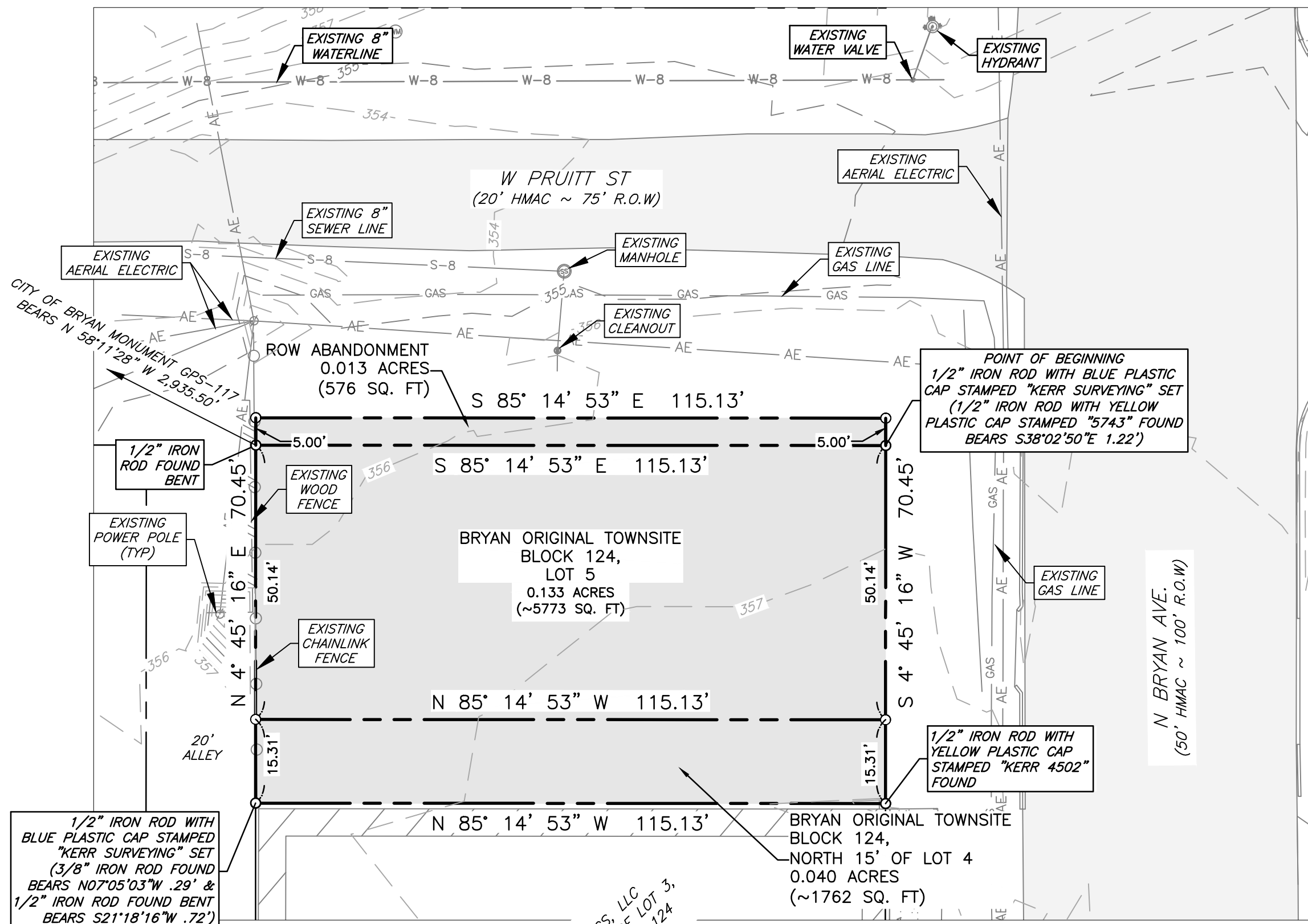
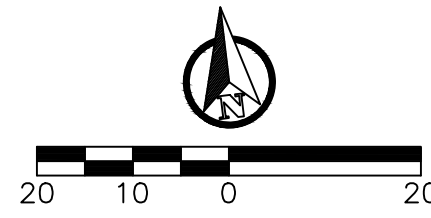


ORIGINAL PLAT
(1504 / 237 OPRBCT)



N/F SHADY GROVE HOLDINGS, LLC
N 22.5° OF LOT 2, ALL OF LOT 3,
& S 35° OF LOT 4, BLOCK 124,
14380 / 117 OPRBCT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Managing Partner of NN Out Properties LTD, the owner of the 0.186 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17494, Page 145, and designated herein as Bryan Original Townsite, Block 124, Lot 5R, 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.

_____, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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 _____, 2022.

Notary Public, Brazos County, Texas

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 _____, 2022.

City Planner
Bryan, Texas

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 _____, 2022.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

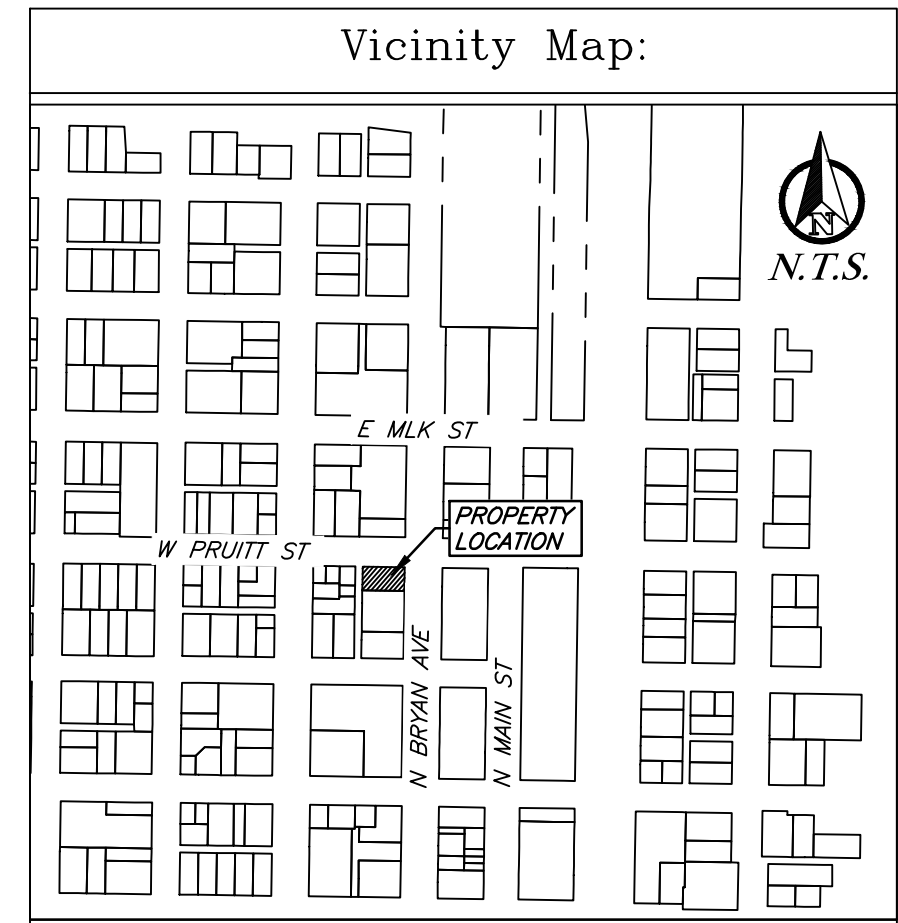
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 2022, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

ANNOTATIONS:

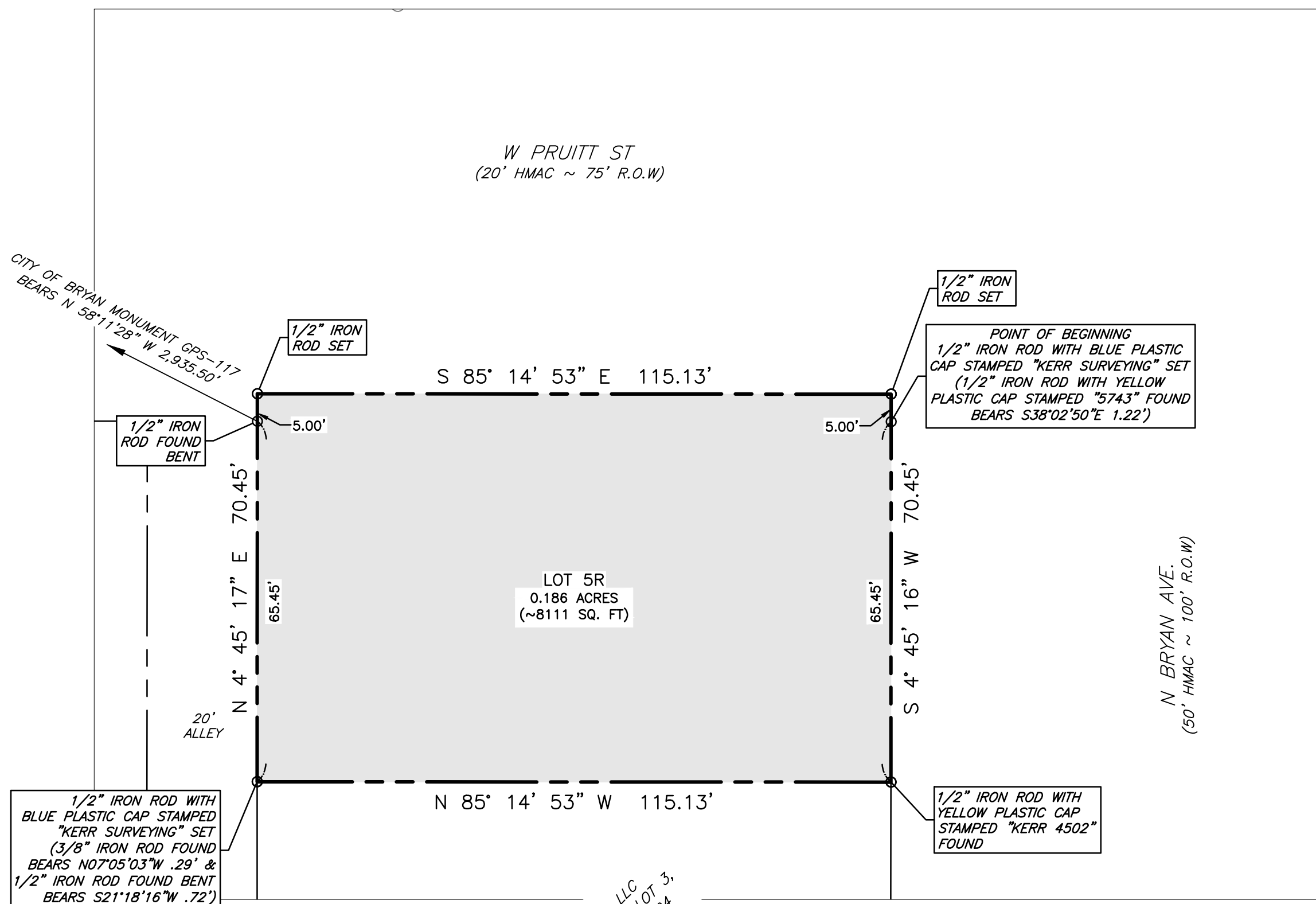
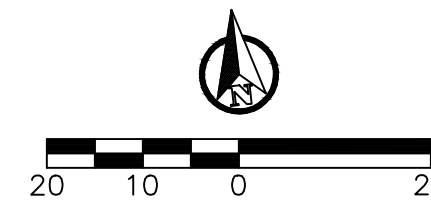
ROW	Right-of-Way
HMAC	Hot mix Asphaltic concrete
DRBCT	Deed Records Of Brazos County, Texas
ORBCT	Official Records Of Brazos County, Texas
OPRBCT	Official Public Records Of Brazos County, Texas
()	Record Information
(CM)	Controlling Monument used to establish property boundaries
PUE	Public Utility Easement
TYP	Typical
N/F	Now or Formerly



General Notes:

- Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00010125847 (Calculated using GEOD12B).
- 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215P, effective April 02, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from City of Bryan GIS data.
- This property is zoned Downtown North (DT-N).
- Utility lines shown hereon are approximate located by City of Bryan GIS data. Additional utilities may exist not shown.
- 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 the property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title commitment prepared by University Title Company, GP NO. 214239, effective date: 09-22-2021. Items listed on schedule B are not survey items and/or are not addressed by this plat.

REPLAT



N/F SHADY GROVE HOLDINGS, LLC
N 22.5° OF LOT 2, ALL OF LOT 3,
& S 35° OF LOT 4, BLOCK 124,
14380 / 117 OPRBCT

FIELD NOTES DESCRIPTION
OF A
0.186 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.186 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5, THE NORTH 15 FEET OF LOT 4, AND 5 FEET OF RIGHT-OF-WAY DEDICATED IN BLOCK 124, OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721, DRBCT, CONVEYED TO SHADY GROVE HOLDINGS, LLC RECORDED IN VOLUME 14380, PAGE 117 (OPRBCT), AND MARKING THE SOUTHWEST CORNER HEREOF:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND ON THE EAST LINE OF A 20' ALLEY (P), AT THE NORTHWEST CORNER OF A CALLED NORTH 22.5 FEET OF LOT 2, LOT 3, AND THE ADJOINING SOUTH 35 FEET OF LOT FOUR, BLOCK 124, OF THE BRYAN ORIGINAL TOWNSITE, SHOWN ON A PLAT FILED IN VOLUME 'H', PAGE 721, DRBCT, CONVEYED TO SHADY GROVE HOLDINGS, LLC RECORDED IN VOLUME 14380, PAGE 117 (OPRBCT), AND MARKING THE SOUTHWEST CORNER HEREOF:

THENCE, WITH THE NORTHWEST LINE HEREOF, N 04° 45' 17" E, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 65.45 FEET BEING THE ORIGINAL NORTH CORNER OF LOT 5, CONTINUING ON FOR A TOTAL DISTANCE OF 70.45 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE NEWLY ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF WEST PRUITT STREET (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE NORTH CORNER HEREOF, FOR REFERENCE, CITY OF BRYAN MONUMENT GPS-117 BEARS N 58° 17' 11" W, AT A DISTANCE OF 2,933.53 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST PRUITT STREET, S 85° 14' 53" E, FOR A DISTANCE OF 115.13 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE SOUTHWEST INTERSECTION OF WEST PRUITT STREET AND NORTH BRYAN STREET (100' RIGHT-OF-WAY, P), AND MARKING THE EASTERNMOST CORNER HEREOF;

THENCE, WITH THE NEWLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH BRYAN STREET, S 04° 45' 17" W, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND AT A DISTANCE OF 5.00 FEET FOR THE NORTHEAST CORNER OF LOT 5, CONTINUING ON FOR A TOTAL DISTANCE OF 70.45 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND, MARKING THE NORTHEAST CORNER OF SAID SHADY GROVE HOLDINGS TRACT, THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID SHADY GROVE HOLDINGS TRACT AND THIS HEREIN DESCRIBED TRACT, N 85° 14' 53" W, FOR A DISTANCE OF 115.13 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.186 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON MAY 2022.

Final Plat

Bryan Original Townsite
Lot 5R, Block 124

Being a Replat of
Bryan Original Townsite
Block 124, Lot 5, N 15' of Lot 4, 5' of ROW Abandonment
Volume H, Page 721 DRBCT
Stephen F. Austin League #9
Survey, A-62 - 186 Acres
Bryan, Brazos County, Texas
May 2022

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

Engineer:
J4 Engineering

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
TBPELS # 10018500
Job No. 22-212

PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE # 9951