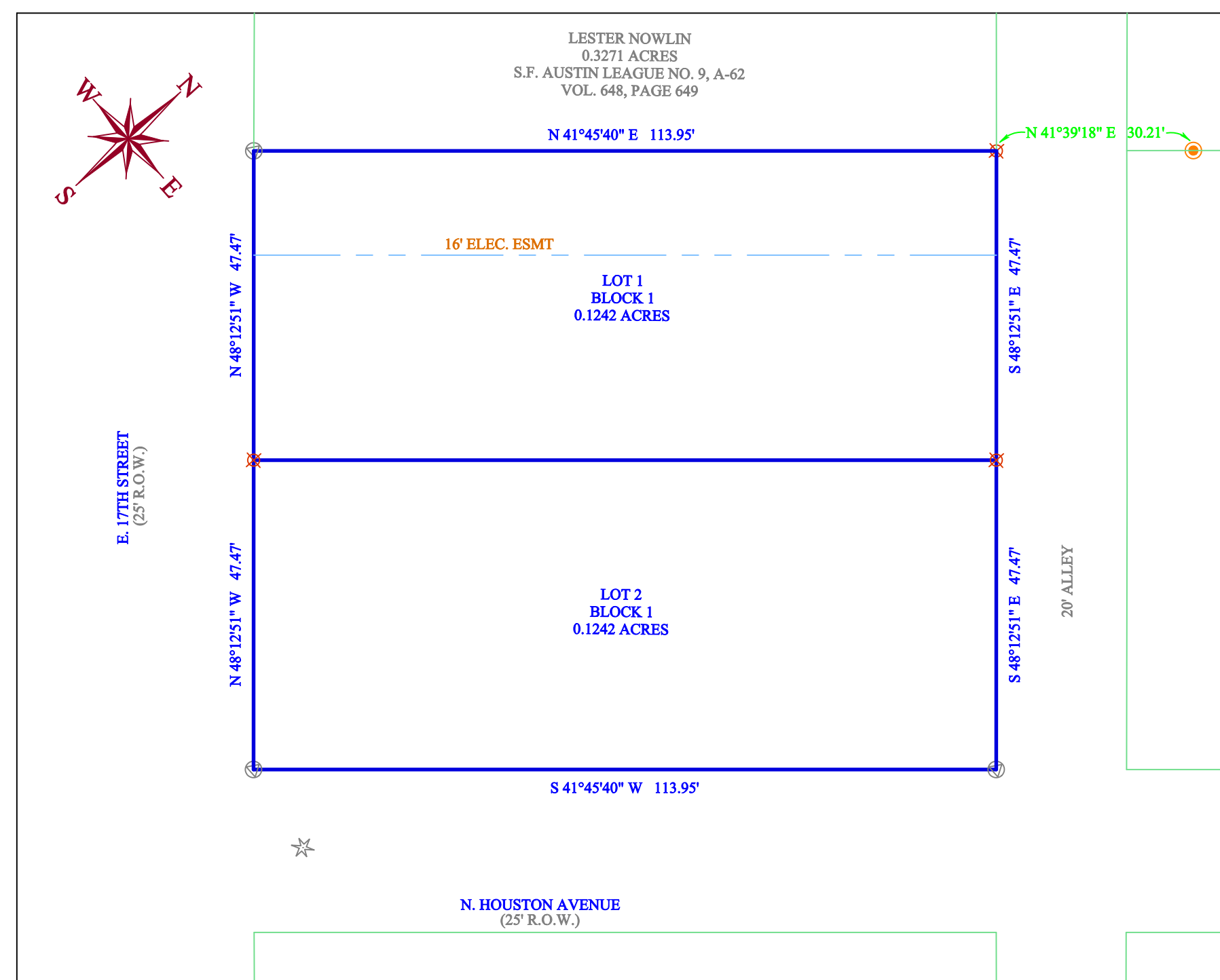
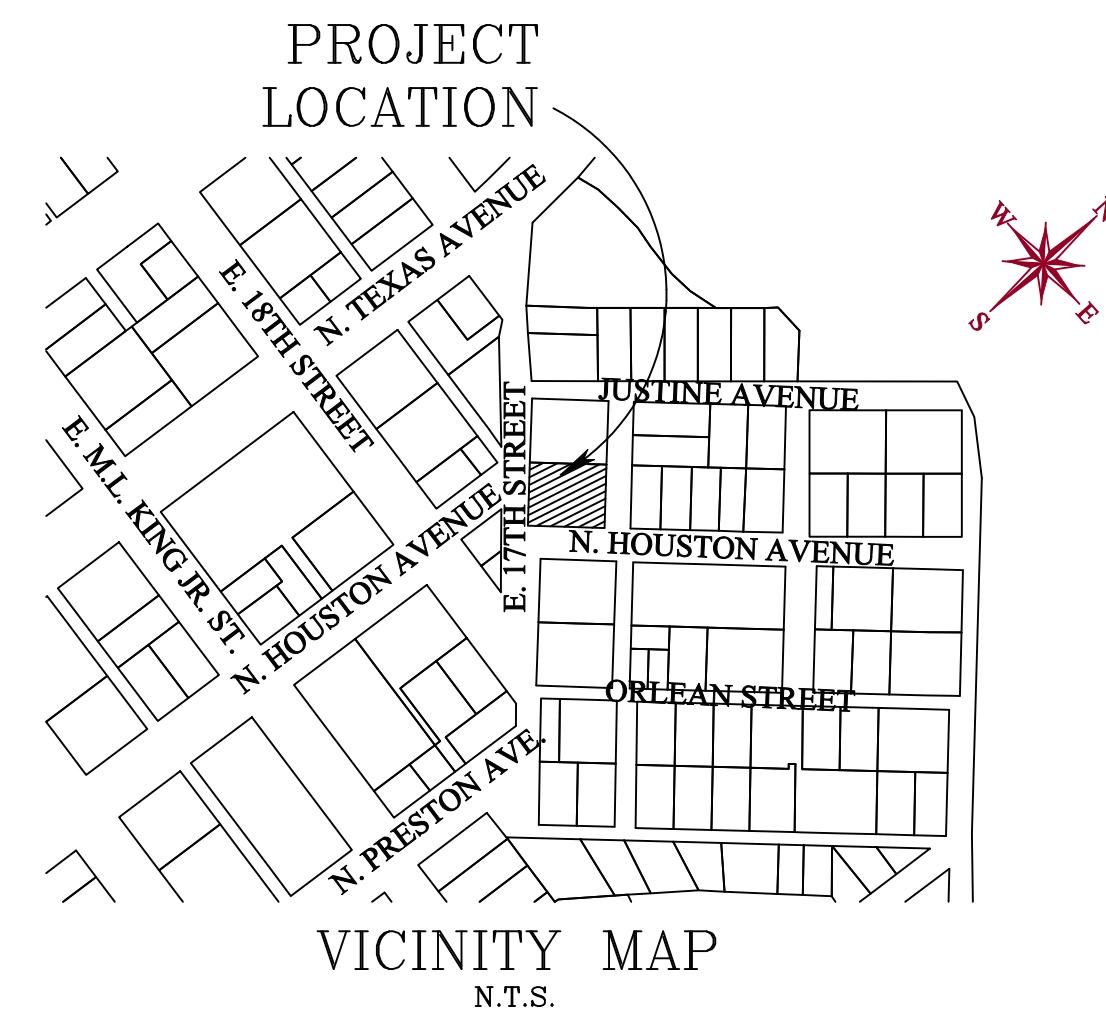


PRELIMINARY PLAN



FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2484 acres in the Stephen F. Austin's League #9, A-62, Brazos County, Texas, being called Lots 19 and 20 of the unrecorded subdivision of Hall's Addition, also being the same tract as recorded in Vol. 18643, Page 76, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on September 22nd of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-95446, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the west corner of this tract, also being a point in the northeast right-of-way line of East 17th Street (25' R.O.W.), also being the south corner of the Lester Nowlin called 0.3271 acres, called Lots 1 and 2, as recorded in Vol. 648, Page 649 of the B.C.O.R.;

THENCE North 41°45'40" East, a distance of 113.95 feet along the common line between this tract and said East 17th Street to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point in the southwest line of a 20' alley, from which a 1/2" iron rod with orange plastic cap marked "GALINDO" found bears N 41°39'18" E, a distance of 30.21 feet for reference;

THENCE along the common line between this tract and said alley, for the following calls:

South 48°12'51" East, a distance of 47.47 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northeast line of this tract;

South 48°12'51" East, a distance of 47.47 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the east corner of this tract, also being a point in the northwest right-of-way line of North Houston Avenue (25' R.O.W.);

THENCE South 41°45'40" West, a distance of 113.95 feet along the common line between this tract and said North Houston Avenue to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being a point in the northeast right-of-way line of East 17th Street;

THENCE along the common line between this tract and said East 17th Street, for the following calls:

North 48°12'51" West, a distance of 47.47 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

North 48°12'51" West, a distance of 47.47 feet to the PLACE OF BEGINNING containing 0.2484 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JOSE GARZA of the RELENTLESS PROPERTIES LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 18643, Page 76 of the B.C.O.R., whose name is subscribed hereto, hereby 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 persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20____. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, Texas

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 _____, 20____.

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 _____, 20____.

City Engineer, Bryan, Texas: _____

CERTIFICATION BY 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 Official Records of Brazos County in Volume _____ Page _____.

County Clerk Brazos County, Texas: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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, and the the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

| SURVEY LEGEND | |
|---------------|----------------------------------|
| | SUBJECT PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | UTILITY GAS/SEWER |
| | ORDINANCE BUILDING LINE(B.L.) |
| | FLATTED BUILDING LINE(B.L.) |
| | RESTRICTIONS BUILDING LINE(B.L.) |
| | ELECTRIC LINE |
| | CHAD-LINK FENCE |
| | WOOD FENCE |
| | WATER METER |
| | ELECTRIC METER |
| | POWER POLE |
| | GAS METER |
| | LAKE POLE |
| | SEWER CLEANOUT |

COVERED CONC.
Survey Notes:
1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to to 1/2" iron rod found and referred to the previously recorded deed.
2) Drawing Scale is 1"=20'
3) Drawn by: Adam Wallace
4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C021S1 effective date, 04-02-2014
5) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6) This property is currently zoned Residential District - 5000 (RD-S).
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 P.U.E., and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
8) VAR23-07 was approved December 7th, 2023.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

FINAL PLAT
Lots 1 and 2
Block 1 of the
Sunflower Grove Estates
Being a Final Plat of
0.2484 acres
Stephen F. Austin's League #9
A-62
Bryan, Brazos County, Texas

SCALE: 1"=20'
OWNER/DEVELOPER:
RELENTLESS PROPERTIES LLC
C/O JOSE GARZA
140864 PECAN STREET
WILLIS, TX 77318
JANUARY, 2024
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291