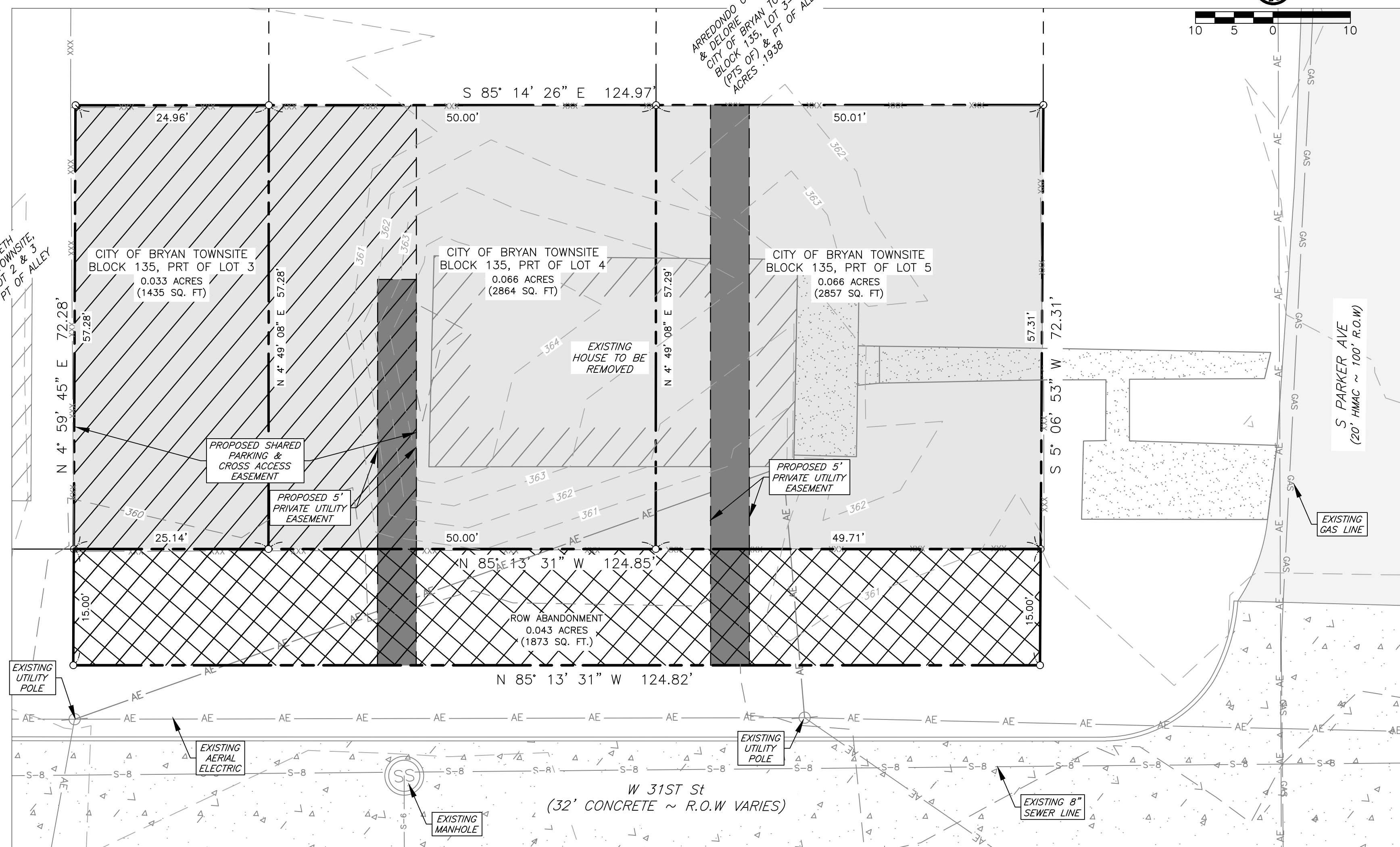
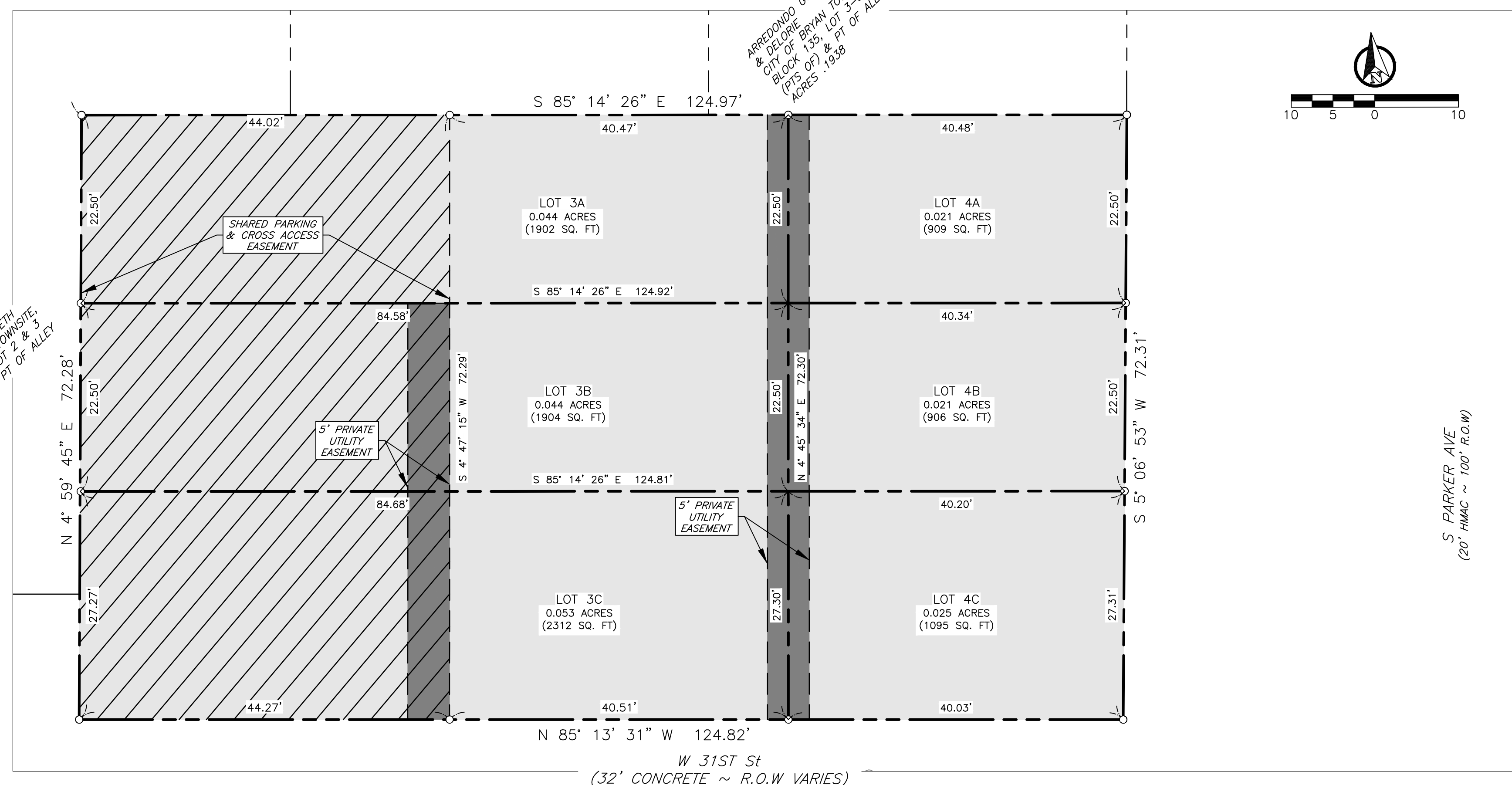


ORIGINAL PLAT



ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Managing Partner of NN Out Properties LLC, the owner of the _____ acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume _____, Page _____, and designated herein as Bryan Original Townsite, Block 135, Lots 3A-3C & 4A-4C, 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.

Managing Partner of NN Out Properties LLC,

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, Keith Zimmerman, Registered Professional Land Surveyor No. 6723, 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.

Keith Zimmerman, R.P.L.S. No. 6723

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

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission
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 _____, 2021, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES
+/- 0.207 ACRES
BEING A PORTION OF LOTS FIVE (5), FOUR (4) & THREE (3), BLOCK 135 OF THE CITY OF BRYAN AND A 15 FOOT WIDE STRIP OF LAND BEING A PORTION OF WEST 31ST STREET, ALL LOCATED IN THE STEPHEN F. AUSTIN LEAGUE BLOCK 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS.

SAID 0.207 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 0.207 ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF LOTS FIVE (5), FOUR (4) & THREE (3), BLOCK 135, CITY OF BRYAN, SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, BLOCK 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS ACCORDING TO THE MAP OF RECORD FOUND IN VOLUME H, PAGE 721 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT BEING COMPRISED OF A CALLED 0.1643 ACRE TRACT CONVEYED AND DESCRIBED TO N N OUT PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP IN VOLUME 17945, PAGE 274 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY TEXAS, AND AN ABANDONED 15 FOOT WIDE STRIP OF LAND BEING ONCE PART OF WEST 31ST STREET :

COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD AT THE ORIGINAL NORTHWEST INTERSECTION OF WEST 31ST STREET AND SOUTH PARKER AVENUE MARKING THE SOUTHEAST CORNER OF LOT 5, BLOCK 135 OF THE CITY OF BRYAN AS CALLED FOR IN THAT TRACT OR PARCEL OF LAND DESCRIBED IN VOLUME 17945, PAGE 274 CONVEYED TO N N OUT PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP;

THENCE: SOUTH 05°06'53" WEST ALONG THE EXTENSION OF THE WESTERLY RIGHT OF WAY OF SOUTH PARKER AVENUE 15.00 FEET TO THE SOUTHEAST CORNER OF THE 15-FOOT-WIDE STRIP OF LAND TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER;

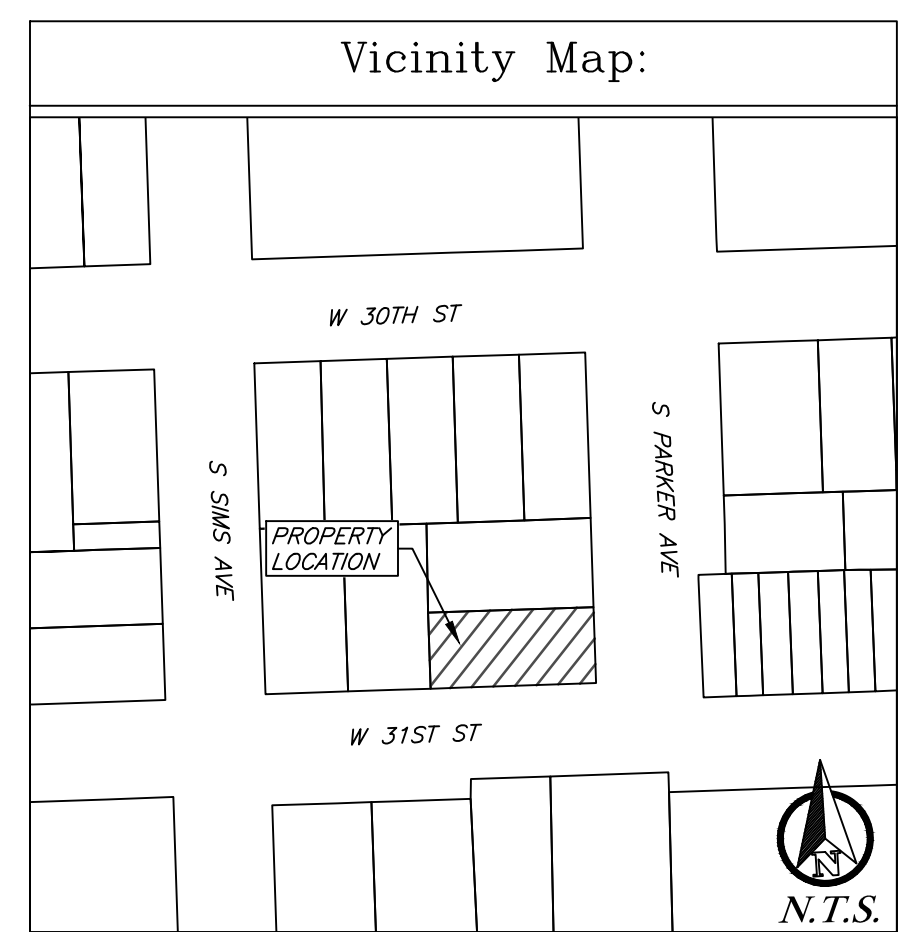
THENCE: NORTH 85°13'31" WEST FOR 124.82 FEET ALONG THE SOUTHERLY LINE OF THE 15-FOOT-WIDE STRIP TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER BEING LOCATED ON THE EXTENSION OF THE WESTERLY LINE OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

THENCE: NORTH 04°59'45" EAST FOR 15.00 FEET ALONG THE WESTERLY LINE OF THE 15-FOOT-WIDE STRIP AND ALONG THE EXTENSION OF THE WESTERLY LINE OF THE N N OUT PROPERTIES, LTD TRACT TO THE SOUTHERLY LOT LINE OF LOT 3, TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

THENCE: NORTH 04°59'45" EAST ALONG THE WESTERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND THE EASTERLY LINE OF THAT TRACT OR PARCEL OF LAND CONVEYED TO ELIZABETH HERNANDEZ AND JENARO HERNANDEZ-MALDONADO IN VOLUME 17945, PAGE 274 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 57.28 FEET TO A FOUND 3/8 IRON ROD LOCATED ON THE NORTHERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND MARKING THE NORTHWEST CORNER OF SAID TRACT AND THE APPARENT SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AND CONVEYED TO GUADALUPE ARRONDONDO IN VOLUME 3274, PAGE 94 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: SOUTH 85°14'26" EAST ALONG THE NORTHERLY LINE OF THE CALLED 0.1643 ACRE TRACT AND THE SOUTHERLY LINE OF THE ARRONDONDO TRACT FOR A DISTANCE OF 124.97 FEET TO THE APPARENT WESTERLY RIGHT OF WAY OF SOUTH PARKER AVENUE AND A FOUND 3/8 IRON ROD MARKING THE APPARENT SOUTHEAST CORNER OF THE ARRONDONDO TRACT AND THE NORTHEAST CORNER OF THE CALLED 0.1643 ACRE TRACT;

THENCE: SOUTH 05°06'53" WEST ALONG THE EAST LINE OF THE CALLED 0.1643 ACRE TRACT AND THE WEST RIGHT OF WAY LINE OF SOUTH PARKER AVENUE FOR A DISTANCE OF 57.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.207 ACRES OF LAND MORE OR LESS.



General Notes:

1. Basis of Bearing Texas State Plane Central Zone Grid North from GPS Observation.
2. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
3. Building setback lines Per City of Bryan Ordinance.
4. The topography shown is from GIS data.
5. This property is zoned Residential District-5000 (RD-5).
6. All utilities shown hereon are approximate locations.
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 the property adjacent to the PUE to access electric facilities.

Final Plat

**Bryan Original Townsite
Block 135, Lots
3A-3C, 4A-4C &
R.O.W Abandonment**

Being a Replat of
Bryan Original Townsite
A portion of Lots 3-5,
Block 135 - 0.207 Acres
Bryan, Brazos County, Texas
Sept 2022

Owner:
NN Out Properties Ltd.
105 N Main St
Bryan, TX 77805

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951

Surveyor:
EAS Resources
4234 Boonville Rd
Bryan, TX 77802
TBPELS # 10194212
Job No. 22-096

JA Engineering 9/21/2022 Concept-Resubmitting JAE Project # 22-003