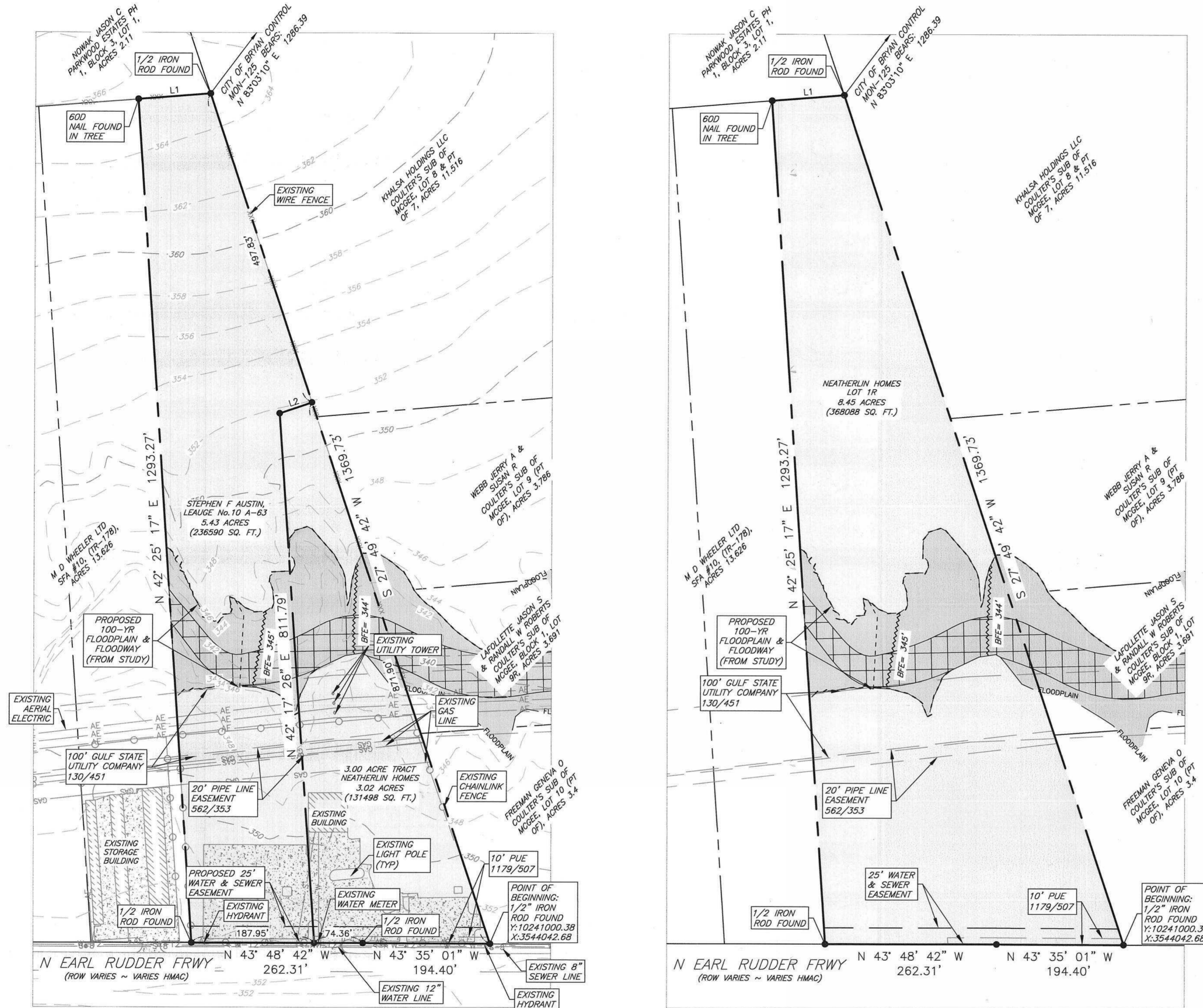


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION OF AN 8.450 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 12.973 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO DSAP REAL ESTATE LLC RECORDED IN VOLUME 13714, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.). SAID 12.973 ACRE TRACT INCLUDES ALL OF A 3.00 ACRE TRACT OF LAND AS SHOWN ON THE PLAT OF NEATHERLIN HOMES RECORDED IN VOLUME 1179, PAGE 507 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

SAID 8.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (Y:10241000.38, X:3544042.68) ON THE NORTHEAST LINE OF N. EARL RUDDER FREEWAY - STATE HIGHWAY 6 (R.O.W. WIDTH VARIES PER PLANS OBTAINED FROM T.X.D.O.T.) MARKING THE SOUTH CORNER OF SAID 12.973 ACRE TRACT, THE SOUTH CORNER OF SAID 3.00 ACRE TRACT AND THE WEST CORNER OF A CALLED 3.43 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO ERNEST E. FREEMAN AND WIFE, GENEVA O. FREEMAN RECORDED IN VOLUME 377, PAGE 337 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF CITY OF BRYAN CONTROL MONUMENT GPS-125 (Y:10242367.294, X:3545959.049) AND AS ESTABLISHED FROM GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001174 [CALCULATED USING GEOID12A];

THENCE: N 43° 35' 01" W ALONG THE NORTHEAST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF 194.40 FEET (DEED CALL AND MEASURED, 13714/98 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND FOR AN ANGLE POINT IN SAID RIGHT-OF-WAY;

THENCE: N 43° 48' 42" W CONTINUING ALONG THE NORTHEAST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF 262.31 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF A 4.528 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RC STOR, LLC RECORDED IN VOLUME 15495, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF SAID 4.528 ACRE TRACT (BEING THE ORIGINAL WEST CORNER OF SAID 12.973 ACRE TRACT BEARS: N 43° 48' 42" W A DISTANCE OF 153.57 FEET (DEED CALL AND MEASURED, 15495/144 O.P.R.B.C.T.);

THENCE: N 42° 25' 17" E ALONG THE SOUTHWEST DEED LINE OF SAID 4.528 ACRE TRACT FOR A DISTANCE OF 1,293.27 FEET (DEED CALL AND MEASURED, 15495/144 O.P.R.B.C.T.) TO A 604 NAIL FOUND IN A TREE ON THE SOUTHWEST LINE OF LOT 1, BLOCK 6, PARKWOOD ESTATES, 1ST INSTALLMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 314, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE EAST CORNER OF SAID 4.528 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID 4.528 ACRE TRACT (BEING THE ORIGINAL NORTH CORNER OF SAID 12.973 ACRE TRACT) BEARS: N 48° 21' 12" W A DISTANCE OF 153.25 FEET (DEED CALL AND MEASURED, 15495/144 O.P.R.B.C.T.);

THENCE: S 48° 21' 12" E ALONG THE COMMON DEED LINE OF SAID 12.973 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 110.58 FEET (TOTAL DEED CALL: S 48° 19' 50" E - 263.76 FEET, 13714/98 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF A CALLED 11.516 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BAINS HOLDINGS, LTD. RECORDED IN VOLUME 14365, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-125 BEARS: N 83° 03' 10" E A DISTANCE OF 1,286.39 FEET;

THENCE: S 27° 49' 42" W ALONG THE SOUTHWEST DEED LINE OF SAID 12.973 ACRE TRACT FOR A DISTANCE OF 1,369.73 FEET (DEED CALL AND MEASURED, 13714/98 O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 8.450 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND APRIL 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Farshad, Manager, UPI Builders LLC owner of the 8.45 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 15526, Page 68, and designated herein as Neatherlin Homes Lot 1R, 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.

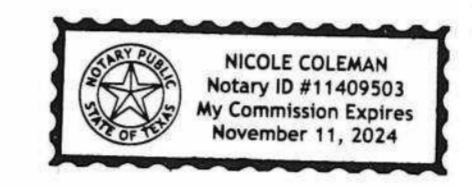
Frank Farshad
UPI Builders LLC, Manager

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared, Frank Farshad, 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 10th day of November, 2021.

[Signature]
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, R.P.L.S. No. 4502



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 10th day of November, 2021.

[Signature]
City Planner
Bryan, Texas KW

APPROVAL OF THE CITY ENGINEER

I, Sam Vanden, 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 10th day of November, 2021.

[Signature]
City Engineer
Bryan, Texas JVS

CERTIFICATE OF THE COUNTY CLERK

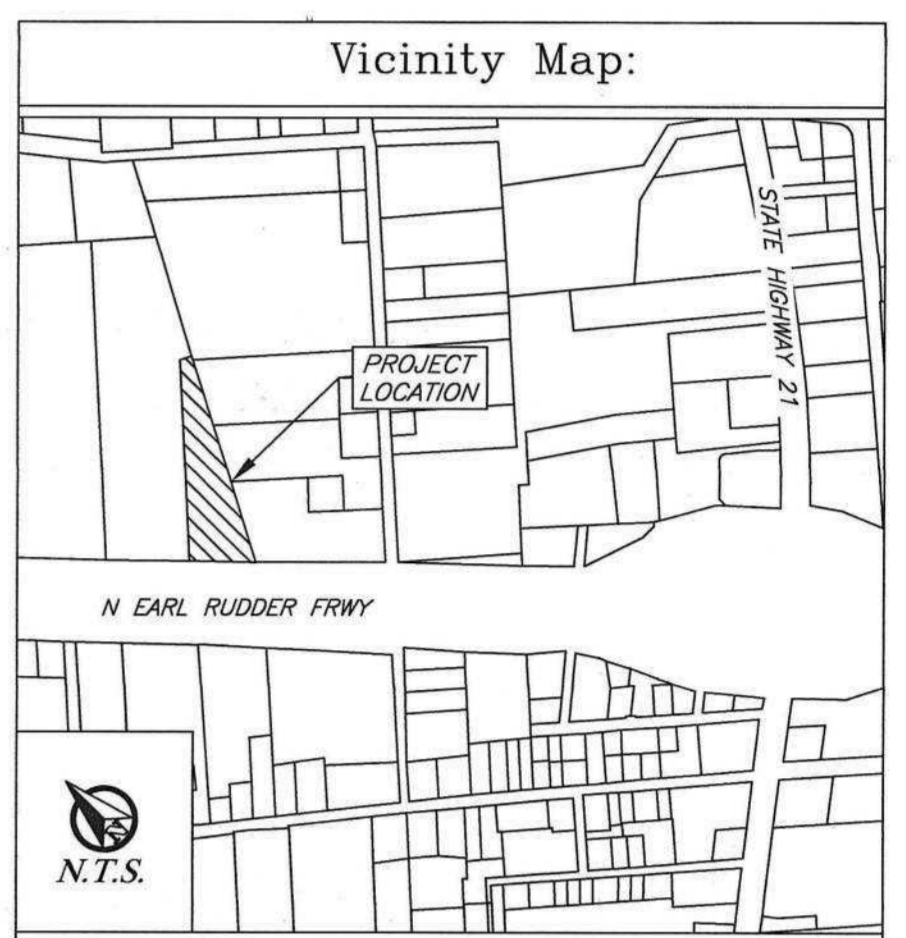
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/30/2021 9:06:11 AM
In the PLAT Records

Doc Number: 2021-1454118
Volume - Page: 17546-203
Number of Pages: 1
Amount: 73.00
Order#: 2021130000023
By: LG

[Signature]
Karen McQueen
By: Jana Choleau

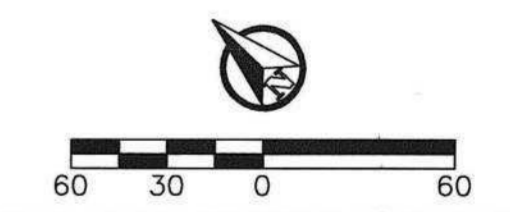
aid county, do hereby certify that this plat together with its certificates
day of _____, 20____, in the Official Public

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	110.58'	S 48° 21' 12" E
L2	52.10'	S 62° 39' 50" E



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-125 (Y:10242367.294; X:3545959.049) 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 1.0001174 (Calculated Using GEOID12A).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all exterior corners unless otherwise noted.
- This tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F, effective April 2, 2014.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate locations.
- This property is Zoned (C-3), Commercial District.
- The topography shown is from GIS Data.
- The base flood elevation for the proposed lot is 345.48'. Therefore the minimum finished floor elevation is 346.48'.
- The following Easements apply to this property.
 - Blanket easement to Humble Pipe Line Company, 48/537 (D.R.B.C.T.)
 - Blanket easement to City of Bryan, 98/329 (D.R.B.C.T.)
 - Easement to Gulf States Utilities co., 130/451 (D.R.B.C.T.)
 - Easement to Andrus Pipeline Corp., 562/353 (D.R.B.C.T.)
 - Blanket easement to City of Bryan, 645/422 (D.R.B.C.T.)



FINAL PLAT

Neatherlin Homes Lot 1R

8.45 Acres
Being a Replat of the
Called 3.00 Acre Tract, Neatherlin Homes (1179/507)
& a 5.43 Acre Remainder of a
Called 12.973 Acre Tract (13714/98)
Stephen F Austin League No. 10, A-63
Bryan, Brazos County, Texas
Nov 2021

Owner:
UPI Builders
3008 Fugua
Houston, TX 77048

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-239-0567
TBPE F-9951

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave
Bryan, TX 77803
979-268-3195
TBPELS 10018500
Project # 20-152