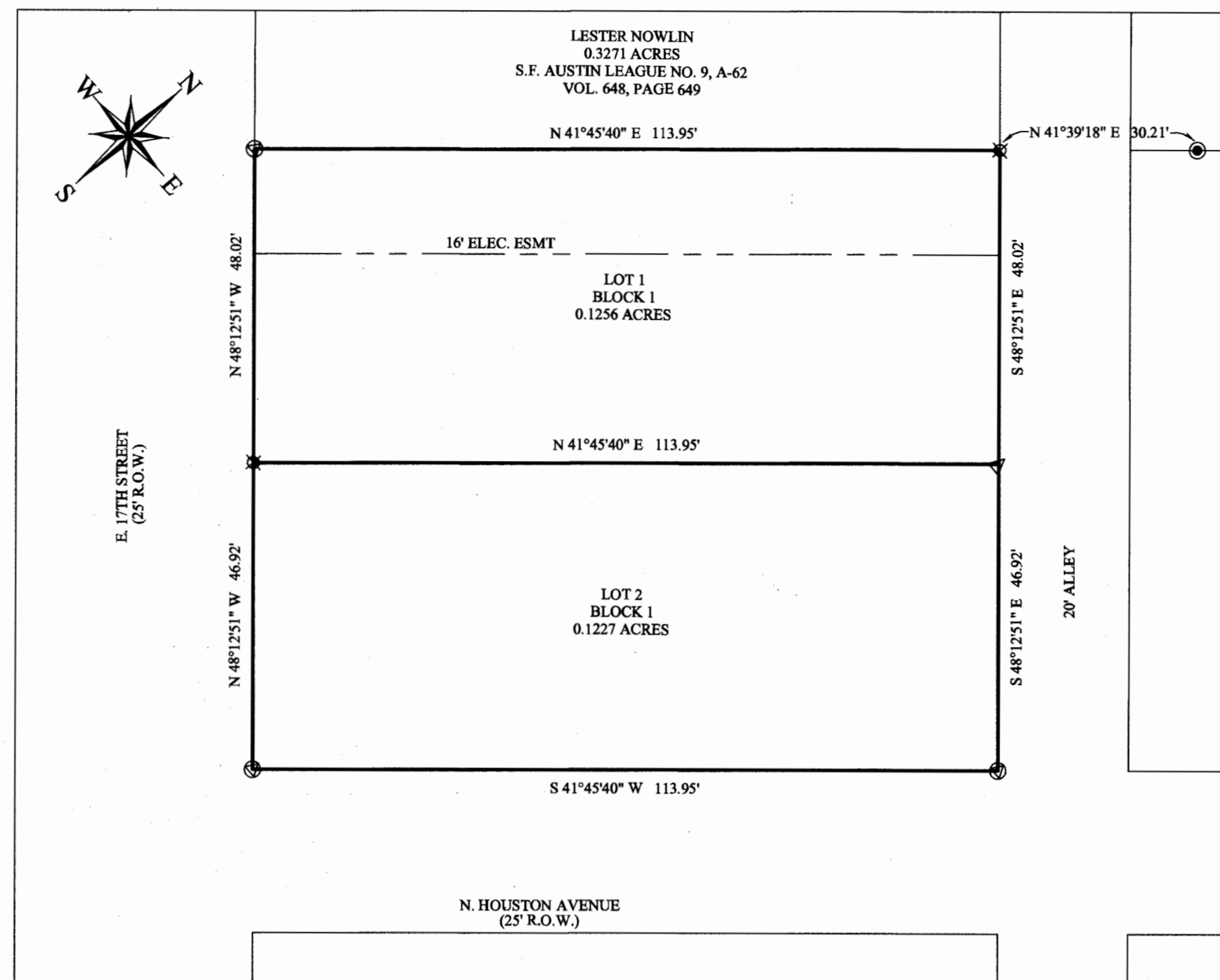
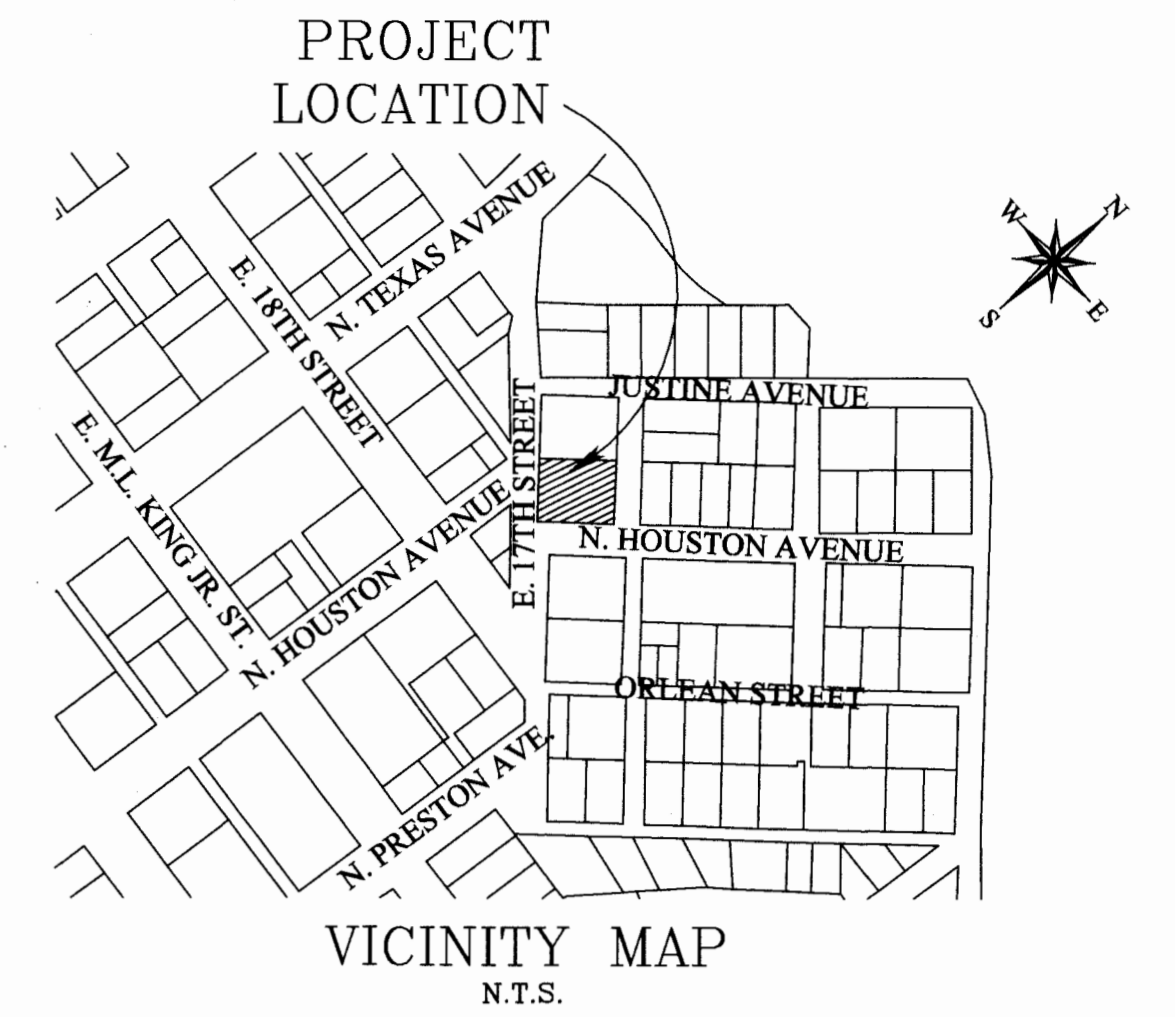


PRELIMINARY PLAN



FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2484 acres in the Stephen F. Austin's League #9, Brazos County, Texas, being called Lots 19 and 20 of the unrecorded subdivision of Halls Addition, also being the same tract as recorded in Vol. 18643, Page 76, of the Brazos County Official Records (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" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on September 22nd of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-95446, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the west corner of this tract, also being a point in the northeast right-of-way line of East 17th Street (25' R.O.W.), also being the south corner of the Lester Nowlin called 0.3271 acres, called Lots 1 and 2, as recorded in Vol. 648, Page 649 of the B.C.O.R.;

**THENCE** North 41°45'40" East, a distance of 113.95 feet along the common line between this tract and said East 17th Street to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the southwest line of a 20' alley, from which a 1/2" iron rod with orange plastic cap marked "GALINDO" found bears N 41°39'18" E, a distance of 30.21 feet for reference;

**THENCE** along the common line between this tract and said alley, for the following call:

South 48°12'51" East, a distance of 47.47 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northeast line of this tract;

South 48°12'51" East, a distance of 47.47 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the east corner of this tract, also being a point in the northwest right-of-way line of North Houston Avenue (25' R.O.W.);

**THENCE** South 41°45'40" West, a distance of 113.95 feet along the common line between this tract and said North Houston Avenue to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being a point in the northeast right-of-way line of East 17th Street;

**THENCE** along the common line between this tract and said East 17th Street, for the following call:

North 48°12'51" West, a distance of 47.47 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

North 48°12'51" West, a distance of 47.47 feet to the **PLACE OF BEGINNING** containing 0.2484 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JOSE GARZA of the RELENTLESS PROPERTIES 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 18643, Page 76 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: Jose Garza

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jose Garza 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 14th day of April, 2024. Notary Public, Brazos County, Texas:

CHARMAINE E. MCKENZIE  
Notary ID #12330418  
My Commission Expires  
May 24, 2025

Charmaine E. McKenzie  
Notary Public, Brazos County, 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 15th day of April, 2024.

City Planner, Bryan, Texas: [Signature] **M.J.**

APPROVAL OF THE CITY ENGINEER

I, Paul Karpas, 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 15th day of April, 2024.

City Engineer, Bryan, Texas: [Signature] **PB**

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

hereby certify that this plat together  
in my office the \_\_\_\_\_ day of \_\_\_\_\_  
Brazos County in Volume \_\_\_\_\_

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 4/23/2024 1:56:08 PM  
In the PLAT Records

Doc Number: 2024-1527207  
Volume - Page: 19170-268  
Number of Pages: 1  
Amount: 72.00  
Order#: 20240423000095  
By: JS

County Clerk Brazos County, Texas: Karen McQueen  
By: Josephina Shaw

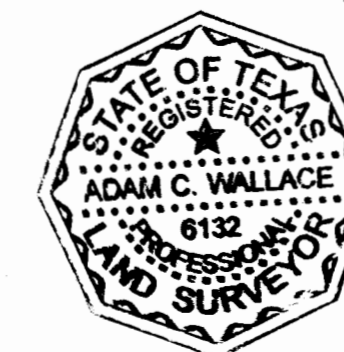


CERTIFICATE OF SURVEYOR

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  
Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132



**SURVEY LEGEND**

--- SUBJECT PROPERTY LINE	--- WATER METER
--- ADJOINING PROPERTY LINE	--- ELECTRIC METER
--- UTILITY EASEMENT	--- POWER POLE
--- ORDINANCE BUILDING LINE(B.L.)	--- GAS METERS
--- PLATTED BUILDING LINE(B.L.)	--- LIGHT POLE
--- EXISTING BUILDING LINE(B.L.)	--- SEWER CLEANOUT
--- ELECTRICAL LINE	--- CELEBRITY FENCE
--- CHAIN LINK FENCE	--- WOOD FENCE

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" iron rod found and referred to 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. 48041C0215F effective date, 04-02-2014
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This property is currently zoned Residential District - 5000 (RD-5).
- 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.
- PV23-22: request for two variances from the minimum 50-foot lot width standard generally required on properties zoned Residential District - 5000 (RD-5), to allow the creation of two new lots with proposed lot widths of 47.47 feet, was approved by the Planning and Zoning Commission on December 7, 2023.

ATM Surveying  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979)209-9221 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT**  
Lots 1 and 2  
Block 1 of the  
Sunflower Grove Estates  
Being a Final Plat of  
0.2484 acres  
Stephen F. Austin's League #9  
A-62  
Bryan, Brazos County, Texas

SCALE: 1"=20'  
OWNER/DEVELOPER:  
RELENTLESS PROPERTIES LLC  
C/O JOSE GARZA  
10864 PECAN STREET  
WILLIS, TX 77318

MARCH, 2024  
SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291