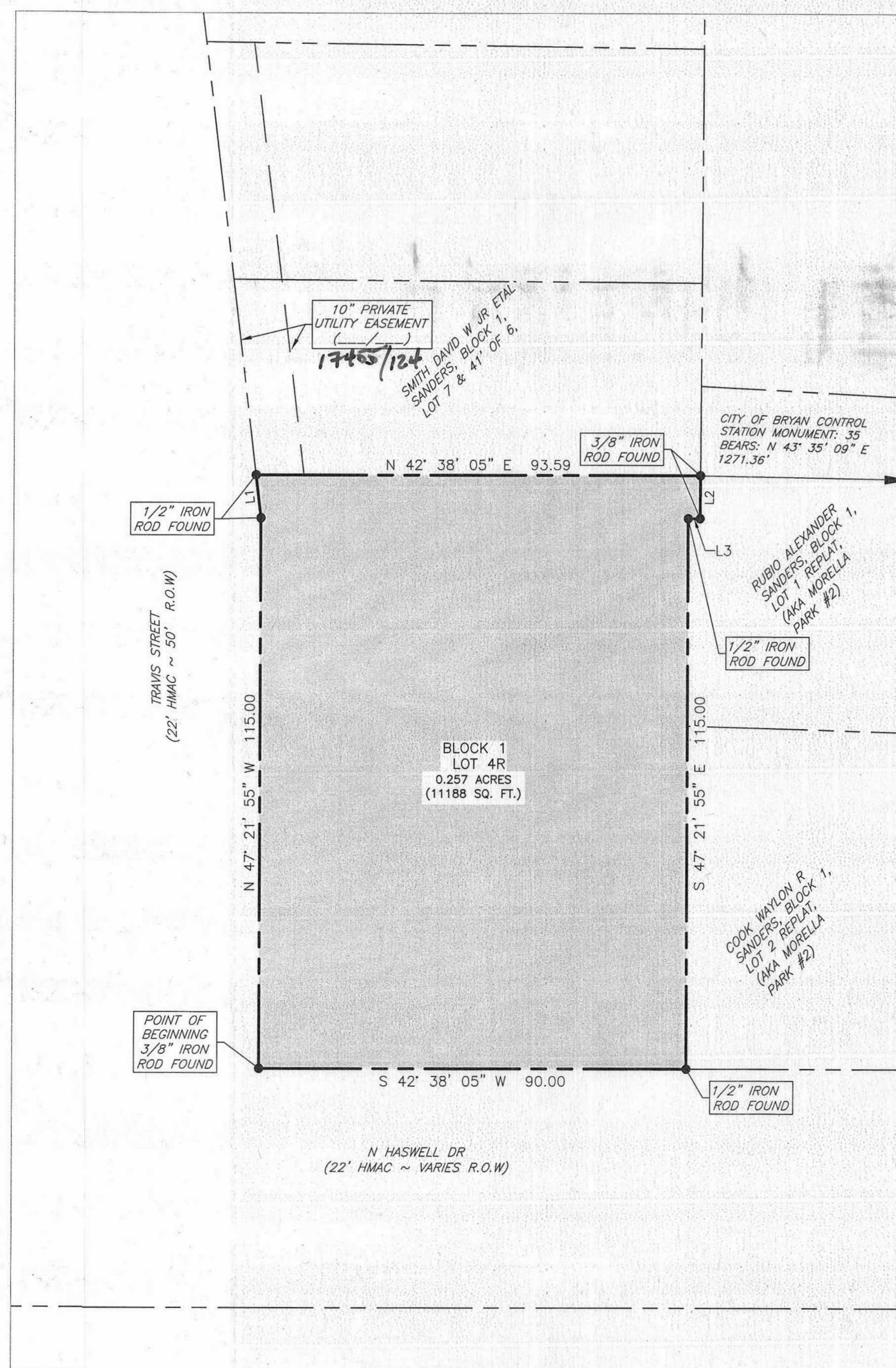
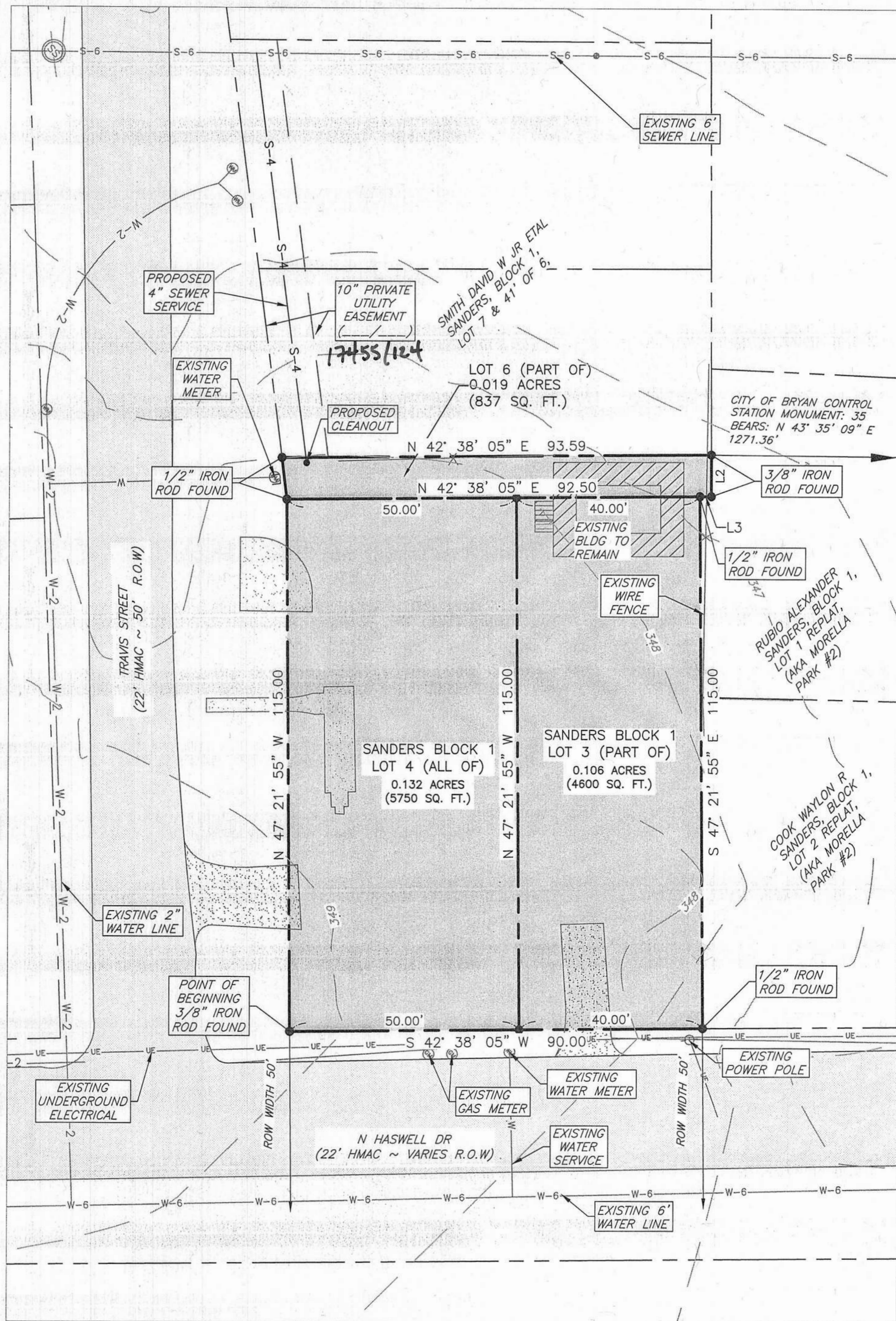


ORIGINAL PLAT
(125/569)

REPLAT



FIELD NOTES
0.257 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING PART OF LOT 3, ALL OF LOT 4 AND PART OF LOT 6, BLOCK 1, SANDERS ADDITION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 125, PAGE 569 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 3/8-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO MARKING THE SOUTH CORNER OF SAID LOT 4, BLOCK 1 AND BEING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF HASWELL DRIVE (BASED ON A 40-FOOT WIDTH) AND THE NORTHEAST RIGHT-OF-WAY LINE OF TRAVIS STREET (BASED ON A 50-FOOT WIDTH);

THENCE: ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID TRAVIS STREET FOR THE FOLLOWING TWO (2) CALLS;

- 1) N 47°21'55" W FOR A DISTANCE OF 115.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR ANGLE MARKING THE COMMON WEST CORNER OF SAID LOT 4, BLOCK 1 AND LOT 6, BLOCK 1 OF SAID SANDERS ADDITION, AND
- 2) N 53°57'50" W FOR A DISTANCE OF 9.06 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF THIS TRACT;

THENCE: N 42°38'05" E INTO AND THROUGH SAID LOT 6, BLOCK 1 FOR A DISTANCE OF 93.59 FEET TO A FOUND 3/8-INCH IRON ROD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF LOT 1, SANDERS ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 426, PAGE 188 (B.C.D.R.);

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND THE SOUTHWEST LINE OF SAID SANDERS ADDITION (426/188) FOR THE FOLLOWING THREE (3) CALLS:

- 1) S 47°02'42" E FOR A DISTANCE OF 9.00 FEET TO A FOUND 3/8-INCH IRON ROD FOR CORNER,
- 2) S 42°38'05" W FOR A DISTANCE OF 2.50 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, AND
- 3) S 47°21'55" E FOR A DISTANCE OF 115.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE EAST CORNER OF THIS TRACT, SAID IRON ROD ALSO MARKING THE SOUTH CORNER OF LOT 2 OF SAID SANDERS ADDITION (426/188) AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE BEFORE-SAID HASWELL DRIVE;

THENCE: S 42°38'05" W ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HASWELL DRIVE FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.257 ACRES OF LAND.

AS SURVEYED ON THE GROUND MAY 2021.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, Managing Partner, NN Out Properties, LTD, owner of the 0.257 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 125, Page 569, and designated herein as Sanders, Block 1, Lot 4R, 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.

Katie Neason
Katie Neason, Managing Partner
NN Out Properties, LTD, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Katie Neason, 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 13th day of March, 2021.

Megan Hinow
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus
Gregory Hopcus, R.P.L.S. No. 6047



APPROVAL OF THE CITY PLANNER

I, Kath Zimmersmann, 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 4th day of March, 2021.

Kath Zimmersmann
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kagan, 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 4th day of March, 2021.

W. Paul Kagan
City Engineer, Bryan, Texas

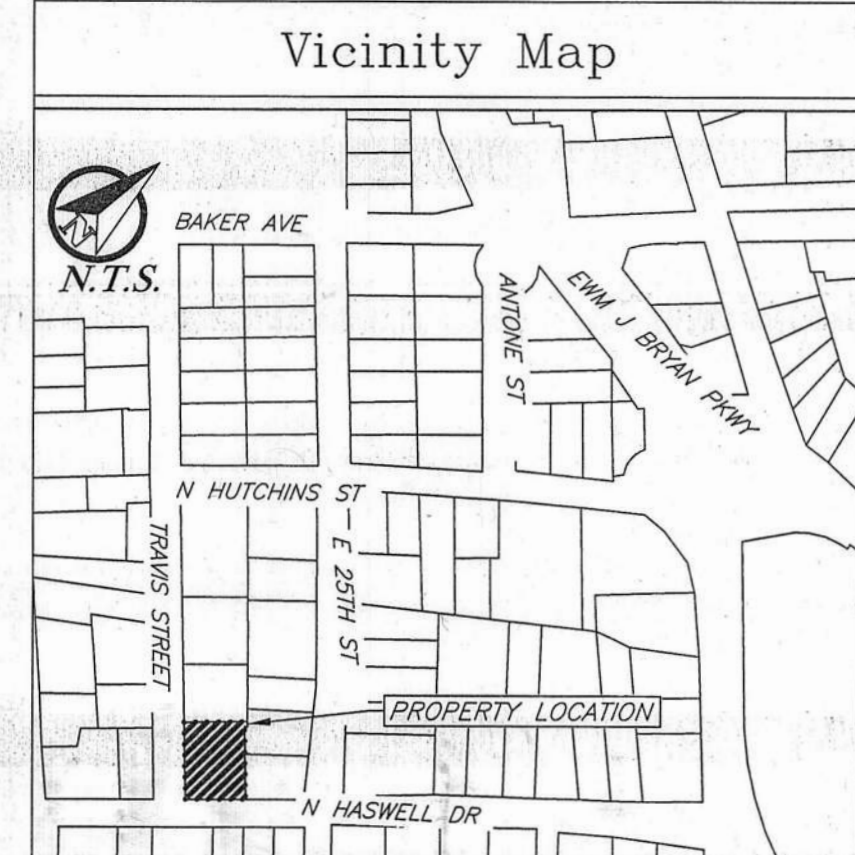
CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/7/2022 2:54:59 PM
In the PLAT Records

Doc Number: 2022-1463607
Volume - Page: 17789 - 48
Number of Pages: 1
Amount: 73.00
Order#: 20220307000127
By: TC

County Clerk, Brazos County, Texas

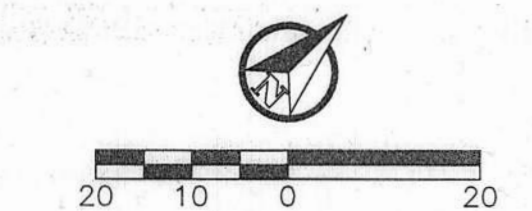
Karen McQueen by: T. cow



General Notes:

1. Bearing shown hereon are Texas Stat Plane Coordinates, Central Zone, NAD83
2. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
4. All utilities shown hereon are approximate location.
5. This property is zoned Residential District 5000 (RD-5).
6. The topography is from GIS data.
7. 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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.06'	N 53° 57' 50" W
L2	9.00'	S 47° 02' 42" E
L3	2.50'	S 42° 38' 05" W



FINAL PLAT

Sanders Addition
Block 1, Lot 4R

Being a Replat of
Sanders Addition
Block 1, Lot 3 (Part Of),
Lot 4, Lot 6 (Part Of),
~0.257 acres
Bryan, Brazos County, Texas
Sept 2021

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

Engineer:
M4 Engineering

Surveyor:
McClure & Browne
Engineering/Surveying, Inc.
1008 Woodcreek Drive, Suite 103,
College Station, Texas, 77845
979-693-3838
TBPLS No. 10103300

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