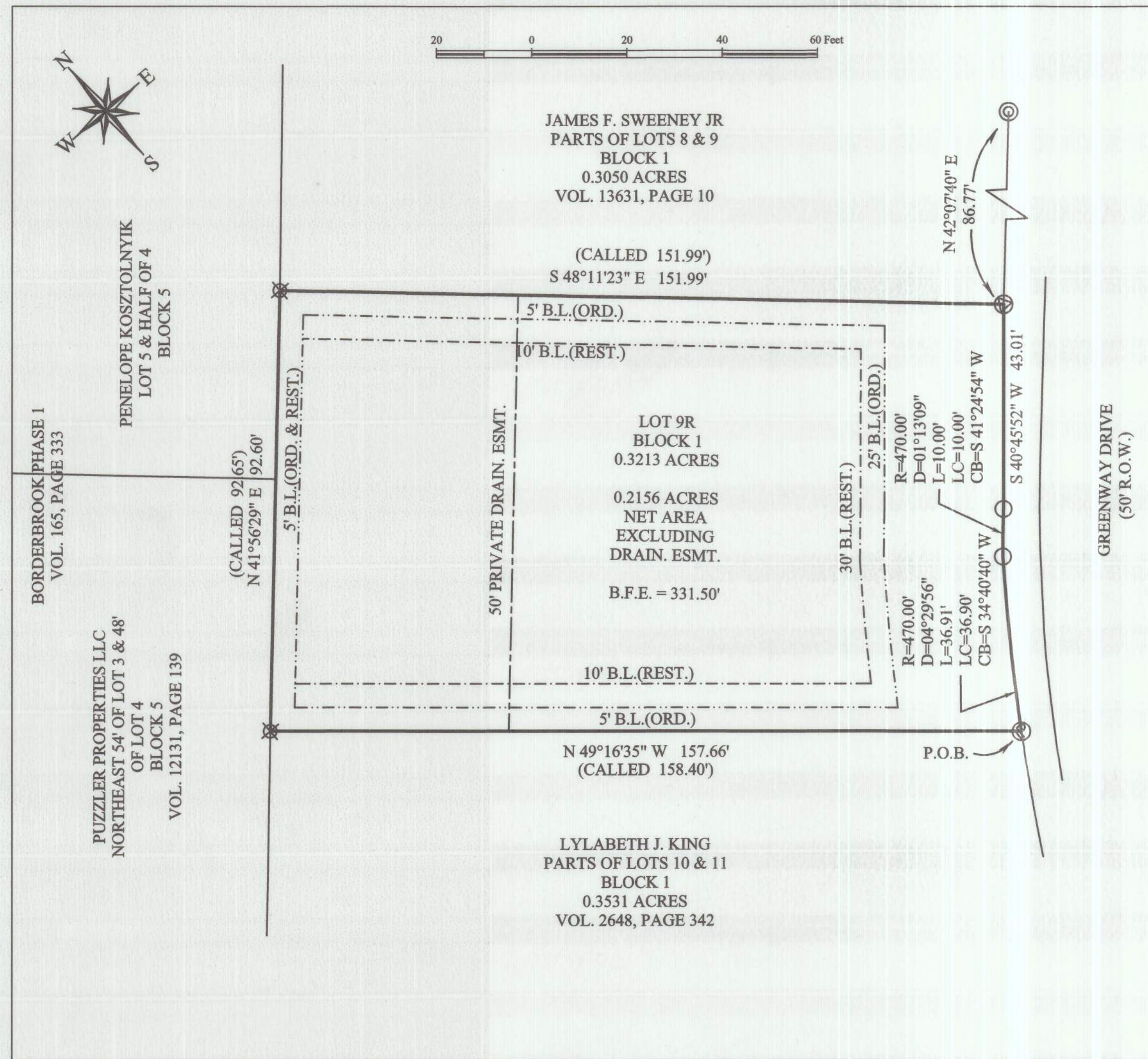


## ORIGINAL PLAT



## REPLAT



## VICINITY MAP

### METES AND BOUND DESCRIPTION

Being a tract of land containing 0.3213 acres being parts of Lots 9 and 10, Block 1 of the Oak Terrace Revised Addition, City of Bryan, Brazos County, Texas, as plat recorded in Vol. 151, Page 547, of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Instrument Number 627030 of the 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" and 3/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on November 29th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06756, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron pipe found for the south corner of this tract, also being a point in the northwest right-of-way line of Greenway Drive (50' R.O.W.), also being the east corner of the Lylabeth J. King called parts of Lots 10 and 11, Block 1, called 0.3531 acres, as recorded in Vol. 2648, Page 342 of the B.C.O.R.;

**THENCE** North 49°16'35" West, a distance of 157.66 feet along the common line between this tract and said King tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the west corner of this tract, also being a point in the southeast line of the Puzzler Properties LLC called northeast 54° of Lot 3 and 48° of Lot 4, Block 5 of the Borderbrook Addition Phase 1, as plat recorded in Vol. 165, Page 333 of the B.C.O.R., also being the same tract as recorded in Vol. 12131, Page 139 of the B.C.O.R.;

**THENCE** North 41°02'29" East, a distance of 92.60 feet along the common line between this tract and said Puzzler Properties LLC tract, and then along the Penelope Kosztolnyik called Lot 5 and half of Lot 4, Block 5 of the same Borderbrook Addition Phase 1 to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the north corner of this tract, also being the west corner of the James F. Sweeney Jr. called parts of Lots 8 and 9, Block 1, called 0.3050 acres, as recorded in Vol. 13631, Page 10 of the B.C.O.R.;

**THENCE** South 48°11'23" East, a distance of 151.99 feet along the common line between this tract and said Sweeney tract to a 3/8" iron rod found in concrete for the east corner of this tract, also being a point in the northwest right-of-way line of Greenway Drive, from which a 2" iron pipe found bears N 42°07'40" E, a distance of 86.77 feet for reference;

**THENCE** along the common line between this tract and said Greenway Drive, for the following calls:

South 40°45'52" West, a distance of 43.01 feet to a point for corner;

Around a curve to the left having a delta angle of 01°13'09", an arc distance of 10.00 feet, a radius of 470.00 feet, and a chord of South 41°24'54" West, a distance of 10.00 feet to a point for corner;

Around a curve to the left having a delta angle of 04°29'56", an arc distance of 36.91 feet, a radius of 470.00 feet, and a chord of South 34°40'40" West, a distance of 36.90 feet to the **PLACE OF BEGINNING** containing 0.3213 acres.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

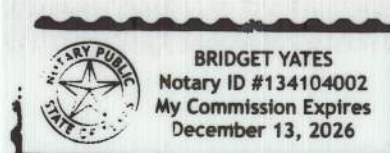
I, VL PARTNERS LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 19594, Page 75 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: VL PARTNERS LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brad Lintz, 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 21 day of August, 2025. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, Texas



### APPROVAL OF THE CITY ENGINEER

I, Zachary 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 21 day of August, 2025.

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

### APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 21 day of August, 2025.

City Planner, Bryan, Texas: Martin Zimmermann P.O.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 10/9/2025 9:55:37 AM  
In the PLAT Records

Doc Number: 2025-1569142  
Volume - Page: 28143-117  
Number of Pages: 1  
Amount: 72.00  
Order #: 20251009000032  
By: SR



County Clerk, Brazos County, Texas  
By: Baron Ray

### CERTIFICATE OF SURVEY

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  
Texas Registered Professional  
Land Surveyor, Number 6132



### SURVEY LEGEND

SUBJECT PROPERTY LINE  
ADJOINING PROPERTY LINE  
RESTRICTIONS BUILDING (LINE/L)

ELECTRICAL LINE  
CHAIN LINE FENCE  
3" IRON PIPE FOUND  
CALCULATED CORNER  
3/8" IRON ROD FOUND IN CONCRETE  
1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET  
1/2" IRON PIPE FOUND

COVERED CONC.

### Survey Notes:

- 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" and 3/8" iron rods found and referred to in the previously recorded deed.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- 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. 48041C0215P effective date, 04-02-2014
- Zoning is Residential District -5000 (RD-5).
- Building setback:  
Front - 25' Side and Rear - 5' Side Street - 15'
- The purpose of this plat was to formally record this tract as a platted lot.

### ATM Surveying

P.O. Box 10313, College Station, TX 77840  
PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101764-00

SCALE: 1" = 20'

OWNER/DEVELOPER:  
VL PARTNERS LLC  
707 S. TEXAS AVE SUITE 101 E  
COLLEGE STATION, TX 77840

JULY, 2025

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