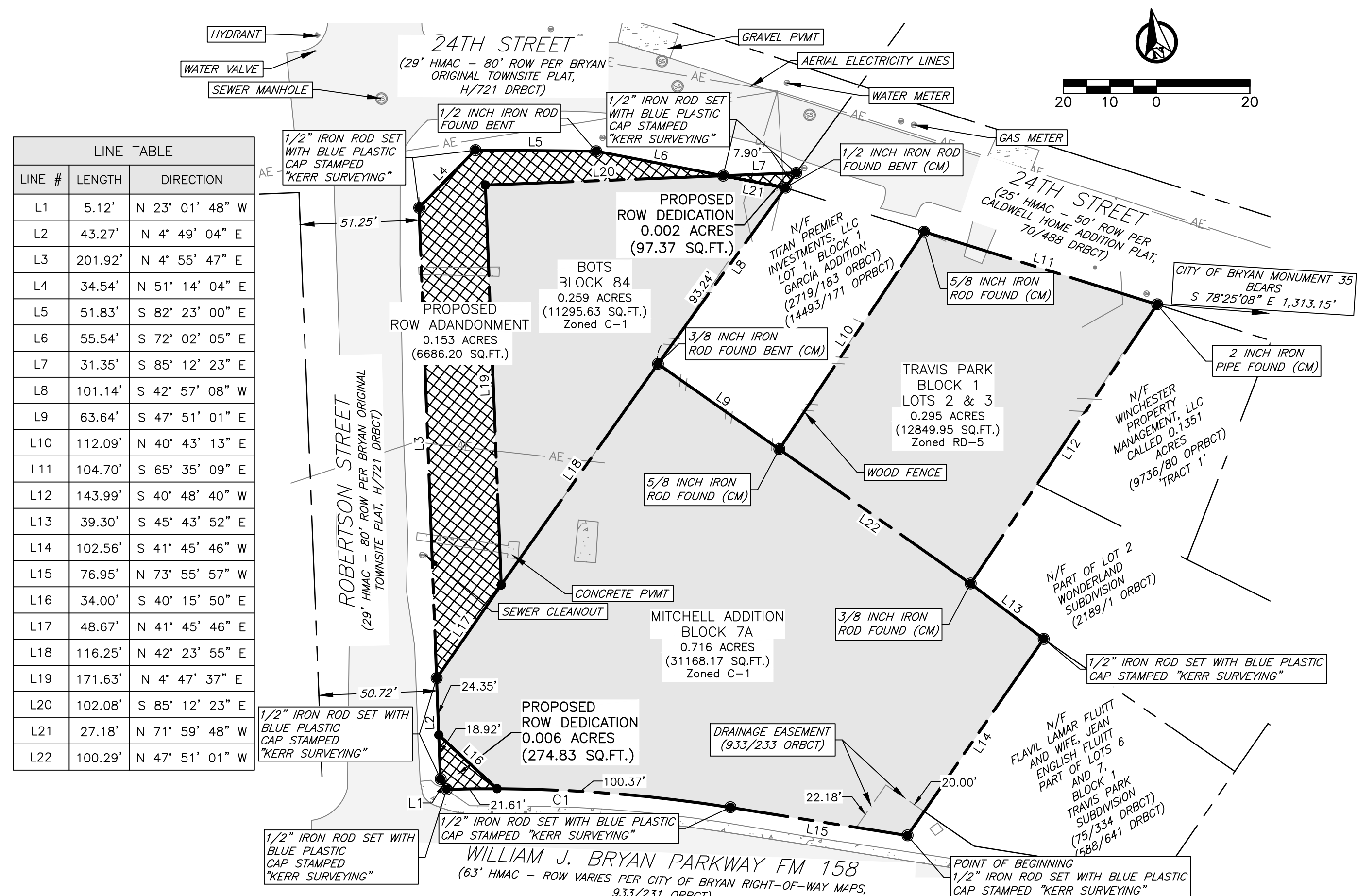


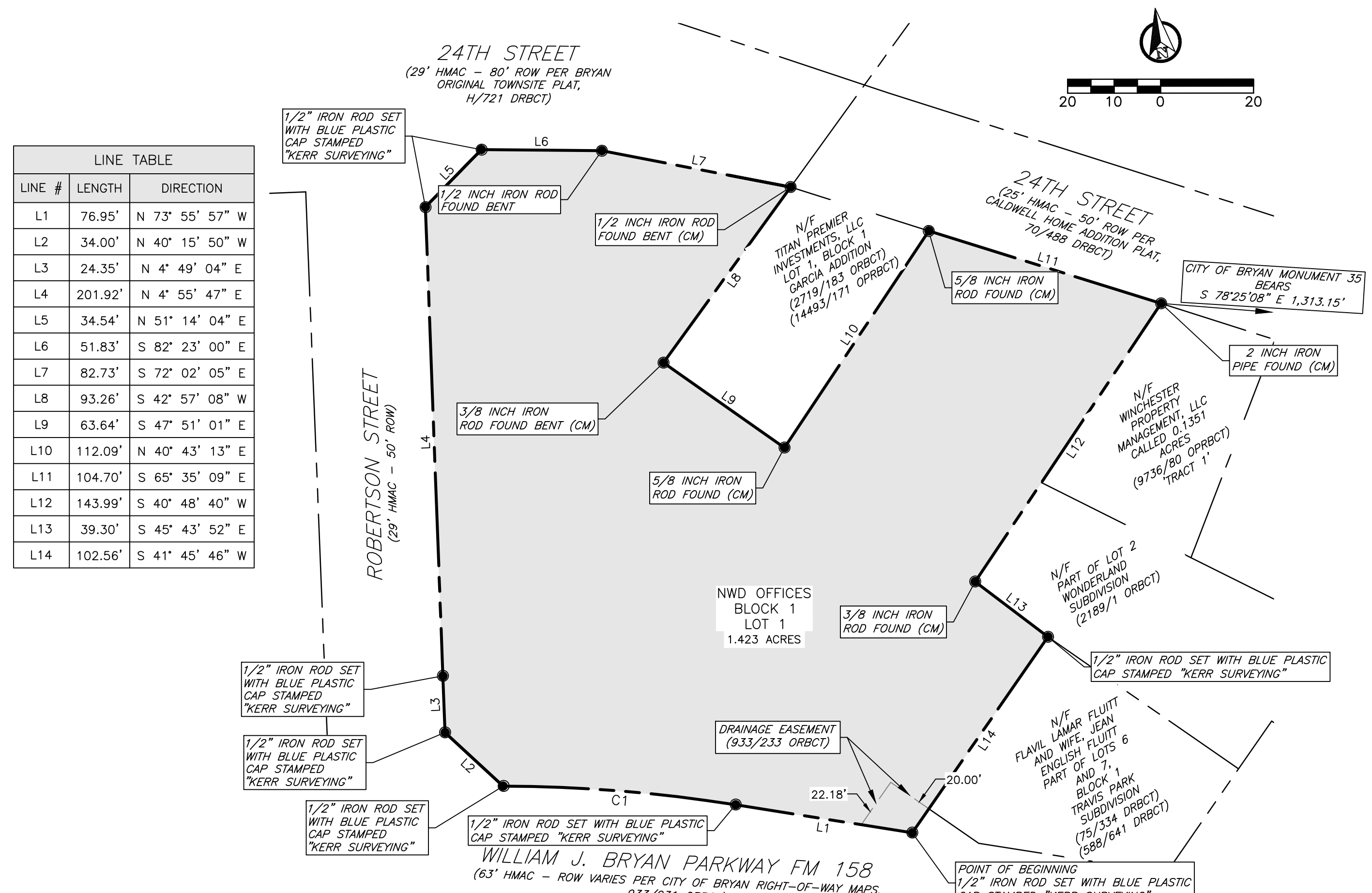
ORIGINAL

FINAL PLAT



LINE #	LENGTH	DIRECTION
L1	5.12'	N 23° 01' 48" W
L2	43.27'	N 4° 49' 04" E
L3	201.92'	N 4° 55' 47" E
L4	34.54'	N 51° 14' 04" E
L5	51.83'	S 82° 23' 00" E
L6	55.54'	S 72° 02' 05" E
L7	31.35'	S 85° 12' 23" E
L8	101.14'	S 42° 57' 08" W
L9	63.64'	S 47° 51' 01" E
L10	112.09'	N 40° 43' 13" E
L11	104.70'	S 65° 35' 09" E
L12	143.99'	S 40° 48' 40" W
L13	39.30'	S 45° 43' 52" E
L14	102.56'	S 41° 45' 46" W
L15	76.95'	N 73° 55' 57" W
L16	34.00'	S 40° 15' 50" E
L17	48.67'	N 41° 45' 46" E
L18	116.25'	N 42° 23' 55" E
L19	171.63'	N 4° 47' 37" E
L20	102.08'	S 85° 12' 23" E
L21	27.18'	N 71° 59' 48" W
L22	100.29'	N 47° 51' 01" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	122.16'	652.50'	10° 43' 37"	N 79° 17' 45" W	121.98'	61.26'



LINE #	LENGTH	DIRECTION
L1	76.95'	N 73° 55' 57" W
L2	34.00'	N 40° 15' 50" W
L3	24.35'	N 4° 49' 04" E
L4	201.92'	N 4° 55' 47" E
L5	34.54'	N 51° 14' 04" E
L6	51.83'	S 82° 23' 00" E
L7	82.73'	S 72° 02' 05" E
L8	93.26'	S 42° 57' 08" W
L9	63.64'	S 47° 51' 01" E
L10	112.09'	N 40° 43' 13" E
L11	104.70'	S 65° 35' 09" E
L12	143.99'	S 40° 48' 40" W
L13	39.30'	S 45° 43' 52" E
L14	102.56'	S 41° 45' 46" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	100.47'	652.50'	8° 49' 20"	N 78° 20' 37" W	100.37'	50.33'

FIELD NOTES DESCRIPTION
OF A
1.432 ACRE TRACT
JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.432 ACRES IN THE JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2 AND THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.29332 ACRE TRACT OF LAND CONVEYED TO NATHAN WINCHESTER IN VOLUME 12173, PAGE 93 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND ALL OF A CALLED 1.157 ACRE TRACT OF LAND CONVEYED TO NATHAN J. WINCHESTER IN VOLUME 5976, PAGE 77 (OPRBCT); SAID 1.432 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDIES AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST RIGHT-OF-WAY OF WILLIAM J. BRYAN PARKWAY (RIGHT-OF-WAY WIDTH VARIES, 933/231 OPRBCT), FOR THE SOUTHEAST CORNER OF SAID 1.157 ACRE TRACT, AND THE SOUTHEAST CORNER HEREOF; FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 35° 20' 07" E, A DISTANCE OF 255.77 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 82° 34' 38" E, A DISTANCE OF 667.62 FEET, FROM WHICH CITY OF BRYAN MONUMENT 35 BEARS S 87° 57' 21" E, A DISTANCE OF 1,421.59 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF WILLIAM J. BRYAN PARKWAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 73° 55' 57" W, FOR A DISTANCE OF 76.95 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;

2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 652.50 FEET, AN ARC LENGTH OF 122.16 FEET, AND A CHORD WHICH BEARS N 79° 17' 45" W, A DISTANCE OF 121.98 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE NORTHEAST INTERSECTION OF WILLIAM J. BRYAN PARKWAY AND ROBERTSON STREET, FOR THE SOUTHWEST CORNER OF SAID 1.157 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF ROBERTSON STREET FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N 23° 01' 48" W, FOR A DISTANCE OF 5.12 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;

2) N 04° 49' 04" E, FOR A DISTANCE OF 43.27 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE BRYAN ORIGINAL TOWNSITE SOUTHWEST CORNER;

3) N 04° 55' 47" E, FOR A DISTANCE OF 201.92 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;

4) N 51° 14' 04" E, FOR A DISTANCE OF 34.54 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET; FOUND IN THE SOUTHWEST INTERSECTION OF ROBERTSON STREET AND 24TH STREET, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTH LINE OF SAID 1.157 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S 82° 23' 00" E, FOR A DISTANCE OF 51.83 FEET TO A 1/2 INCH IRON ROD FOUND BENT;

2) S 72° 02' 05" E, FOR A DISTANCE OF 55.54 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;

3) S 85° 12' 23" E, FOR A DISTANCE OF 31.35 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SOUTH LINE OF SAID 24TH STREET;

THENCE, WITH THE SOUTHWEST LINE OF THE BRYAN ORIGINAL TOWNSITE LINE, S 42° 57' 08" W, AT A DISTANCE OF 7.90 FEET PASSING A 1/2 INCH IRON ROD FOUND BENT FOR THE NORTH CORNER OF LOT 1, BLOCK 1 OF THE GARCIA ADDITION, FILED IN VOLUME 2719, PAGE 183 (OPRBCT), CONVEYED TO TITAN PREMIER INVESTMENTS, LLC, IN VOLUME 14493, PAGE 171 (OPRBCT), CONTINUING ON TO A TOTAL DISTANCE OF 101.14 FEET TO A 3/8 INCH IRON ROD FOUND BENT, FOR THE WEST CORNER OF SAID GARCIA ADDITION AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 1.157 ACRE TRACT AND SAID GARCIA ADDITION, S 47° 51' 01" E, FOR A DISTANCE OF 63.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID GARCIA ADDITION, THE WEST CORNER OF SAID 0.29332 ACRE TRACT, AND AN INTERIOR CORNER HEREOF;

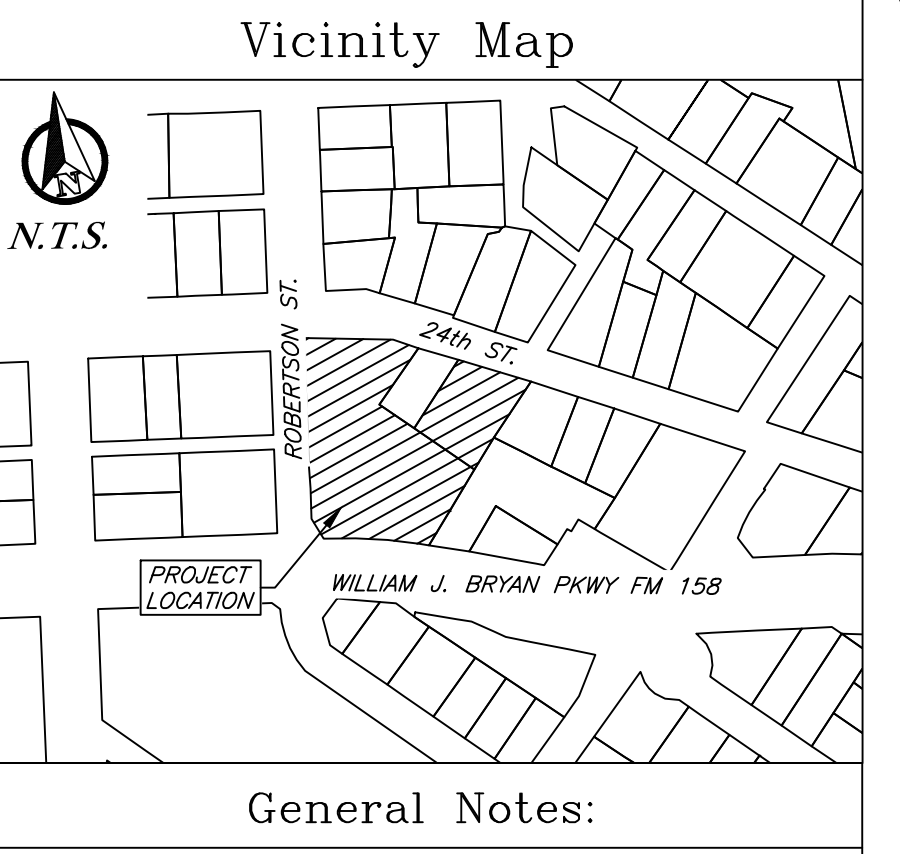
THENCE, WITH THE COMMON LINE OF SAID GARCIA ADDITION AND SAID 0.29332 ACRE TRACT, N 40° 43' 13" E, FOR A DISTANCE OF 112.09 FEET TO 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET, FOR THE EAST CORNER OF SAID GARCIA ADDITION, THE NORTH CORNER OF SAID 0.29332 ACRE TRACT, AND A NORTHERN CORNER HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET, S 65° 35' 09" E, FOR A DISTANCE OF 104.70 FEET TO A 2 INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET (50' WIDE RIGHT-OF-WAY AT THIS POINT PER THE PLAT OF THE CALDWELL HOME ADDITION, VOLUME 70, PAGE 488, DRBCT), FOR THE NORTH CORNER OF A CALLED 0.1351 ACRE TRACT CONVEYED TO WINCHESTER PROPERTY MANAGEMENT, LLC, AND BEING REFERRED TO AS "TRACT ONE" IN VOLUME 9736, PAGE 80 (OPRBCT), FOR THE EAST CORNER OF SAID 0.29332 ACRE TRACT, AND THE EASTERNMOST CORNER HEREOF;

THENCE, WITH THE NORTHWEST LINES OF SAID 0.1351 ACRE TRACT AND THE REMAINDER OF LOT 2 OF THE WONDERLAND SUBDIVISION, FILED IN VOLUME 2189, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND THE SOUTHWEST LINE OF SAID 0.29332 ACRE TRACT, S 40° 48' 40" W, FOR A DISTANCE OF 143.99 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 1.157 ACRE TRACT, FOR THE WEST CORNER OF THE REMAINDER OF SAID WONDERLAND SUBDIVISION, AND FOR AN INTERIOR CORNER HEREOF; FROM WHICH A 5/8 INCH IRON ROD FOUND WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO 1562" FOUND MARKING THE EAST CORNER OF SAID 1.157 ACRE TRACT BEARS S 47° 49' 28" E, A DISTANCE OF 49.70 FEET;

THENCE, WITH THE COMMON LINE OF SAID REMAINING WONDERLAND SUBDIVISION AND THROUGH SAID 1.157 ACRE TRACT, S 45° 43' 52" E, FOR A DISTANCE OF 39.30 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR CORNER BEING IN THE NORTHWEST LINE OF THE REMAINDER OF LOTS 6 AND 7, BLOCK 1 OF THE TRAVIS PARK SUBDIVISION, FILED IN VOLUME 75, PAGE 334 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), CONVEYED TO FLAVIL LAMAR FLUITT AND WIFE, JEAN ENGLISH FLUITT IN VOLUME 588, PAGE 641 (DRBCT), AN EASTERN CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID FLUITT TRACT AND THIS HEREIN DESCRIBED TRACT, S 41° 45' 46" W, AT A DISTANCE OF 90.00 FEET PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE EAST CORNER OF A CALLED 347 SQUARE FOOT DRAINAGE EASEMENT IN VOLUME 933, PAGE 233 (OPRBCT) AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING ON FOR A TOTAL DISTANCE OF 102.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.432 ACRES OF LAND, MORE OR LESS.



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001445742370 (calculated using GEOID12B).
 - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
 - 1/2" iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All utilities shown are approximate location.
 - This property is zoned Residential District-5000 (RD-5) and Office (C-1).
 - Distances shown along curves are chord lengths.
 - Partial Right of Way Abandonment of Robertson Street abandoned via Ordinance #_____ on the date of _____.
 - 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.
 - This survey plat was prepared to reflect the title reports issued by university title company, GF No. 22359 and 222360, both certification dated: 06-05-2022. All items are either shown on this plat or are not survey items.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Winchester, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 5976, Page 77, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Nathan Winchester

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nathan Winchester 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____.

Notary Public, Brazos County, Texas

CERTIFICATE 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 property markers and monuments were placed under my supervision on the ground.

Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

Winchester Properties, Managed by Nathan Winchester, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 5976, Page 77, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Winchester Properties
Nathan Winchester, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nathan Winchester 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____.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS

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

APPROVAL OF THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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____.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

STATE OF TEXAS
COUNTY OF BRAZOS

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____.

City Planner
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 _____, 20____, in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

J4 Engineering 12/12/2023 NMD Offices - Report 101723.dwg J4E Project # 21-080