

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	5.12'	N 23° 01' 48" W
L2	43.27'	N 4° 49' 04" E
L3	201.92'	N 4° 55' 47" E
L4	34.54'	N 51° 14' 04" E
L5	51.83'	S 82° 23' 00" E
L6	55.54'	S 72° 02' 05" E
L7	31.35'	S 85° 12' 23" E
L8	101.14'	S 42° 57' 08" W
L9	63.64'	S 47° 51' 01" E
L10	112.09'	N 40° 43' 13" E
L11	104.70'	S 65° 35' 09" E
L12	143.99'	S 40° 48' 40" W
L13	39.30'	S 45° 43' 52" E
L14	102.56'	S 41° 45' 46" W
L15	76.95'	N 73° 55' 57" W
L16	34.00'	S 40° 15' 50" E
L17	48.67'	N 41° 45' 46" E
L18	116.25'	N 42° 23' 55" E
L19	171.63'	N 4° 47' 37" E
L20	102.08'	S 85° 12' 23" E
L21	27.19'	N 72° 02' 05" W
L22	100.29'	N 47° 51' 01" W

CURVE TABLE

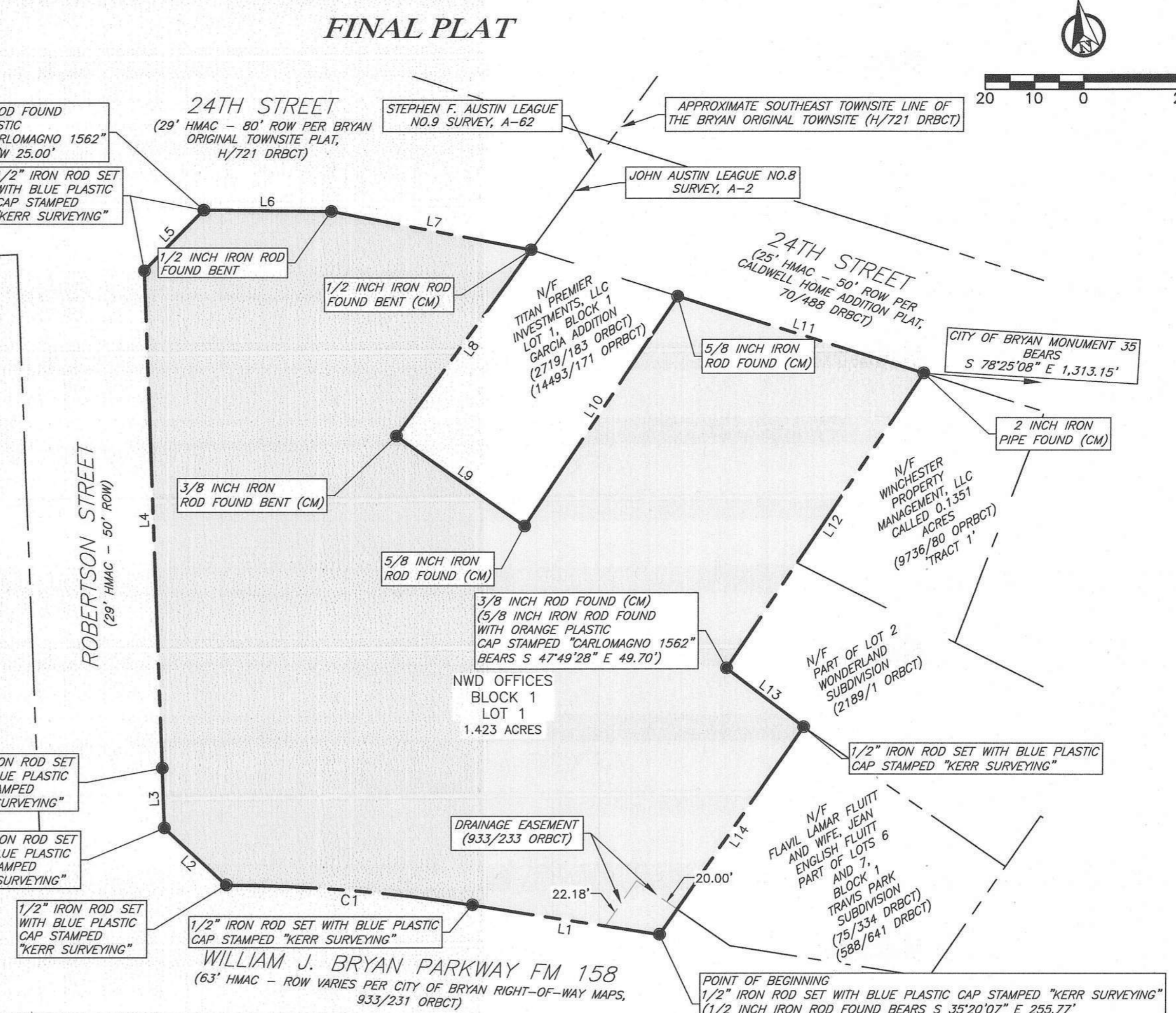
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	122.16'	652.50'	10° 43' 37"	N 79° 17' 45" W	121.98'	61.26'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	76.95'	N 73° 55' 57" W
L2	34.00'	N 40° 15' 50" W
L3	24.35'	N 4° 49' 04" E
L4	201.92'	N 4° 55' 47" E
L5	34.54'	N 51° 14' 04" E
L6	51.83'	S 82° 23' 00" E
L7	82.73'	S 72° 02' 05" E
L8	93.26'	S 42° 57' 08" W
L9	63.64'	S 47° 51' 01" E
L10	112.09'	N 40° 43' 13" E
L11	104.70'	S 65° 35' 09" E
L12	143.99'	S 40° 48' 40" W
L13	39.30'	S 45° 43' 52" E
L14	102.56'	S 41° 45' 46" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	100.47'	652.50'	8° 49' 20"	N 78° 20' 37" W	100.37'	50.33'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	76.95'	N 73° 55' 57" W
L2	34.00'	N 40° 15' 50" W
L3	24.35'	N 4° 49' 04" E
L4	201.92'	N 4° 55' 47" E
L5	34.54'	N 51° 14' 04" E
L6	51.83'	S 82° 23' 00" E
L7	82.73'	S 72° 02' 05" E
L8	93.26'	S 42° 57' 08" W
L9	63.64'	S 47° 51' 01" E
L10	112.09'	N 40° 43' 13" E
L11	104.70'	S 65° 35' 09" E
L12	143.99'	S 40° 48' 40" W
L13	39.30'	S 45° 43' 52" E
L14	102.56'	S 41° 45' 46" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	100.47'	652.50'	8° 49' 20"	N 78° 20' 37" W	100.37'	50.33'

FIELD NOTES DESCRIPTION
 OF A
 1.432 ACRE TRACT
 JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2
 STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.432 ACRES IN THE JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2 AND THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.29332 ACRE TRACT OF LAND CONVEYED TO NATHAN WINCHESTER IN VOLUME 12173, PAGE 93 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND ALL OF A CALLED 1.157 ACRE TRACT OF LAND CONVEYED TO NATHAN J. WINCHESTER IN VOLUME 5976, PAGE 77 (OPRBCT); SAID 1.432 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the northeast right-of-way of William J. Bryan Parkway (right-of-way width varies, 933/231 OPRBCT), for the southeast corner of said 1.157 acre tract, and the southeast corner hereof, from which a 1/2 inch iron rod found bears S 35° 20' 07" E, a distance of 255.77 feet, and from which a 1/2 inch iron rod found bears S 82° 54' 38" E, a distance of 667.62 feet;

THENCE, with the north right-of-way line of William J. Bryan Parkway for the following two (2) courses and distances:
 1) N 73° 55' 57" W, for a distance of 76.95 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
 2) With a curve to the left having a radius of 652.50 feet, an arc length of 122.16 feet, a delta angle of 10° 43' 37", and a chord which bears N 79° 17' 45" W, a distance of 121.98 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set on the northeast intersection of William J. Bryan Parkway and Robertson Street, for the southwest corner of said 1.157 acre tract, and the southwest corner hereof;

THENCE, with the east right-of-way line of Robertson Street for the following four (4) courses and distances:
 1) N 23° 01' 48" W, for a distance of 5.12 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
 2) N 04° 49' 04" E, for a distance of 43.27 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the Bryan Original Township southeast line;
 3) N 04° 55' 47" E, for a distance of 201.92 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
 4) N 51° 14' 04" E, for a distance of 34.54 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the southeast intersection of Robertson Street and 24th Street, for the northeast corner hereof, from which a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO 1562' bears N 82° 23' 00" W, a distance of 25.00 feet;

THENCE, with the south right-of-way line of 24th Street (variable width right-of-way) and the north line of said 1.157 acre tract for the following three (3) courses and distances:
 1) S 82° 23' 00" E, for a distance of 51.83 feet to a 1/2 inch iron rod found bent;
 2) S 72° 02' 05" E, for a distance of 55.54 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
 3) S 85° 12' 23" E, for a distance of 31.35 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the south line of said 24th Street;

THENCE, with the southeast line of the Bryan Original township line, S 42° 57' 08" W, at a distance of 7.88 feet passing a 1/2 inch iron rod found bent for the south corner of Lot 1, Block 1 of the Garcia Addition, filed in Volume 2719, Page 183 (OPRBCT), conveyed to Titan Premier Investments, LLC, in Volume 14493, Page 171 (OPRBCT), continuing on for a total distance of 101.14 feet to a 3/8 inch iron rod found bent, for the west corner of said Garcia Addition and an interior corner hereof;

THENCE, with the common line of said 1.157 acre tract and said Garcia Addition, S 47° 51' 01" E, for a distance of 63.64 feet to a 5/8 inch iron rod found for the north corner of said Garcia Addition, the west corner of said 0.29332 acre tract, and an interior corner hereof;

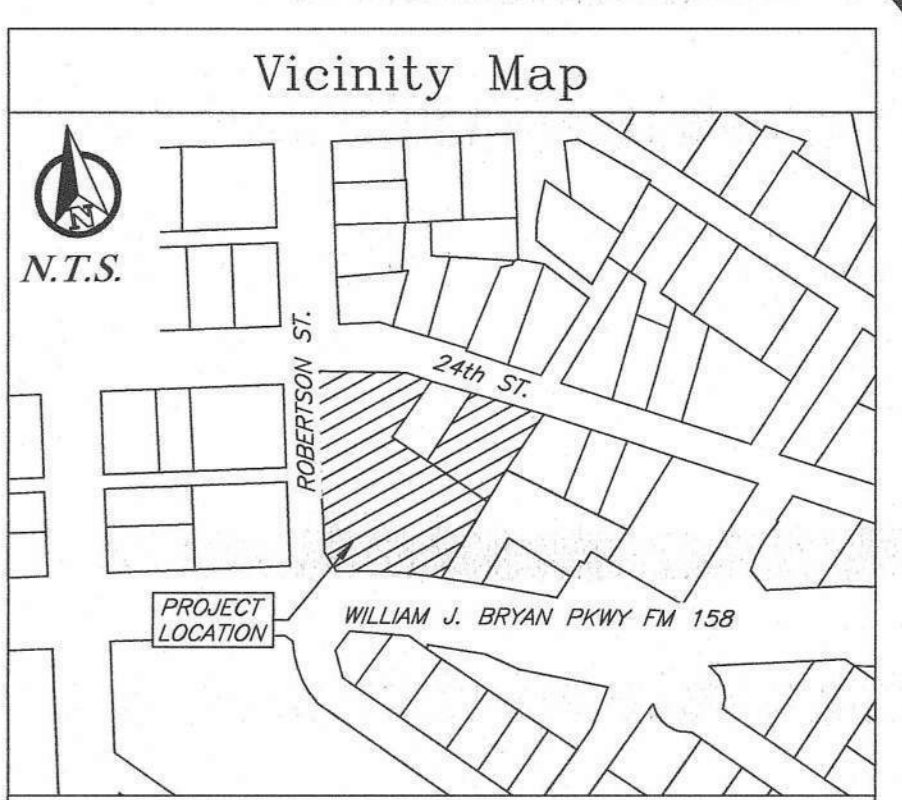
THENCE, with the common line of said Garcia Addition and said 0.29332 acre tract, N 40° 43' 13" E, for a distance of 112.09 feet to 5/8 inch iron rod found on the south right-of-way line of 24th Street, for the east corner of said 0.29332 acre tract, the north corner of said 0.29332 acre tract, and a northern corner hereof;

THENCE, with the south right-of-way line of 24th Street, S 65° 35' 09" E, for a distance of 104.70 feet to a 2 inch iron pipe found on the south right-of-way line of 24th Street (50' wide right-of-way at this point per the plot of the Caldwell Home Addition, Volume 70, Page 488, OPRBCT), for the north corner of a called 0.1351 acre tract conveyed to Winchester Property Management, LLC, and being referred to as 'Tract One' in Volume 9736, Page 80 (OPRBCT), for the east corner of said 0.29332 acre tract, and the easternmost corner hereof; for reference the City of Bryan monument 35 bears S 78° 25' 08" E, a distance of 1,313.15 feet;

THENCE, with the northwest lines of said 0.1351 acre tract and the remainder of Lot 2 of the Wonderland Subdivision, filed in Volume 2189, Page 1 of the Official Records of Brazos County, Texas (ORBCT) and the southeast line of said 0.29332 acre tract, S 40° 48' 40" W, for a distance of 143.99 feet to a 3/8 inch iron rod found on the northeast line of said 1.157 acre tract, for the west corner of the remainder of said Wonderland Subdivision, and for an interior corner hereof, from which a 5/8 inch iron rod found with orange plastic cap stamped 'CARLOMAGNO 1562' found marking the east corner of said 1.157 acre tract bears S 47° 49' 28" E, a distance of 49.70 feet;

THENCE, with the common line of said remaining Wonderland Subdivision and through said 1.157 acre tract, S 45° 43' 52" E, for a distance of 39.30 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for corner being in the northwest line of the remainder of Lots 6 and 7, Block 1 of the Travis Park Subdivision, filed in Volume 75, Page 334 of the Deed Records of Brazos County, Texas (DRBCT), conveyed to Flivlar Lamar Fluit and wife, Jean English Fluit in Volume 588, Page 641 (DRBCT), an eastern corner hereof;

THENCE, with the common line of said Fluit tract and this herein described tract, S 41° 45' 46" W, at a distance of 90.00 feet passing a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the east corner of a called 347 square foot drainage easement in Volume 933, Page 233 (ORBCT) and also being the southwest corner of said Lot 6, continuing on for a total distance of 102.56 feet to the POINT OF BEGINNING and containing 1.432 acres of land, more or less. Surveyed on the ground October 2022 under my supervision.



General Notes:

- Bearing system shown herein is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (foot areas) divide by a combined scale factor of 1.0001445742970 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped 'KERR SURVEYING' will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Residential District-5000 (RD-5) and Office (C-1).
- Distances shown along curves are chord lengths.
- Partial Right of Way Abandonment of Robertson Street abandoned via Ordinance #26670 on the date of Feb 13, 2024.
- 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.
- This survey plat was prepared to reflect the title reports issued by university title company, GF No. 222359 and 222360, both certification dated: June 5th, 2022. Items listed on schedule B are addressed as follows:
 • ~347 square foot drainage easement to the City of Bryan in volume 933, Page 233, OPRBCT. Does apply, as shown hereon.
 • All other items are not survey items and/or are not addressed by this plat.
- Original survey lines shown hereon (if any) are based on railroad commission GIS data, are approximated only and were not located on the ground. This surveyor did not determine the existence of any vacancy, excess, or shortage of area in any of the original grants shown hereon.

Annotations:
 ROW- Right-of-Way
 HMAC- Hot mix Asphalt concrete
 DRBCT- Deed Records of Brazos County, Texas
 OPRBCT- Official Records of Brazos County, Texas
 ORBCT- Official Public Records of Brazos County, Texas
 (-) - Record information
 (CM)- Controlling Monument used to establish property boundaries
 PUE- Public Utility Easement
 PAE- Public Access Easement
 TYP- Typical
 N/F- Now or Formerly

FINAL PLAT
NWD Offices
Block 1, Lot 1
1.432 Acres
Being a replat of the remainder of Block 7 and portion of Block 8, Mitchell Addition Volume O, Page 214 DRBCT and Block 84, Lots 1, 6-8, and 20' alley, Bryan Original Township Volume H, Page 721 DRBCT, 0.160 Acres of ROW Abandonment, and 0.008 Acres of ROW Dedication John Austin League Survey, A-2 Stephen F. Austin League, A-62 Bryan, Brazos County, Texas December 2023

Owner:
 Nathan Winchester
 201 N. Main St, Ste A
 Bryan, TX 77803

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Proj # 22-548

Engineer:
 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-951

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Winchester, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 5976, Page 77 and Volume 12173, Page 93, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public person shown for the purposes identified.

Nathan Winchester
 Nathan Winchester

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nathan Winchester 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 22 day of February, 2024.

Nathan Paul Kerr
 Notary Public, Brazos County, Texas



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr
 Nathan Paul Kerr, R.P.L.S. No. 6834



1/22/2024

APPROVAL OF THE CITY ENGINEER

I, *Sam Vannon*, 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 22 day of February, 2024.

Sam Vannon
 City Engineer, Bryan, Texas

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 22 day of February, 2024.

Martin Zimmerman
 City Planner
 Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Anne McBroon Paule*, 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 22 day of February, 2024, and same was duly approved on the 22 day of February, 2024, by said Commission.

Anne McBroon Paule
 Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/11/2024 9:21:02 AM
 In the PLAT Records

Doc Number: 2024-1523640
 Volume - Page: 19092-147
 Number of Pages: 1
 Amount: 72.00
 Ordery#: 2024031000018
 By: MC

Karen McQueen
 County Clerk, Brazos County, Texas

J4 Engineering - Report: 010624.dwg - J4E Project: 21-1060 - 1/22/2024 - NWD Offices