



FINAL PLAT

FIELD NOTES DESCRIPTION OF A 0.2007 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.2007 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PART OF LOTS 13 & 14, S. M. HUNTER'S RE-DIVISION OF BLOCK 1 AND FRACTIONAL BLOCK 19 OF THE BRYAN ORIGINAL TOWNSITE AS SHOWN ON THE PLAT RECORDED IN VOLUME 38, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND FURTHER DESCRIBED AS TRACTS ONE - FOUR CONVEYED TO N N OUT PROPERTIES LTD IN VOLUME 17763, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.2007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT UNDER CONCRETE RUBBLE ON THE EAST SIDE OF S. MAIN STREET, IN THE WEST LINE OF SAID LOT 14, AT THE SOUTHWEST CORNER OF SAID TRACT FOUR, SAME BEING THE NORTHWEST CORNER OF A CALLED 2260 SQUARE FOOT PORTION OF SAID LOT 14 CONVEYED TO THE CITY OF BRYAN IN VOLUME 86, PAGE 233 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 09° 56' 10" W, A DISTANCE OF 1,880.98 FEET;

THENCE, WITH THE WEST LINE OF SAID LOTS 13 AND 14, N 04° 46' 21" E, FOR A DISTANCE OF 90.01 FEET TO AN 'X' FOUND IN BRICK ON THE SOUTH LINE OF S. TABOR AVENUE (RIGHT-OF-WAY WIDTH VARIES, 8634/90 OPRBCT) AT THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTHWEST CORNER OF BLOCK 2 OF THE BRYAN ORIGINAL TOWNSITE (H/721 DRBCT) BEARS N 04° 46' 21 E, A DISTANCE OF 452.63 FEET, ALSO FROM SAID 'X' IN BRICK ANOTHER 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 2 BEARS N 04° 46' 21" E, A DISTANCE OF 702.63 FEET;

THENCE, WITH THE NORTH LINE OF SAID LOT 13, S 85° 13' 02" E, A DISTANCE OF 124.16 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF S. WASHINGTON AVENUE (55.56' WIDE RIGHT-OF-WAY, M/253 DRBCT), SAME BEING THE SOUTHEAST LINE OF SAID BRYAN ORIGINAL TOWNSITE AND THE NORTHWEST LINE OF THE PHILLIPS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 'M', PAGE 253 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 0.922 ACRE PORTION OF SAID S. M. HUNTER'S RE-DIVISION DESCRIBED IN A CORRECTION DEED TO OAK MOTT ENTERPRISES, LLC IN VOLUME 12623, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTHEAST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE (AS REFERENCED IN DEEDS TO BRYAN ISD, 2805/187 & 5867/34 OPRBCT) BEARS S 61° 33' 24" E, A DISTANCE OF 53.18 FEET;

THENCE, WITH THE NORTHWEST LINE OF S. WASHINGTON AVENUE, SAME BEING THE APPROXIMATE SOUTHEAST LINE OF THE STEPHEN F. AUSTIN LEAGUE SURVEY, S 42° 11' 10" W, FOR A DISTANCE OF 143.64 FEET TO A MAGNAIL WITH SHINER STAMPED 'KERR 4502' FOUND IN ASPHALT IN THE NORTHEAST LINE OF SAID 2260 SQUARE FOOT PORTION OF LOT 14 (86/233 DRBCT), FOR THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID 2260 SQUARE FOOT TRACT, THROUGH SAID LOT 14, N 52' 03'

SURVEYED ON THE GROUND APRIL 2022 UNDER MY SUPERVISION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH DERIVED FROM THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-116 (Y:10231805.020; X: 3536114.709) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000114151476962 (CALCULATED USING GEOID12B).

Vicinity Map PAUL STREET OCATION N.T.S.

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-116 (Y:10231805.020: X:3536114.709) and as established by GPS observation.

General Notes:

- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000114151476962 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
- 4. 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 current City of Bryan Code of Ordinances. 6. Utilities shown hereon are approximate located by marks on the ground in accordance with public locate
- may exist not shown. 7. This property is zoned Midtown-Corridor District

request and City of Bryan GIS data. Additional utilities

- 8. Topography shown is based on existing public record data provided by the City of Bryan GIS.
- 9. 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.
- 10. This survey was prepared to reflect the title commitment prepared by south land title, LLC, GF NO. BC1907966, effective DATE: 07-29-2019. Items listed on schedule B are not survey items and/or are not addressed by this plat.
- Right-of-way width for S. Main Street labeled as 190' width is an approximate width of City and railroad

STATE OF TEXAS COUNTY OF BRAZOS

I, Kahl Neaco, owner of the 0.2007 acre tract shown on this plat, being the same tract of land as conveyed in the official Public record of Brazos County in Volume 17763, Page 42 OPRBCT, and designated herein as S.M. Hunter's Re-Division, Block 1 Lot 13R, 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.

Kafie Neason owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Newson, 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.

Notary Public, Brazos County, Texas



STATE OF TEXAS COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Konetski, R.P.L.S. No. 6531



APPROVAL OF THE CITY PLANNER

1, 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 day of \_\_\_\_\_\_\_, 2011.

City Planner V Bryan, Texas

APPROVAL OF THE CITY ENGINEER

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 6/7/2022 2:04:22 PM In the PLAT Records

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Lanen M. Quen.
County Clerk, Brazos County, Fexas by Many Lanua

## ANNOTATIONS:

for said county, do

of authentication was

Right-of-Way HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas ORBCT- Official Records Of Brazos County, Texas OPRBCT- Official Public Records Of Brazos County, Texas Record information

Controlling Monument used to establish property boundaries Public Utility Easement PUE-TYP-

N/F-Now or Formerly

## FINAL PLAT

## S.M. Hunter's Re-Division Block 1, Lot 13R

Being a Replat of a part of lots 13 & 14 in S.M. Hunter's Re-Division of Block 1 Volume 38, Page 563 DRBCT 0.2007 Acres,

Stephen F. Austin League #9 Survey, Abstract 62 Bryan, Brazos County, Texas May 2022

Owner: NN Out Properties, LLC 105 N. Main St. Bryan, TX 77803

J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 22-306

TBPE F-9951

Engineer: