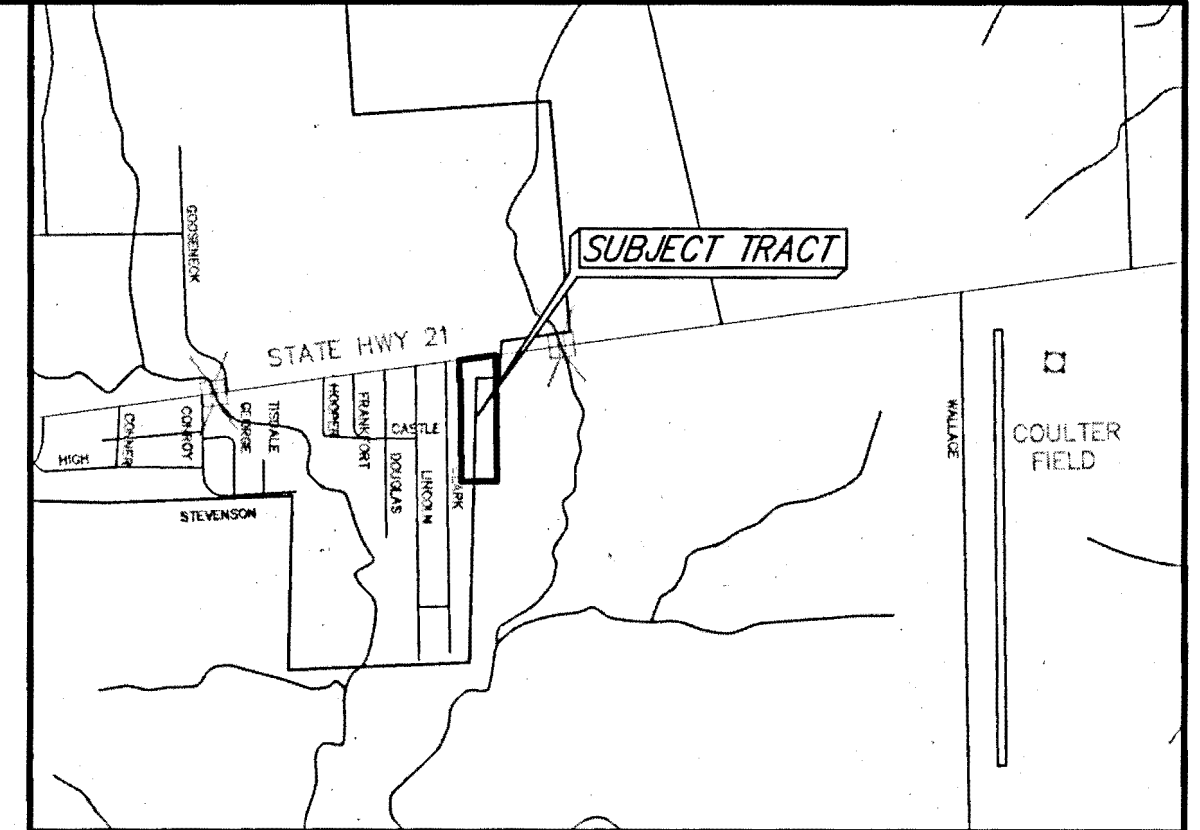
Line Table

LINE	BEARING	DISTANCE
L1	N 43°47'59" W	61.69'
L2	S 41°43'57" W	113.59'

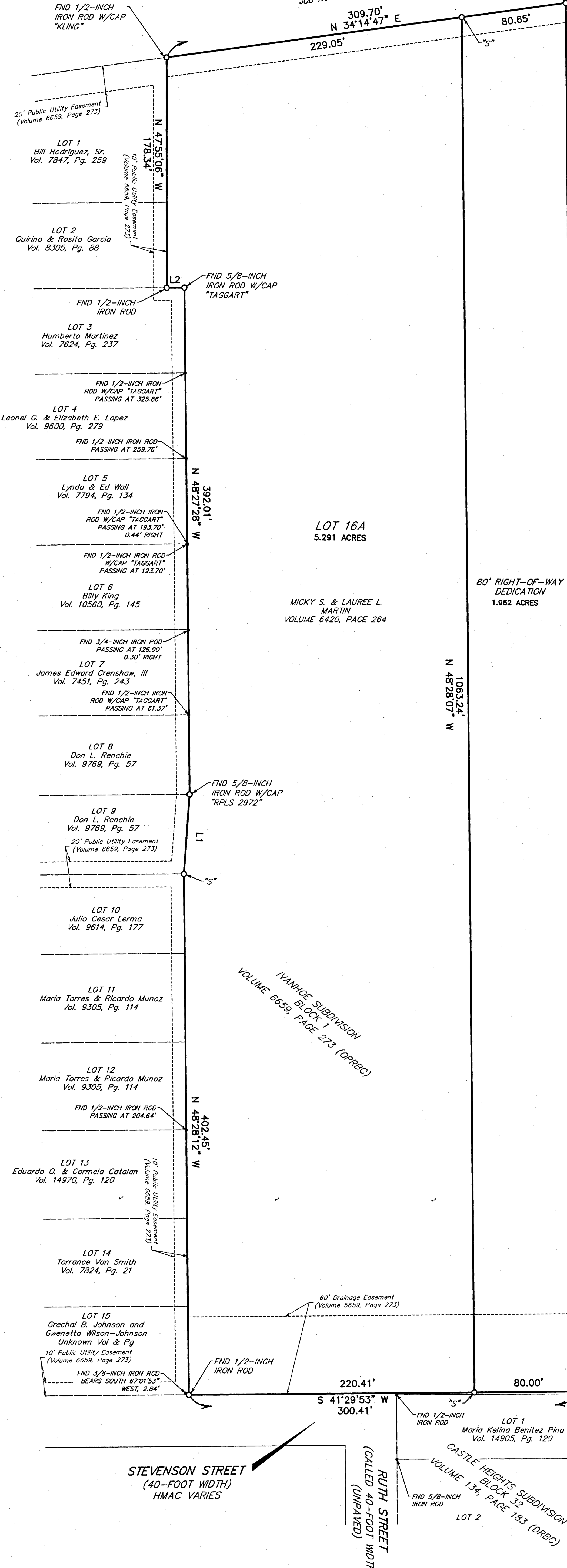
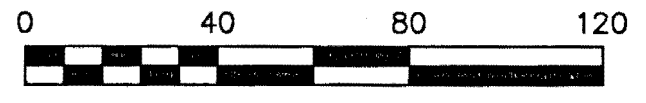
E STATE HIGHWAY 21
(CALLED 100' ROW WIDTH) 60' HMA
PER CONSTRUCTION PLANS
PROJECT No. 490-E
JOB No. 21-E

POB
FND 2-INCH
IRON PIPE

North 09°59'00" West, 2439.89'
BRYAN CPS
MONUMENT No. 10



NORTH
SCALE: 1" = 40'



CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

We, Micky S. Martin and Lauree L. Martin, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 6420, Page 264, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Micky S. Martin *[Signature]*
Lauree L. Martin *[Signature]*

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Micky S. Martin and Lauree L. Martin, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 29th day of April, 2019.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul 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 19th day of April, 2019.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby C. Adams, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 19th day of April, 2019 and same was duly approved on the 19th day of April, 2019 by said Commission.

[Signature]
Chair, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mark 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 19th day of April, 2019.

[Signature]
City Planner, Bryan, Texas

CERTIFICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/26/2019 5:57:46 PM
In the PLAT Records
Doc Number: 2019-1364992
Volume - Page: 15411-47
Number of Pages: 2
Amount: 73.00
Order#: 20190626000163
By: TR



[Signature]
County Clerk, Brazos County, Texas

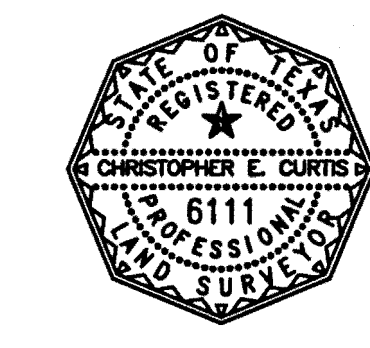
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]
Christopher E. Curtis
Registered Professional Land Surveyor No. 6111

Dated: 4/27/19



GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- According to Map No. 4804C0205F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas, dated April 2, 2014, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Current zoning: Residential District - 5000 (RD-5).
- The City intends, at its own cost, to construct a public roadway ("future Thornberry Drive") in the proposed eighty-foot (80') right of way parcel running the length of Grantors' Property as part of a future capital improvement project. Such construction is conditioned upon future appropriation for same by the City Council, and compliance with the requirements of State law.
- The City agrees to be responsible for repairing, replacing and/or modifying the existing drainage facilities on the southeast side of the property, as required by the new roadway. Drainage facilities that may be required by the future development of the remainder of property shall be the responsibility of the Grantors or their heirs, successors, or assigns.
- Access for Lot 16A will be limited to the northeast line thereof (access to East Highway 21 will be restricted).

LEGEND

BRS BEARS
DRBC DEED RECORDS OF BRAZOS COUNTY
FND FOUND
OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
POB POINT OF BEGINNING
S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER")

FINAL PLAT
LOT 16A
IVANHOE SUBDIVISION
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JONES | CARTER
Texas Board of Professional Land Surveying Firm Registration No. 100461-07
Texas Board of Professional Engineers Firm Registration No. 1439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

SURVEYED: JANUARY 19, 2019

OWNER: Micky S. & Lauree L. Martin
18101 FM 974
Bryan, TX 77808

SURVEYOR: Jones|Carter
150 Venture Drive, Suite 100
College Station, Texas 77845