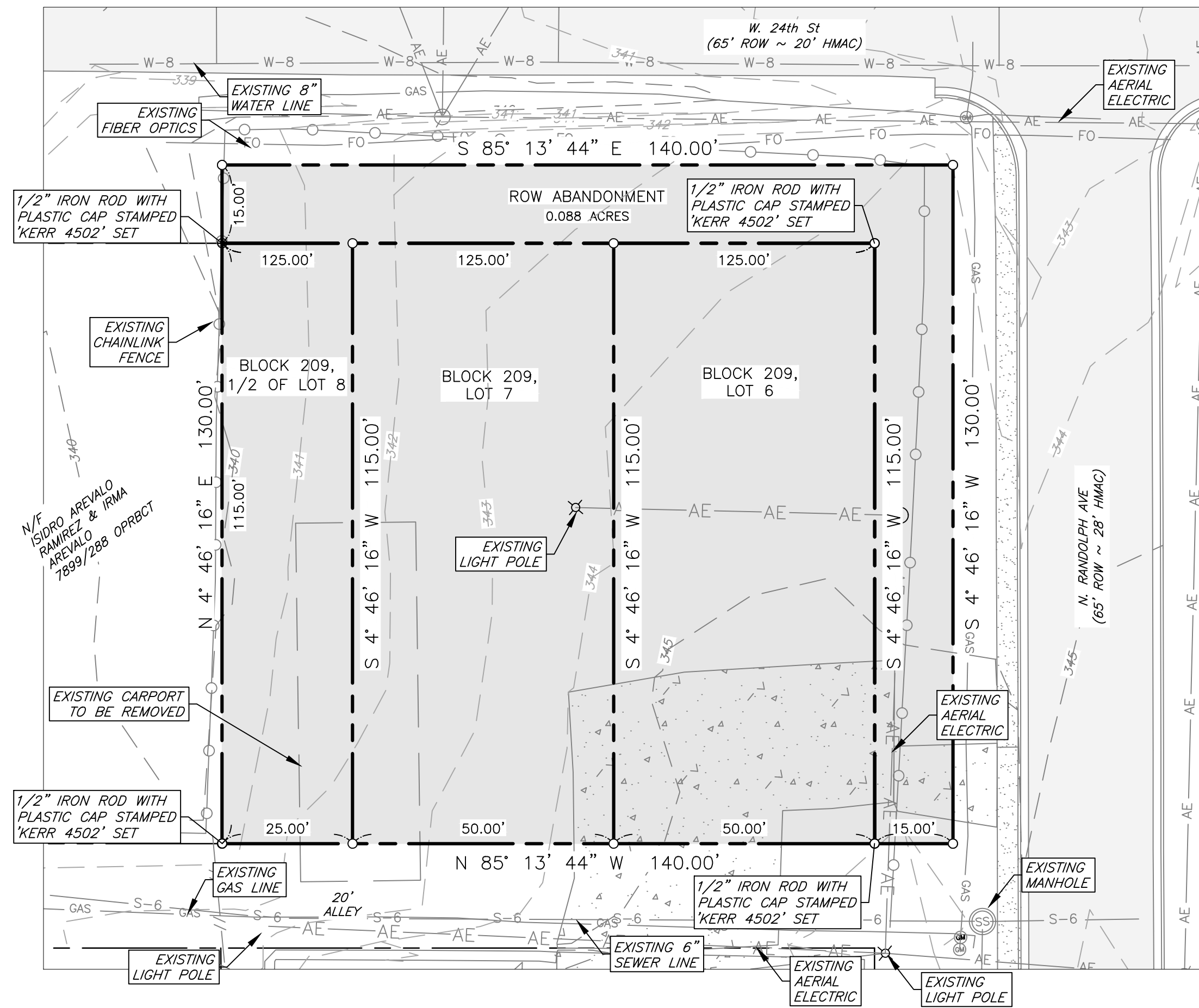


ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ & _____, owners of the 0.418 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume _____, Page _____, and designated herein as City of Bryan Townsite Block 209, Lots 6R - 9R, 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, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

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

FIELD NOTES DESCRIPTION
OF A
0.418 ACRE TRACT
BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.418 OF AN ACRE IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 6, 7 AND THE ADJOINING 1/2 OF LOT 8, BLOCK 209 OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND A PORTION OF THE ADJOINING RIGHT-OF-WAYS OF N. RANDOLPH AVENUE AND W. 24TH STREET; SAID 0.418 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE NORTH LINE OF A 20' WIDE ALLEY, AT THE SOUTHWEST CORNER OF SAID 1/2 OF LOT 8 AND THE SOUTHEAST CORNER OF LOT 1R, BLOCK 209 OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 2607, PAGE 131 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT);

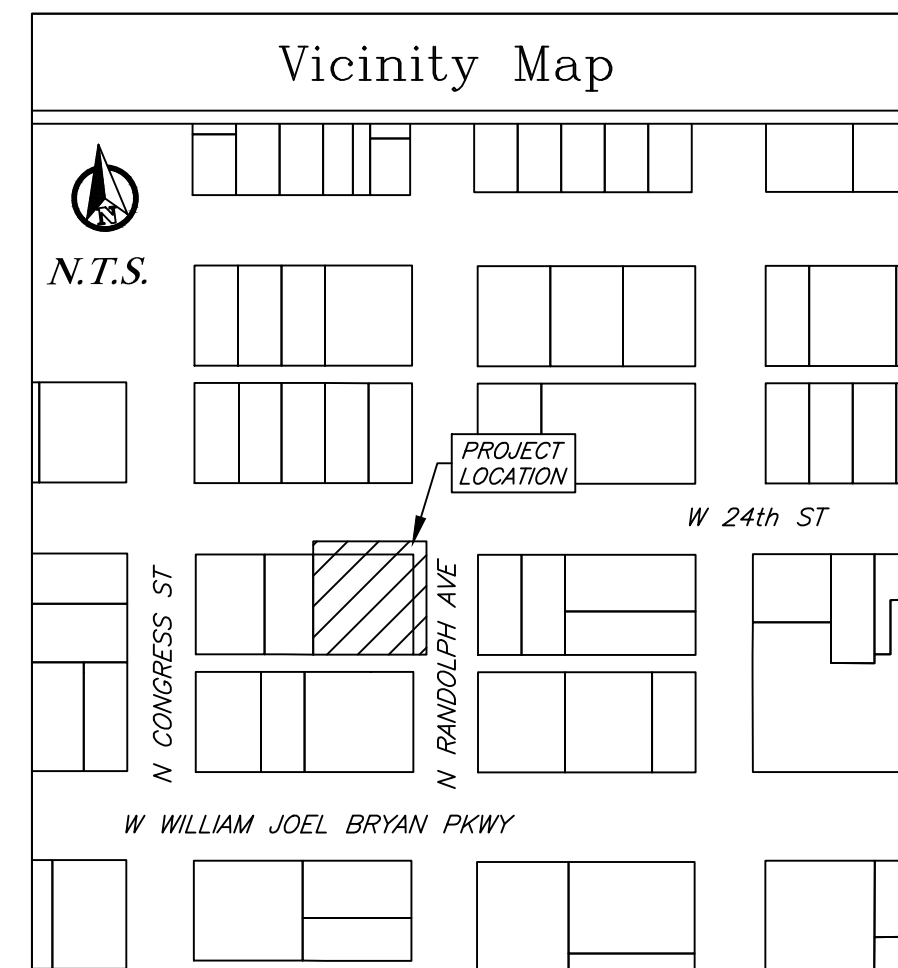
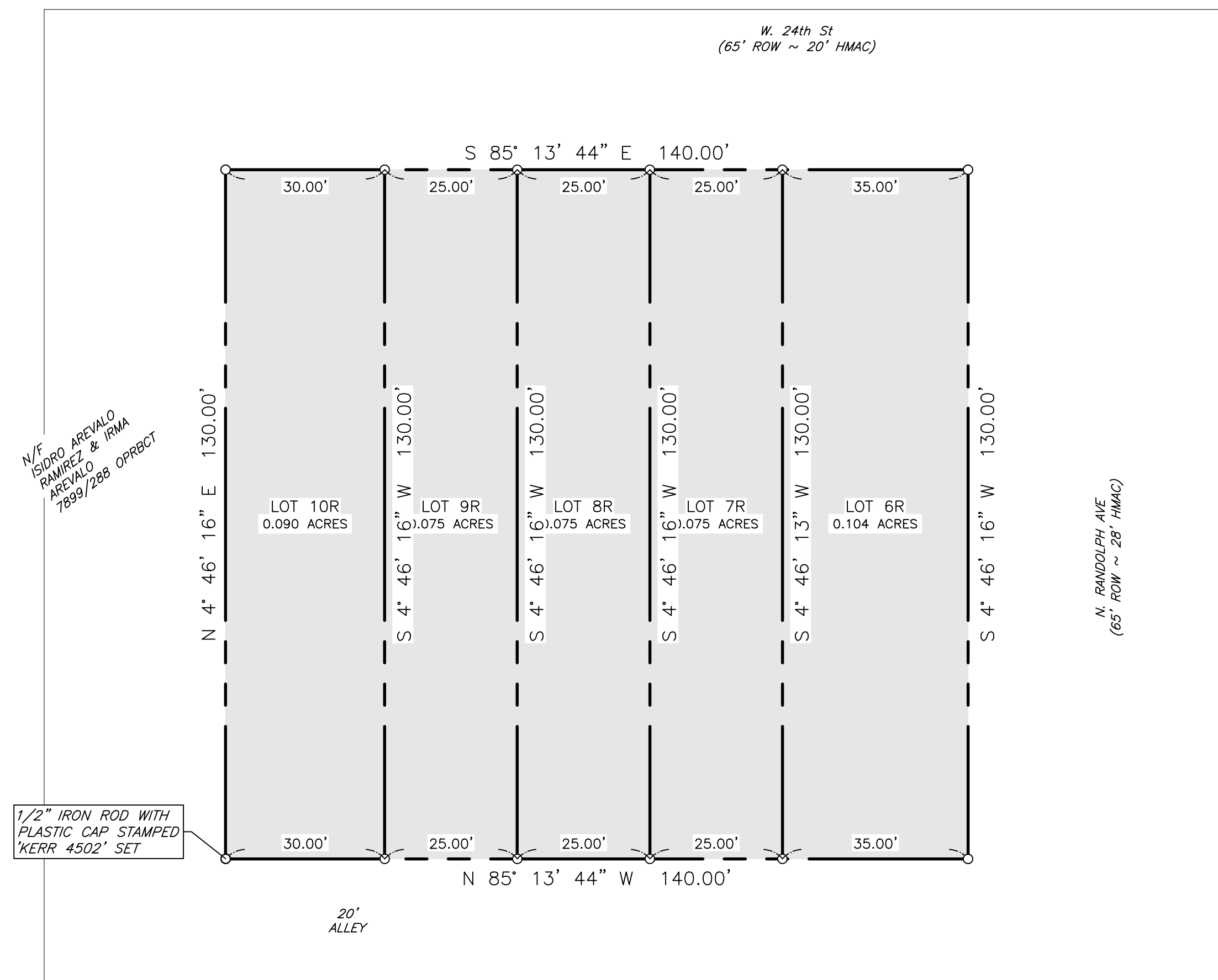
THENCE, WITH THE EAST LINE OF SAID LOT 9R, N 04° 46' 16" E, AT A DISTANCE OF 115.00 FEET PASSING A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF W. 24TH STREET (80' WIDE RIGHT-OF-WAY, 'H'/721 DRBCT) AT THE NORTHEAST CORNER OF SAID LOT 9R AND THE NORTHWEST CORNER OF SAID 1/2 OF LOT 8, CONTINUE ON THROUGH THE RIGHT-OF-WAY OF W. 24TH STREET FOR A TOTAL DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE NORTHWEST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-117 BEARS N 14° 44' 09" W, A DISTANCE OF 2,799.88 FEET;

THENCE, THROUGH THE RIGHT-OF-WAY OF W. 24TH STREET AND THE RIGHT-OF-WAY OF N. RANDOLPH AVENUE (80' WIDE RIGHT-OF-WAY, 'H'/721 DRBCT), S 85° 13' 44" E, FOR A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, THROUGH THE RIGHT-OF-WAY OF N. RANDOLPH AVENUE, S 04° 46' 16" W, FOR A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTHEAST CORNER HEREOF;

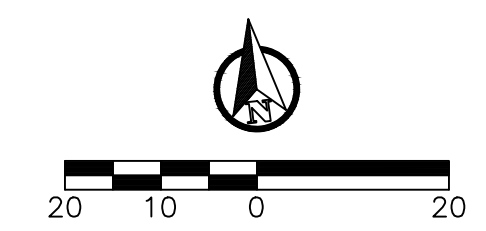
THENCE, CONTINUING THROUGH THE RIGHT-OF-WAY OF N. RANDOLPH AVENUE, N 85° 13' 44" W, AT A DISTANCE OF 15.00 FEET PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6, CONTINUE ON WITH THE SOUTH LINE OF SAID LOTS 6, 7 AND 8, SAME BEING THE NORTH LINE OF SAID ALLEY, FOR A TOTAL DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.418 OF AN ACRE, MORE OR LESS.

REPLAT



General Notes:

- 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 GPS-36 (N10231375.303; E:3541898.795) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 0.99988564344694 (Calculated Using GSD12B).
- 1/2" Iron rods with Yellow plastic cap stamped 'KERR 4502' will be set at all exterior corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective May 16, 2012.
- All utilities shown hereon are approximate locations.
- This property is Zoned Commercial District (C-3).
- The topography shown is from Topo Data.
- Building setbacks lines per City of Bryan Ordinances.
- 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.
- The Partial Abandonment of West 24th St ROW and North Randolph Ave ROW located in Block 209 in the Bryan Original Townsite was abandoned on _____ by the Bryan City Council with Ordinance _____.
- This survey plat was prepared to reflect the title report prepared by University Title Company, GP NO. 210861, Dated: 02/10/2021.



FINAL PLAT

**Bryan Original Townsite
Block 209, Lots 6R - 10R**
Being a Replat of
Bryan Original Townsite Block 209,
Lots 6, 7 & 1/2 of 8 and ROW Abandonment-0.418 Acres
Volume H, Page 721 (DRBCT)
Stephen F. Austin League NO. 9, A-62
Bryan, Brazos County, Texas
Sept 2022

Owner:
Faustino Castillo &
Amelia Castillo
2006 Quail Hollow Dr.
Bryan, TX 77802

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Proj # 21-146