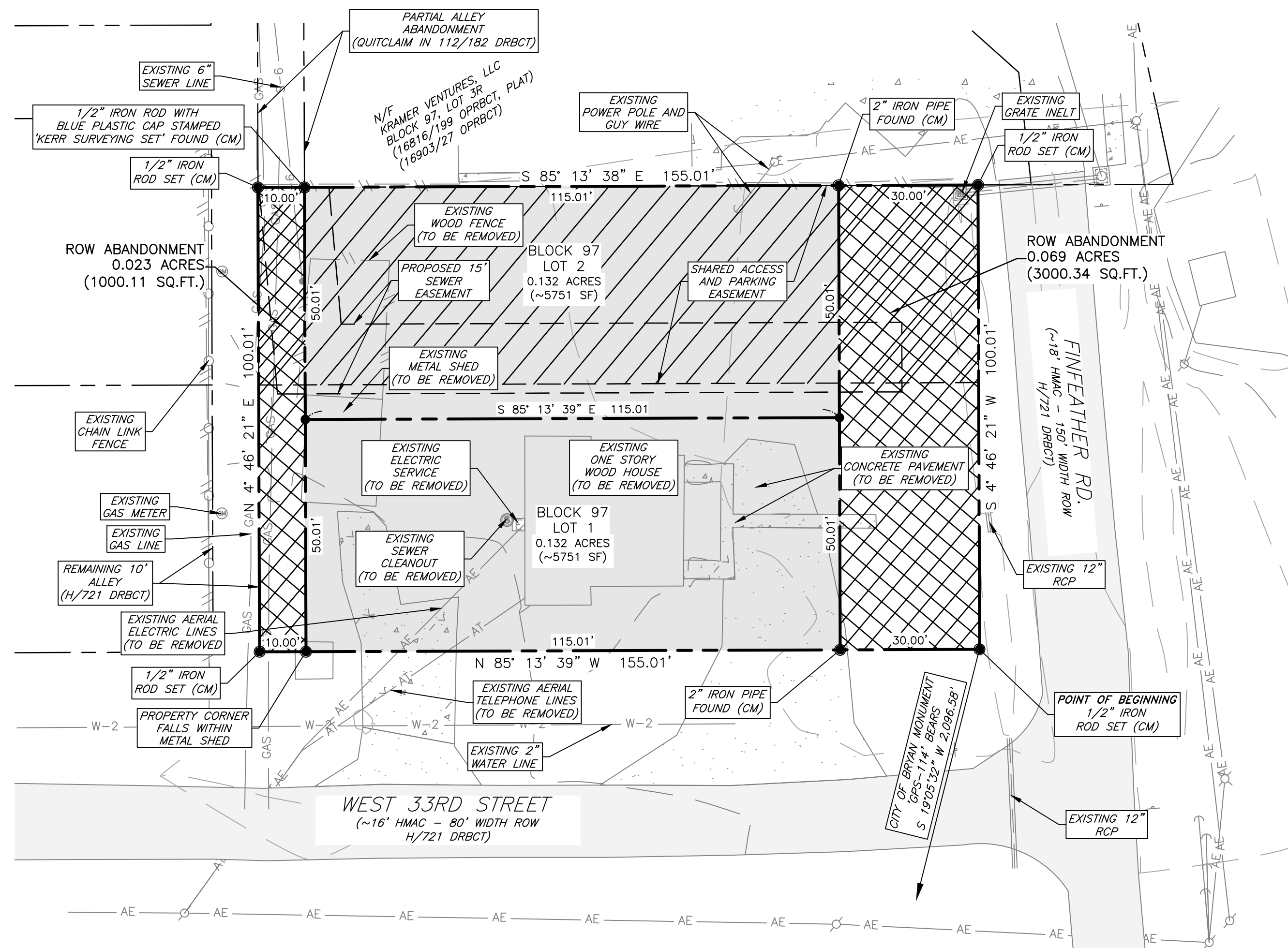
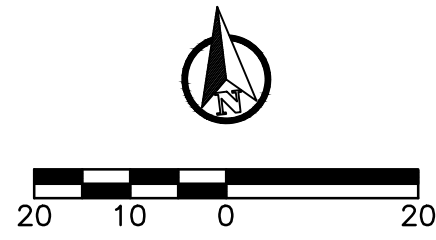
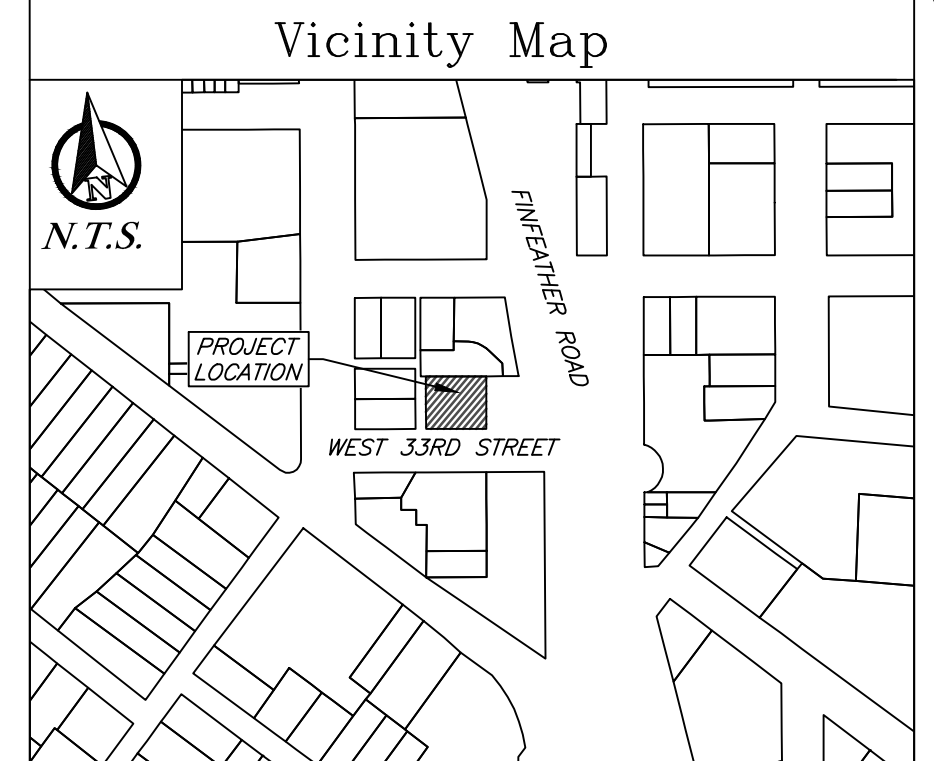
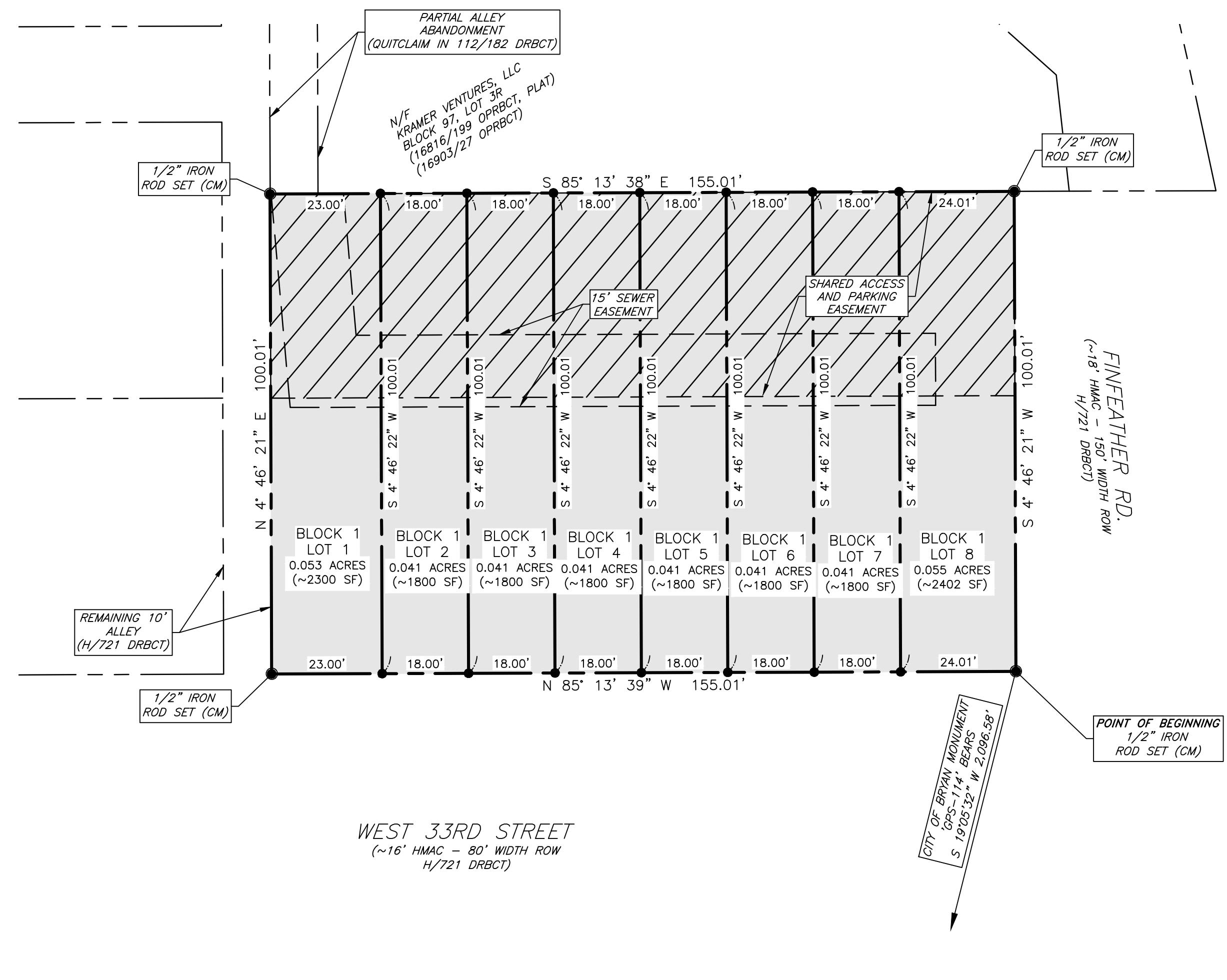
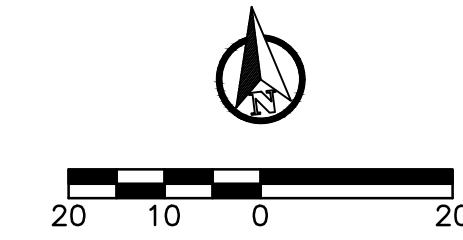


ORIGINAL



REPLAT



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 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals (ex. 363.90') unless otherwise noted. To obtain grid distances (net areas) divide by a combined scale factor of 1.0001464212420 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 480410215F revised date: April 2, 2014.
- 1/2" Iron rods sets 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 Midtown- Corridor (MT-C).
- The topography is from survey data.
- 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 plat was prepared to reflect the title commitment issued by university title company, GF No: 2404275CS, effective date: June 10th, 2024. No survey related items were listed under schedule B.

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records of Brazos County, Texas
()-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/F-	Now or Formerly

FIELD NOTES DESCRIPTION
OF A
0.356 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.356 ACRES IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK 97 OF THE BRYAN ORIGINAL TOWNSITE, FILED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO MARIO ANTONIO VEGA AND WIFE, YENNYLEYDA VEGA IN VOLUME 11225, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.356 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHWEST INTERSECTION OF WEST 33RD STREET (CALLED 80' WIDE RIGHT-OF-WAY, H/721) AND FINFEATHER ROAD (CALLED 150' WIDE RIGHT-OF-WAY, H/721), BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 97, FROM WHICH CITY OF BRYAN MONUMENT "GPS-114" BEARS S 19° 05' 32" W, A DISTANCE OF 2,096.58 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 33RD STREET, SAME BEING SET THE SOUTH LINE OF SAID LOT 1, N 85° 13' 39" W, A DISTANCE OF 155.01 FEET TO A 1/2 INCH IRON ROD, BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 33RD STREET, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 97, SAME ALSO BEING THE SOUTHEAST CORNER OF A 10' WIDE ALLEY (H/721);

THENCE, WITH THE WEST LINES OF SAID LOTS 1 AND 2, BLOCK 97, SAME BEING THE EAST LINE OF SAID 10' WIDE ALLEY, N 04° 48' 21" E, A DISTANCE OF 100.01 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF SAID 20' WIDE ALLEY, BEING THE SOUTHWEST CORNER OF A PARTIAL ABANDONMENT OF SAID 20' WIDE ALLEY (112/182), SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 97, SAME ALSO BEING THE SOUTHWEST CORNER OF LOT 3R, BLOCK 97 OF A REPLAT OF SAID BRYAN ORIGINAL TOWNSITE, REPLAT FILED IN VOLUME 16816, PAGE 199 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT 2, BLOCK 97 AND SAID LOT 3R, BLOCK 97, S 85° 13' 39" E, A DISTANCE OF 155.01 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTH LINE OF SAID 3R, BLOCK 97, IN THE WEST RIGHT-OF-WAY LINE OF SAID FINFEATHER ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 97;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FINFEATHER ROAD, SAME BEING THE EAST LINES OF SAID LOTS 1 AND 2, BLOCK 97, S 04° 48' 21" W, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.356 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 H, Page 721, 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.

Owner _____

CERTIFICATE OF THE SURVEYOR

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 _____, 20____.

Notary Public, Brazos County, Texas _____

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537 _____

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 _____

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 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 _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas _____

REPLAT

City of Bryan
Townsite Addition
Block 1, Lots 1-8
0.356 Acres

Being a Replat of Block 97, Lots 1-2,
and ROW Abandonment.
Volume H, Page 721 DRBCT
Stephen F. Austin League Survey, A-62
Bryan, Brazos County, Texas

September 2024

Owners:
NN Out Properties, LLC
708 Finfeather Road,
Bryan, TX 77803



Engineer
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj #24-807