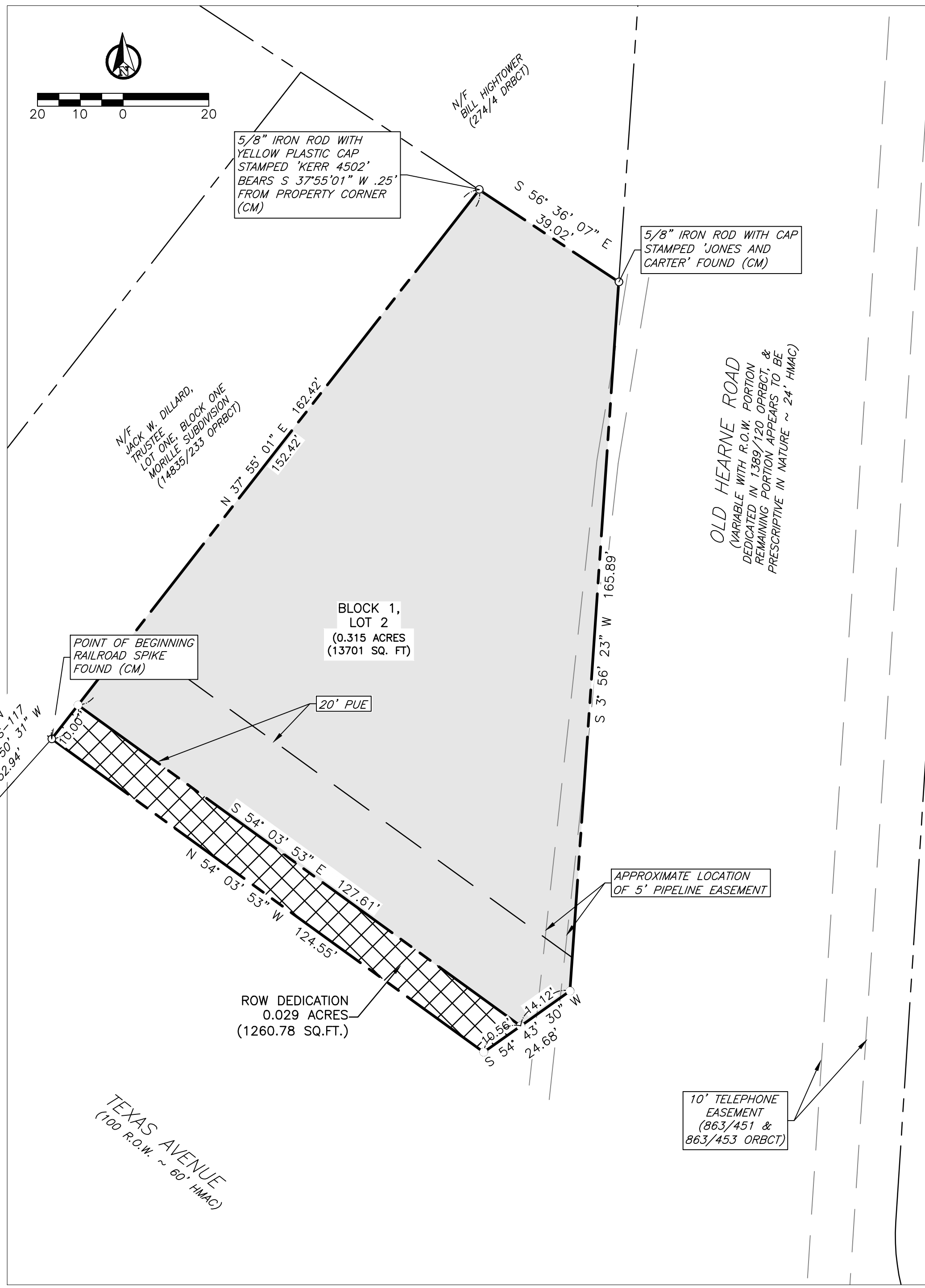
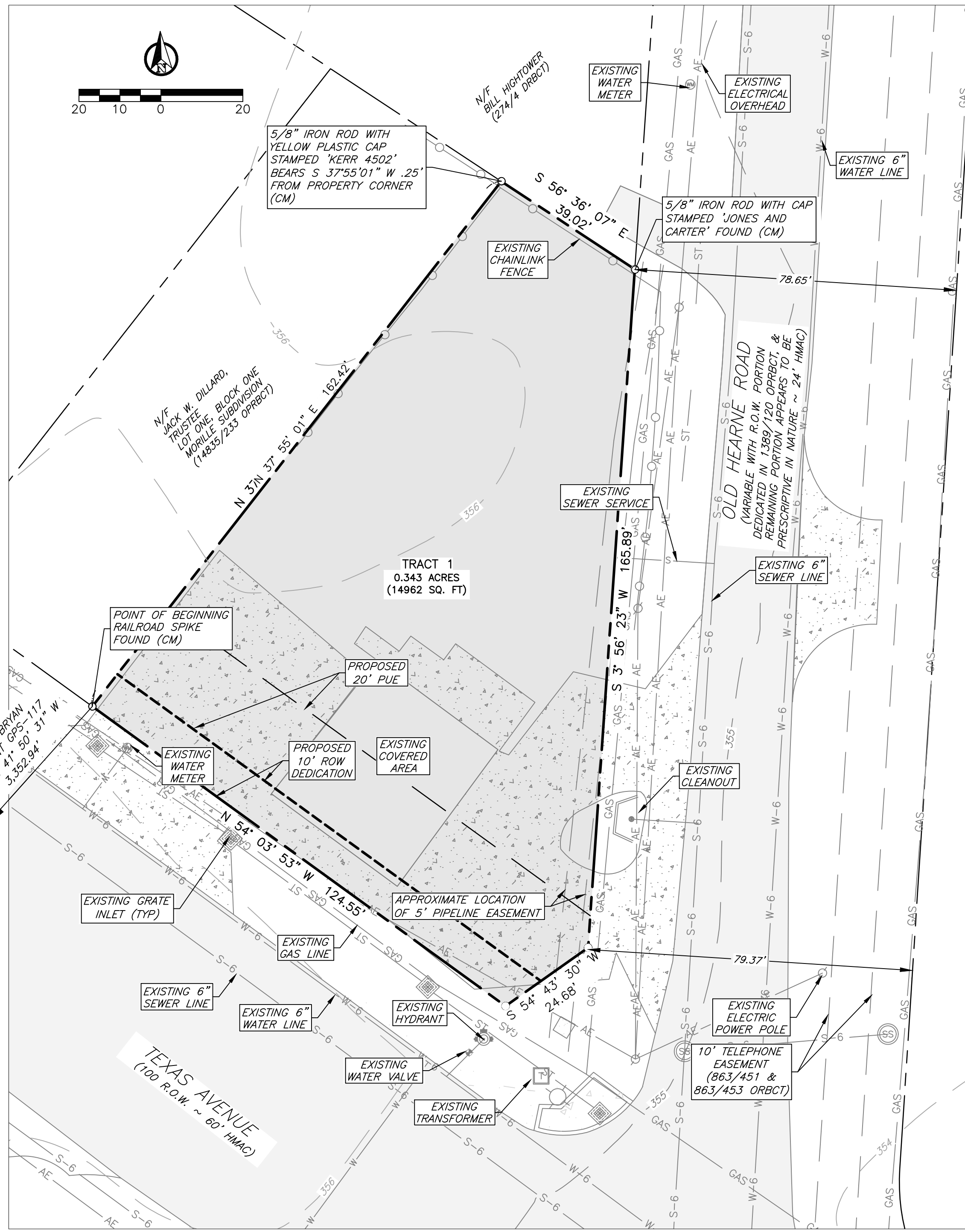


PRELIMINARY PLAN

FINAL PLAT



FIELD NOTES DESCRIPTION

0.344 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.344 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.375 ACRE TRACT CONVEYED TO K.D. TIMMONS, INC. IN VOLUME 4231, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), LESS A CALLED 0.0321 ACRES CONVEYED TO THE CITY OF BRYAN IN VOLUME 13891, PAGE 120 (OPRBCT); SAID .344 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

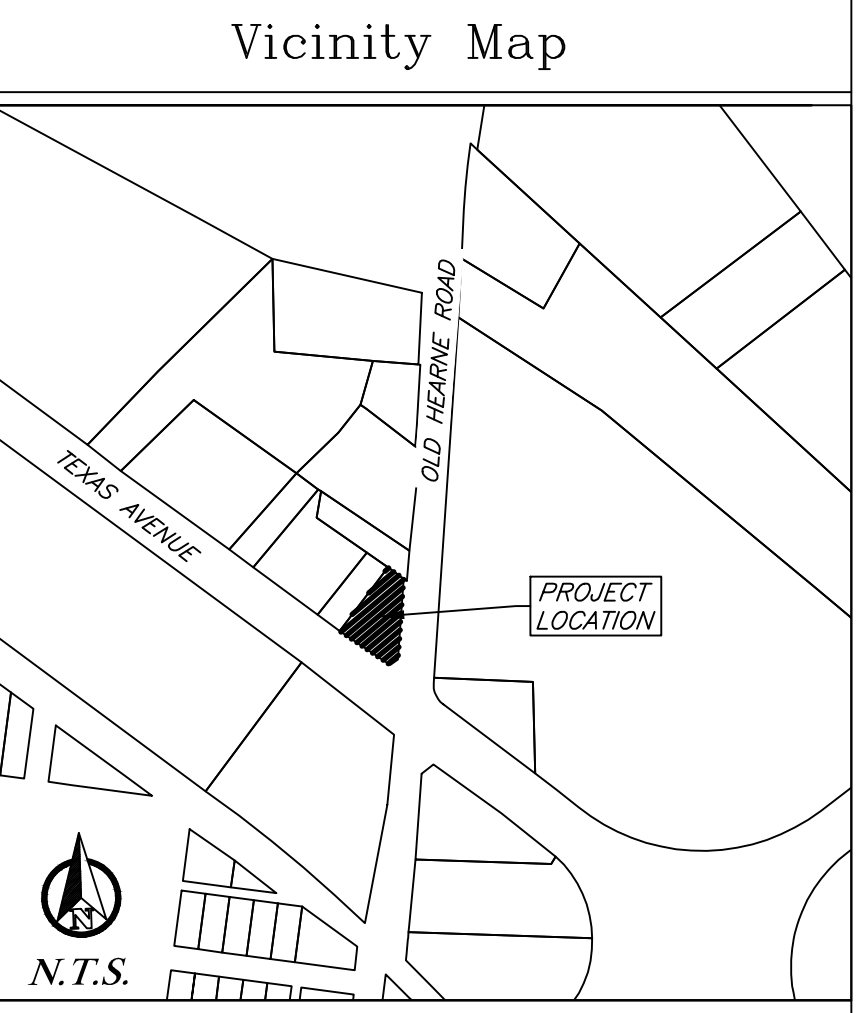
BEGINNING AT A RAILROAD SPIKE ON THE NORTH RIGHT-OF-WAY LINE OF TEXAS AVENUE, BEING THE SOUTH CORNER OF A CALLED LOT ONE, BLOCK ONE OF THE MORILLE SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, RECORDED IN VOLUME 2721, PAGE 121 (ORBCT), CONVEYED TO JACK W. DILLARD IN VOLUME 14835, PAGE 233 (OPRBCT), AND BEING THE WEST CORNER HEREOF, FOR REFERENCE, CITY OF BRYAN MONUMENT GPS - 117 BEARS S 41° 50' 31" W, A DISTANCE OF 3,352.94 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH THE COMMON LINE OF SAID DILLARD TRACT AND THE HEREIN DESCRIBED TRACT, N 37° 55' 01" E, AT A DISTANCE OF 162.17 FEET PASSING A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED 'KERR 4502' FOUND ON SAID COMMON LINE, CONTINUING ON FOR A TOTAL DISTANCE OF 162.42 FEET (DEED CALL: N 37° 55' 01" E 162.36 FEET, 4231/143 OPRBCT) TO THE POINT FOR CORNER ON THE SOUTH LINE OF A TRACT CONVEYED TO BILL HIGHTOWER, RECORDED IN VOLUME 274, PAGE 4 (DRBCT), BEING THE EAST CORNER OF SAID DILLARD TRACT, AND BEING THE NORTH CORNER HEREOF, FOR REFERENCE, A 1/2 INCH IRON ROD WITH FADED YELLOW CAP BEARS N 56° 36' 07" W, A DISTANCE OF 179.97 FEET;

THENCE, ALONG THE COMMON LINE OF SAID HIGHTOWER TRACT AND THE HEREIN DESCRIBED TRACT, S 56° 36' 07" E, FOR A DISTANCE OF 39.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'JONES AND CARTER' FOUND IN THE WEST RIGHT-OF-WAY OF OLD HEARNE ROAD (PORTION OF RIGHT-OF-WAY DEDICATION DESCRIBED IN VOLUME 13891, PAGE 120 OPRBCT), MARKING THE SOUTH CORNER OF SAID HIGHTOWER TRACT, AND BEING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A 5/8 INCH IRON ROD WITH CAP STAMPED 'JONES AND CARTER' FOUND BEARS N 03° 56' 23" E A DISTANCE OF 58.34 FEET, ANOTHER 1 INCH IRON PIPE FOUND BEARS S 56° 36' 07" E A DISTANCE OF 8.08 FEET;

THENCE, WITH SAID RIGHT-OF-WAY DEDICATION (13891/120 OPRBCT), S 54° 43' 30" W, FOR A DISTANCE OF 24.68 FEET (DEED CALL: S 54° 43' 30" W 24.68 FEET, 13891/120 OPRBCT) TO A MAGNAL WITH SHINER STAMPED 'JONES AND CARTER' FOUND ON THE NORTH RIGHT-OF-WAY LINE OF TEXAS AVENUE, AND BEING THE SOUTH CORNER HEREOF;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF TEXAS AVENUE, N 54° 03' 53" W, FOR A DISTANCE OF 124.55 FEET (DEED CALL: N 54° 03' 53" W 124.55 FEET, 13891/120 OPRBCT) TO THE POINT OF BEGINNING HEREOF AND CONTAINING .344 ACRES OF LAND, MORE OR LESS, AS SURVEYED MARCH 2022.



General Notes:

- 1. 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 SW6 4-55-W (Y10242882.81; X3564386.82) and as established by GPS observation.
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001126408129 (Calculated using GBD012B).
3. All property corners are magnails with shiner stamped 'Jones & Carter' unless noted otherwise.
4. 1/2 inch iron rods with blue plastic caps stamped 'KERR SURVEYING' will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas, and Incorporated areas, Map No. 48041C0205P, effective April 2, 2014.
6. Building setback lines Per City of Bryan Ordinance.
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.
8. This survey plat was prepared to reflect the title commitment prepared by Alamo Title Company, GF No. 4000412104293, effective date: October 15th, 2021. Items listed on schedule B are addressed as follows:
- 5 foot right-of-way pipeline easement from K.D. Timmons to Andrus pipeline Corporation in instrument dated June 19th, 1985, recorded in Volume 601, Page 300 (ORBCT) does apply to this tract and approximate location is shown hereon.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Lee Ball, owner of the 0.344 acre tract shown on this plat, being a portion of a called 0.375 acre tract conveyed in the Deeds Records of Brazos County in Volume 4231, Page 143, and designated herein as Morille Block 1, Lot 2 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.
Lee Ball
KD Timmons, Inc.
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Lee Ball, 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 ___ day of ___, 20__.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.
Nathan Paul Kerr, R.P.L.S. No. 6834
APPROVAL OF THE CITY PLANNER
I, ___, 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 ___, 20__.

APPROVAL OF THE CITY ENGINEER
I, ___, 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 ___ day of ___, 20__.

FINAL PLAT
Morille Block 1, Lot 2
& R.O.W Dedication
Being 0.344 AC
of a tract called to be 0.375 AC. in
Volume 4231, Page 143 OPRBCT
Stephen F Austin League Survey, Abstract 63
Bryan, Brazos County, Texas
April 2022
Owner: KD Timmons, Inc.
Developer: C&O Acquisitions, LLC
Engineer: Kerr Surveying, LLC
J4 Engineering

Vertical text on the left margin: J4 Engineering, 4/13/2022, Morille P102, Plat-1.dwg, J4E Project # 21-051