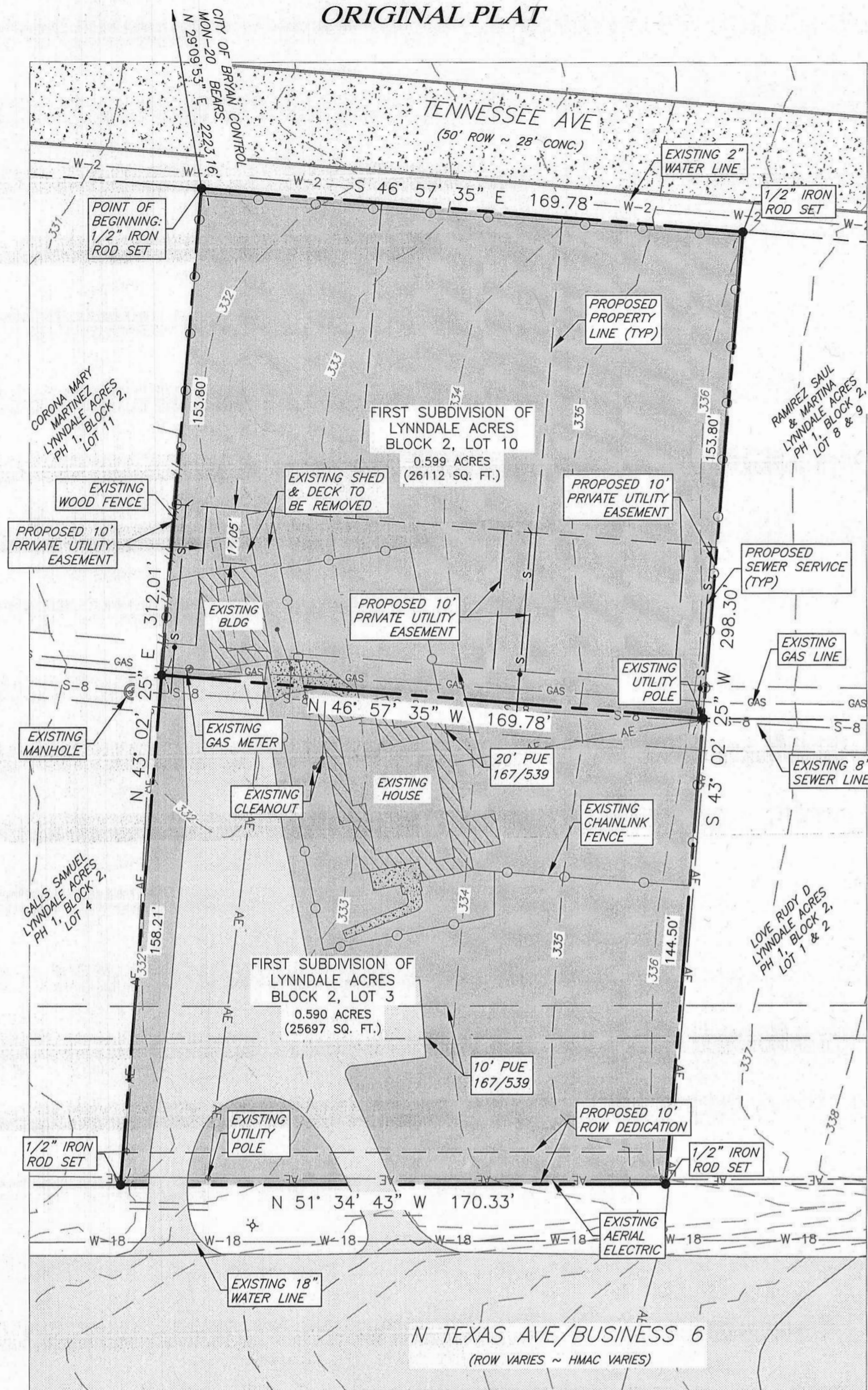
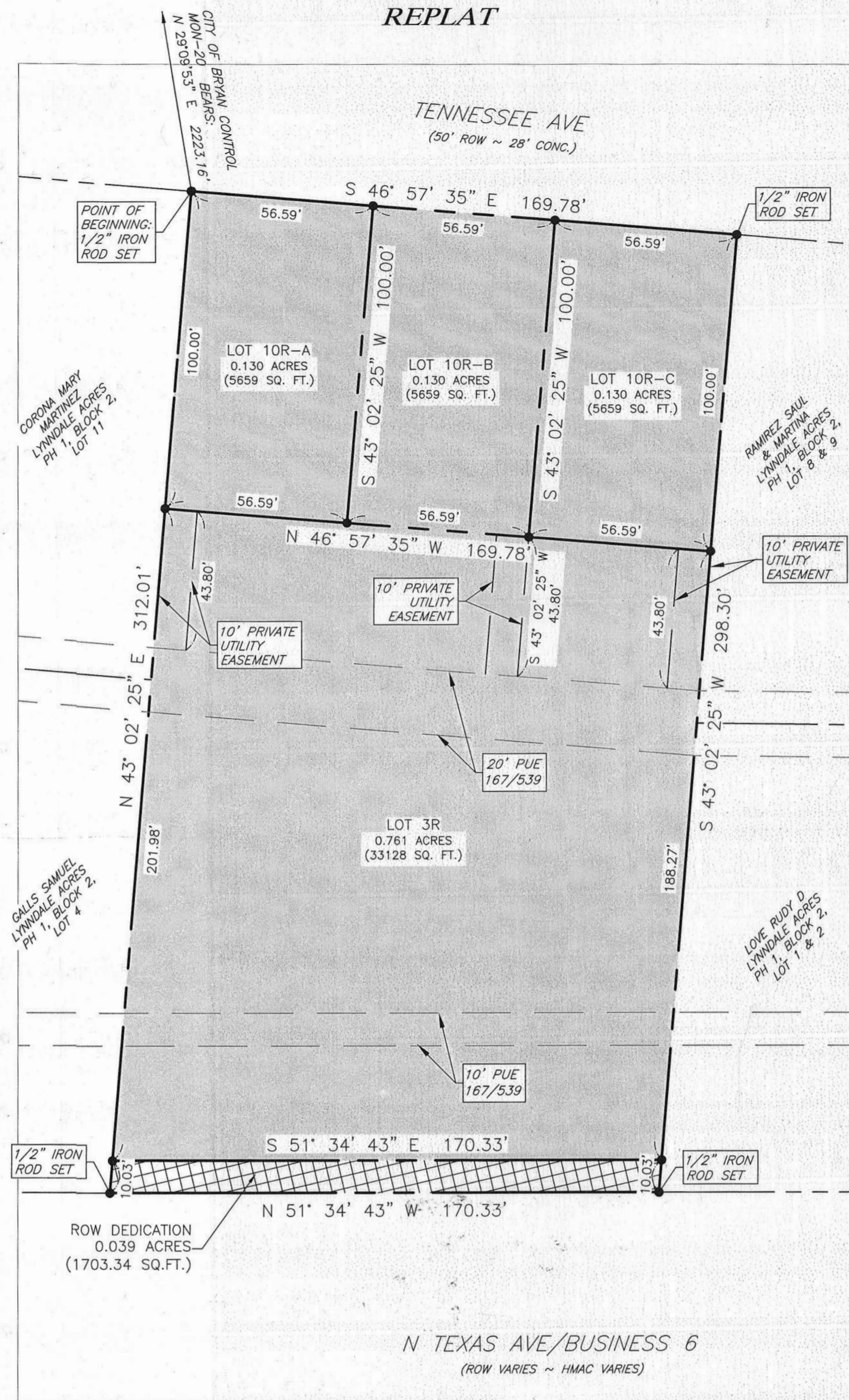


ORIGINAL PLAT



REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Faustino Castillo, Amelia Castillo owners of the 1.189 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14935, Page 273, and designated herein as First Subdivision of Lynndale Acres, Block 2, Lots 10A, 10B, 10C & 3R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Faustino Castillo
 Faustino Castillo
Amelia Castillo
 Amelia Castillo Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Faustino Castillo & Amelia Castillo, 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 20 day of July, 2021.

Daniel Muen
 Daniel Muen
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr
 Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF THE CITY PLANNER

I, Martin Zambrano, 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 28th day of July, 2021.

Martin Zambrano
 City Planner
 Bryan, Texas

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 28th day of July, 2021.

W. R. Kasper
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/28/2021 11:15:31 AM
 In the PLAT Records



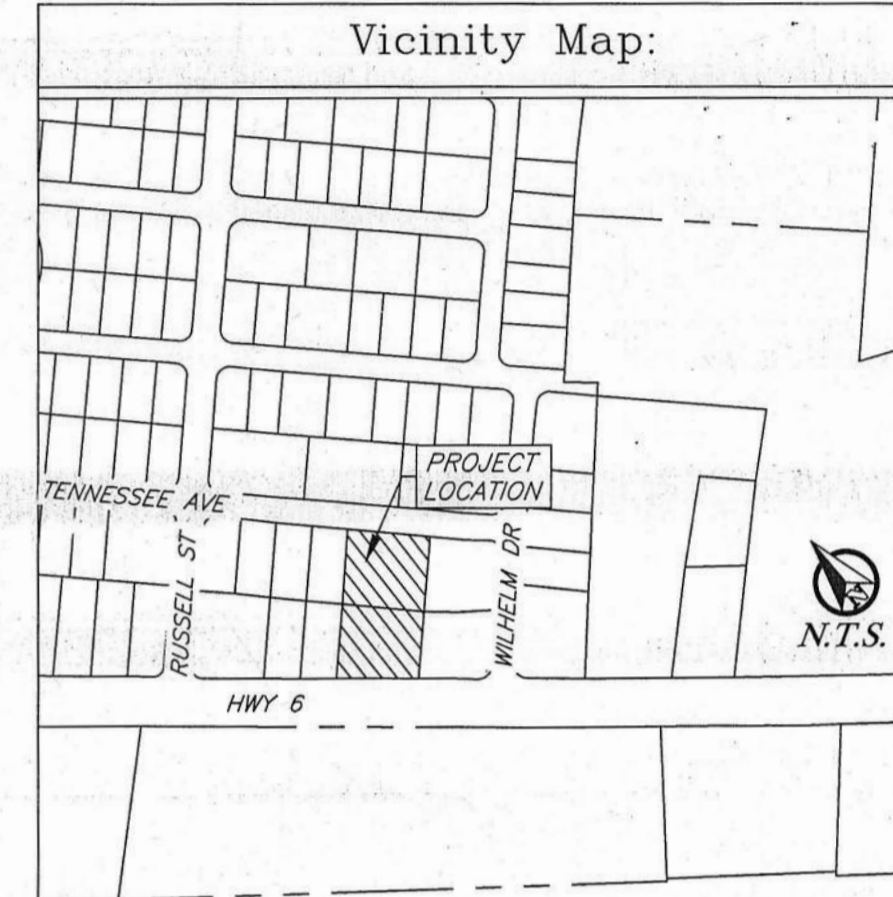
do hereby certify that this plat together with its certificates of

day of _____, 2021, in the Official Records of Brazos County

Doc Number: 2021-1440715
 Volume - Page: 17223-113
 Number of Pages: 1
 Amount: 73.00
 Order#: 20210728000039
 By: LG

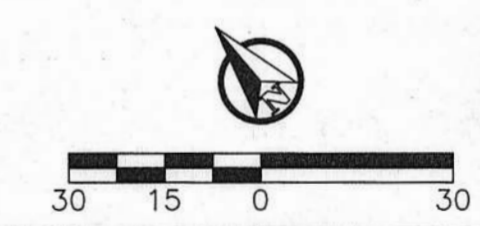
County Clerk, Brazos County, Texas

Karen McQueen
 Karen McQueen
By: Anna Chokwell



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument GPS-5 (N:10247804.931; E:3535993.094) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001193476060 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215P, effective April 2, 2014.
- All utilities shown hereon are approximate locations.
- Lots 10A, 10B & 10C are Zoned Residential District-5000 (RD-5), Ordinance No. 2489, approved by the Bryan City Council on June 8, 2021.
- Lot 3R is Zoned Commercial District (C-3).
- The topography shown is from GIS Data.
- Building setbacks lines per City of Bryan Ordinances.
- Blanket Easement to City of Bryan 100/247 Does apply to this tract.



FINAL PLAT

First Subdivision of Lynndale Acres
 Block 2, Lots 10A,
 10B, 10C, 3R &
 0.039 AC. of N. Texas Ave. ROW

Being a Replat of
 First Subdivision of Lynndale Acres
 Block 2, Lots 3 & 10 - 1.189 Acres
 Bryan, Brazos County, Texas
 June 2021

Owner:
 Faustino & Amelia Castillo
 2006 Quail Hollow Dr
 Bryan, TX 77803

Engineer:

 I4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPLS 10018500
 Proj # 21-149

JAE Project # 21-012
 Lynndale Acres- Replat.dwg
 6/16/21
 J4 Engineering

METES AND BOUNDS DESCRIPTION
 OF A
 1.189 ACRE TRACT
 LOTS 3 AND 10, BLOCK 2
 FIRST SUBDIVISION OF LYNNDALE ACRES
 BRYAN, BRAZOS, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 3 AND 10, BLOCK 2, FIRST SUBDIVISION OF LYNNDALE ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF TENNESSEE AVENUE (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10 AND THE EAST CORNER OF LOT 11, BLOCK 2, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TENNESSEE AVENUE BEARS: N 46° 57' 35" W FOR A DISTANCE OF 149.67 FEET FROM WHICH ANOTHER 3/8 INCH IRON ROD FOUND BEARS: N 46° 57' 35" W FOR A DISTANCE OF 125.03 FEET (BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 [Y:10247804.931; X:3535993.094] AND AS ESTABLISHED FROM GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001193476060 [CALCULATED USING GEOID 12B]);

THENCE: S 46° 57' 35" E ALONG THE SOUTHWEST LINE OF TENNESSEE AVENUE FOR A DISTANCE OF 169.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE EAST CORNER OF SAID LOT 10 AND THE NORTH CORNER OF LOT 9, BLOCK 2, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 43° 02' 25" W FOR A DISTANCE OF 0.32 FEET;

THENCE: S 43° 02' 25" W ALONG THE COMMON LINE OF SAID LOT 10 AND SAID LOT 9, AT 153.80 FEET PASS THE COMMON CORNER OF SAID LOTS 10 AND 3, SAME BEING THE COMMON CORNER OF LOTS 9 AND 2, BLOCK 2, CONTINUE ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2 FOR A TOTAL DISTANCE OF 298.30 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE NORTHEAST LINE OF N. TEXAS AVENUE MARKING THE SOUTH CORNER OF SAID LOT 3, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. TEXAS AVENUE BEARS: S 51° 34' 43" E FOR A DISTANCE OF 342.95 FEET;

THENCE: N 51° 34' 43" W ALONG THE NORTHEAST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 170.33 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE WEST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF LOT 4, BLOCK 2, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. TEXAS AVENUE BEARS: N 51° 34' 43" W FOR A DISTANCE OF 426.15 FEET;

THENCE: N 43° 02' 25" E ALONG THE COMMON LINE OF SAID LOTS 3 AND 4 AND SAID LOTS 10 AND 11 FOR A DISTANCE OF 312.01 FEET TO THE POINT OF BEGINNING CONTAINING 1.189 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS SURVEYED ON THE GROUND.

AS SURVEYED ON THE GROUND FEBRUARY 2021.