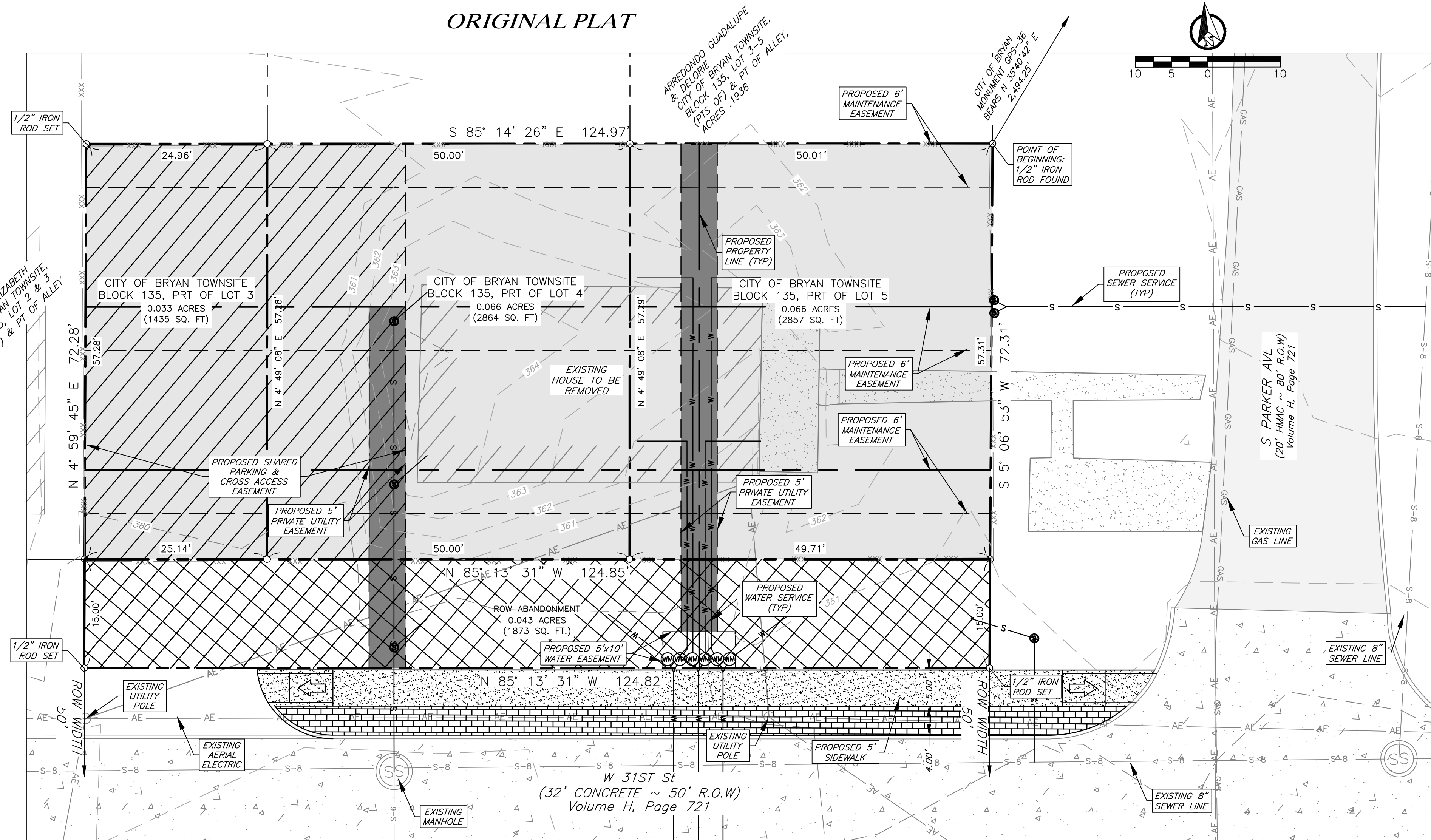
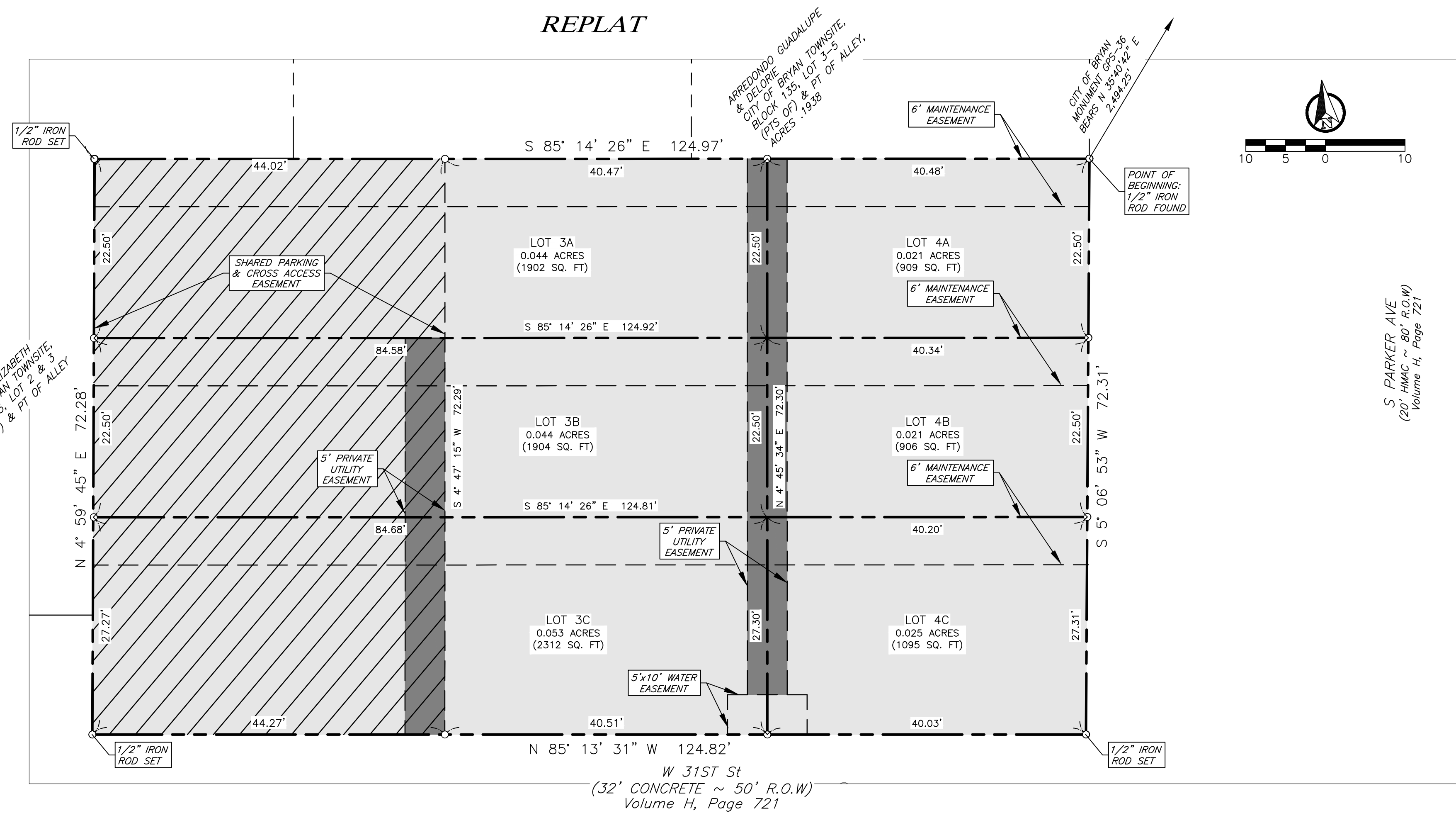


**ORIGINAL PLAT**



**REPLAT**



**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 filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved of 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 31<sup>ST</sup> 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) AND 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 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 31<sup>ST</sup> STREET :

COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD AT THE ORIGINAL NORTHWEST INTERSECTION OF WEST 31<sup>ST</sup> STREET AND SOUTH PARKER AVENUE MARKING THE SOUTHWEST 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;

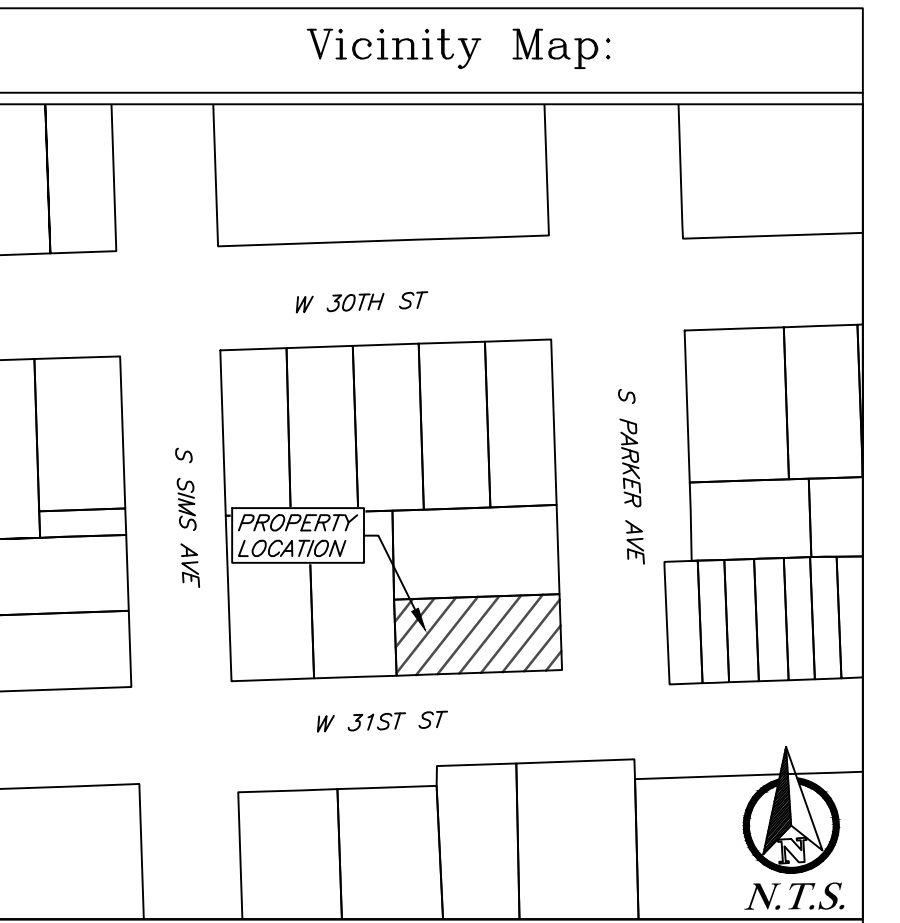
THENCE: NORTH 85°13'31" WEST FOR 124.82 FEET ALONG THE SOUTHERLY LINE OF THE 15-FOOT-WIDE STRIP TO A SET CAPPED 1/2 INCH IRON ROD FOR CORNER BEING LOCATED ON THE EXTENSION OF THE WESTERLY LINE OF THE N N OUT PROPERTIES, LTD, CALLED 0.1643 ACRE TRACT;

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 AND DELORIE ARREDONDO 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 ARREDONDO 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 SOUTHWEST CORNER OF THE ARREDONDO 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. The topography shown is from GIS data.
4. This property is Zoned (PD-M) Planned Development Mixed Use as approved by the Bryan City Council On \_\_\_\_\_ with ordinance #\_\_\_\_\_.
5. All utilities shown hereon are approximate locations.
6. 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.
7. The required sidewalk on W. 31st St. will be constructed with the development of the lots.

**Final Plat**

**Bryan Original Townsite  
Lot 3A-3C &  
4A-4C, Block 135**

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

<p><i>Owner:</i> NN Out Properties Ltd. 105 N Main St Bryan, TX 77805</p>	<p><i>Engineer:</i> <b>I4 Engineering</b> PO Box 5192 Bryan, TX 77805 979-739-4567 TBPE F-9951</p>
<p><i>Surveyor:</i> EAS Resources 4234 Boonville Rd Bryan, TX 77802 TBPELS # 10194212 Job No. 22-096</p>	