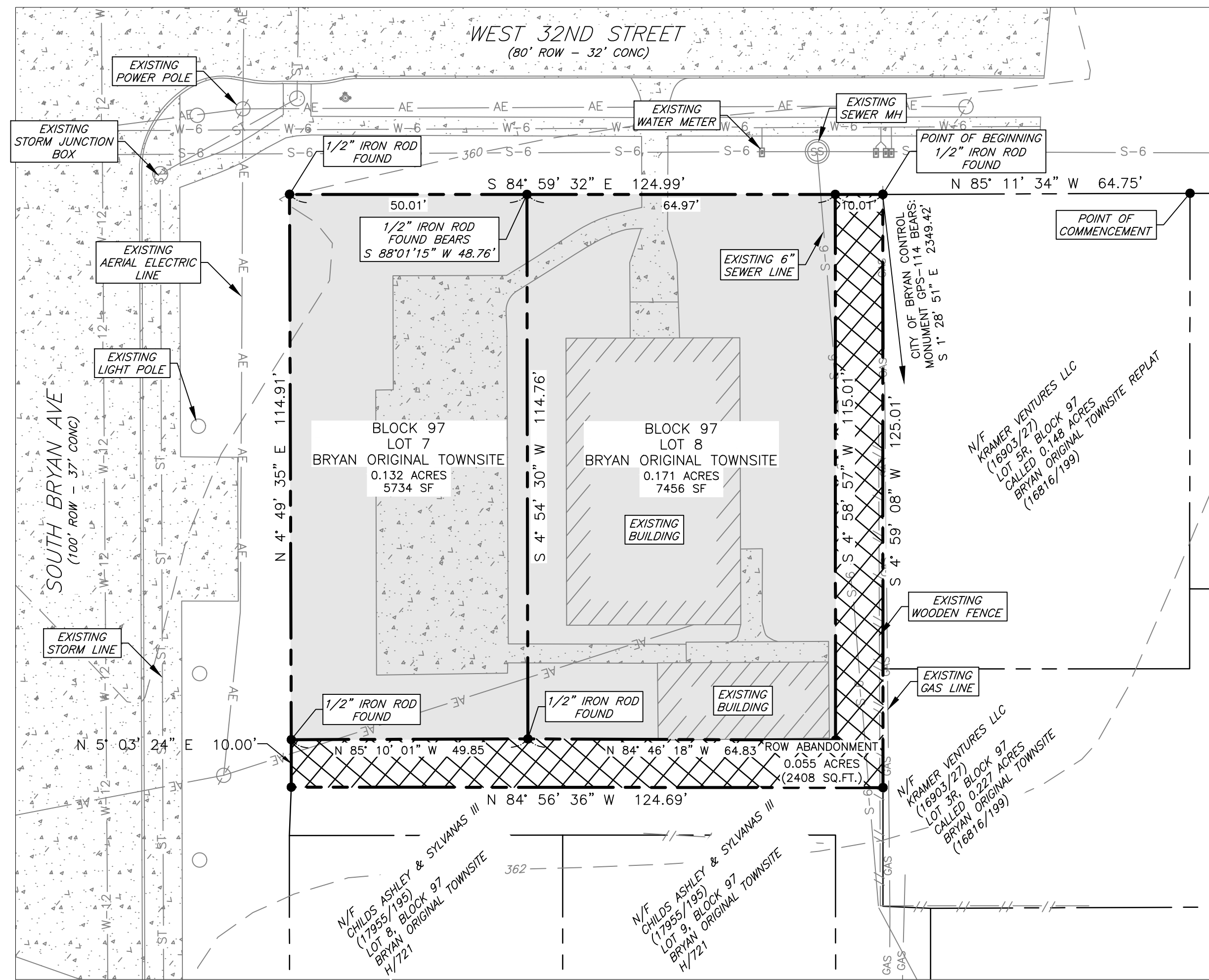
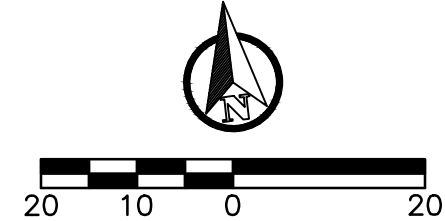
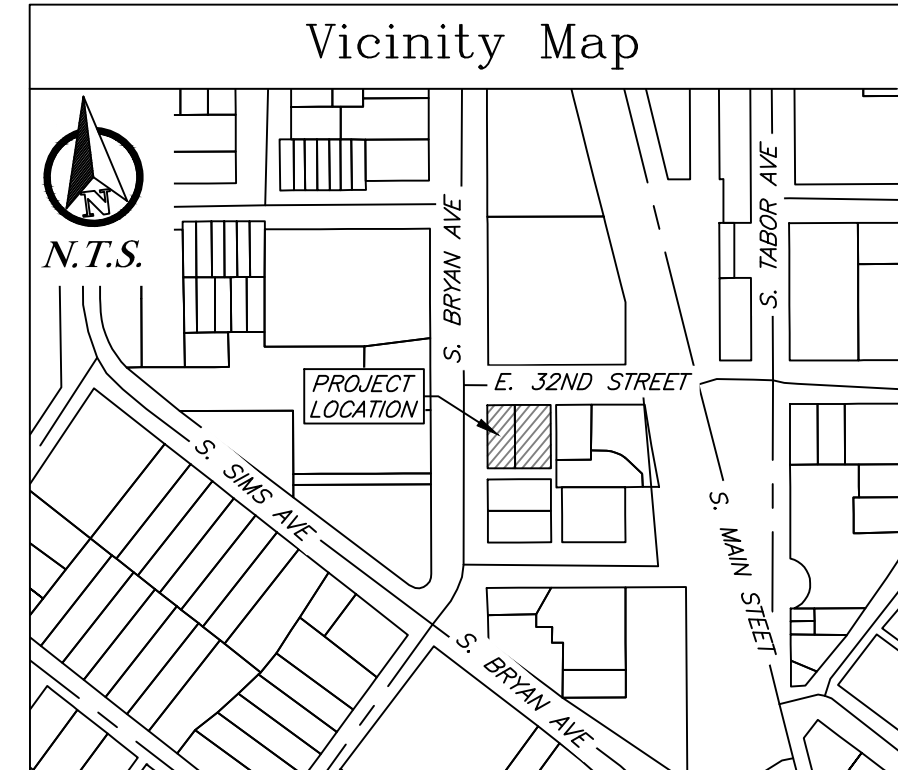
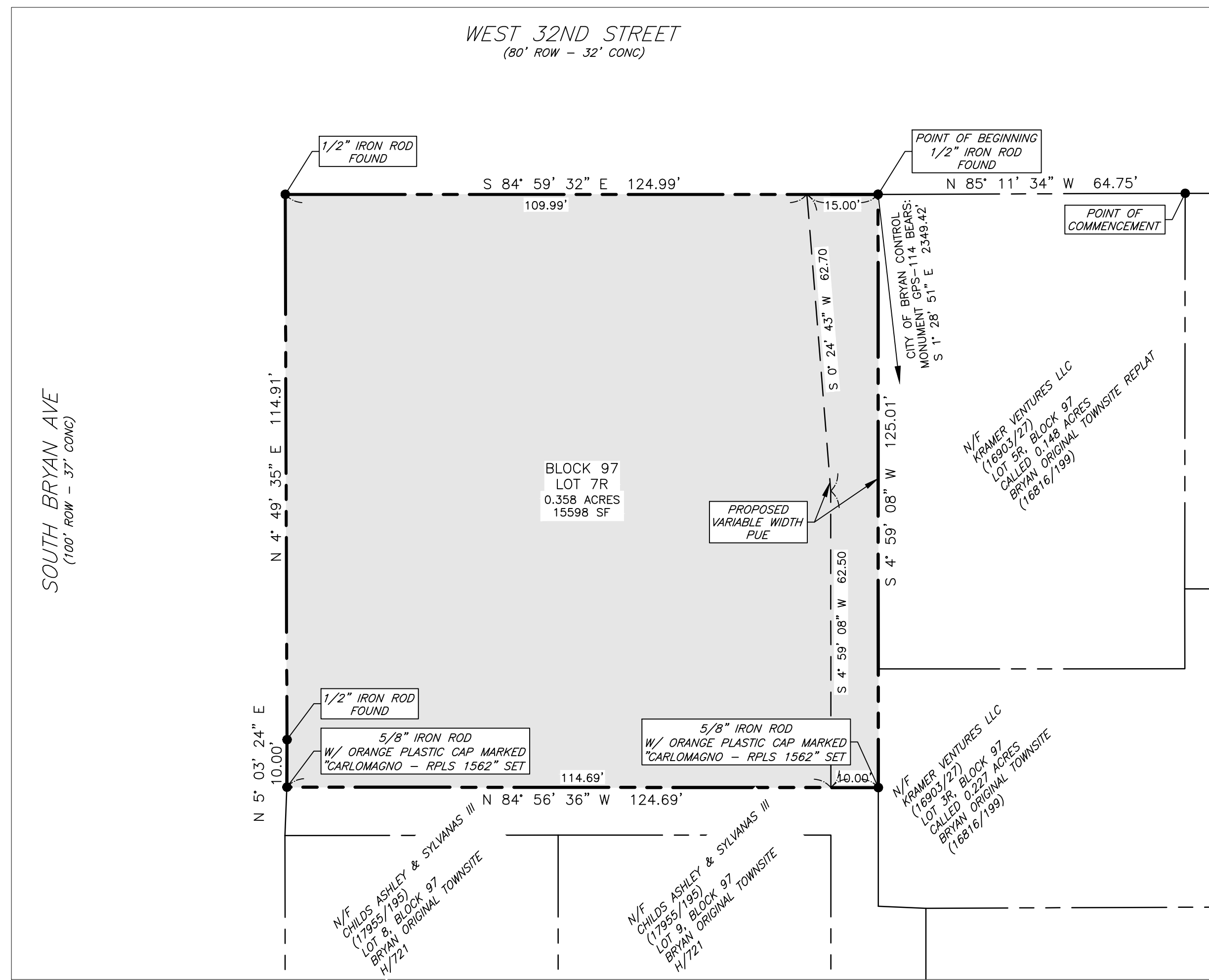
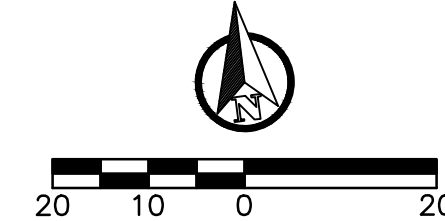


ORIGINAL



REPLAT



General Notes:

- 1. This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
2. 1/2" iron rods will be set at all angle points and lot corners unless otherwise stated.
3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
4. All utilities shown are approximate location.
5. This property is zoned MidTown Corridor - (MTC).
6. The topography is from GIS data.
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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

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

METES AND BOUNDS DESCRIPTION OF A 0.358 ACRES TRACT OUT OF THE STEPHEN F. AUSTIN SURVEY, A-62 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.358 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, A-62, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 7 (LOT 7), LOT 8 (LOT 8), AND 10 FEET OF THE 20 FOOT ALLEY (20' ALLEY), OUT OF BLOCK 97 (ALL FURTHER MENTIONED LOTS ARE OUT OF BLOCK 97 UNLESS STATED OTHERWISE), OF THE BRYAN ORIGINAL TOWNSITE (BRYAN ORIGINAL TOWNSITE), AS RECORDED IN VOLUME H, PAGE 721 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), THE SAID 0.358 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 24056.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" MARKED IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF LOT 5R (LOT 5R), OUT OF THE BRYAN ORIGINAL TOWNSITE REPLAT (B.O.T. REPLAT), AS RECORDED IN VOLUME 16816, PAGE 199 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 32ND STREET (W. 32ND ST.), AN 80 FOOT RIGHT-OF-WAY, ALSO BEING A NORTHWEST CORNER OF LOT 4R, OUT OF THE SAID B.O.T. REPLAT;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 5R AND THE RIGHT-OF-WAY LINE OF THE SAID W. 32ND ST., NORTH 85°11'34" WEST, A DISTANCE OF 64.75 FEET TO A 1/2" IRON ROD FOUND FOR THE PLACE OF BEGINNING OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID W. 32ND ST., ALSO BEING THE NORTHWEST CORNER OF THE SAID LOT 5R, FROM WHICH AN ALUMINUM CAP IN CONCRETE MARKED "GPS-114" FOUND FOR REFERENCE BEARS: SOUTH 01°28'51" EAST, A DISTANCE OF 2349.42 FEET;

THENCE ALONG THE COMMON LINE OF THE REMAINDER OF THE SAID 20' ALLEY AND THE SAID LOT 5R, SOUTH 04°59'08" WEST, A DISTANCE OF 100.00 FEET, PASSING THE SAID LOT 5R, THEN CONTINUING ALONG LOT 3R (LOT 3R), OUT OF THE SAID B.O.T. REPLAT, FOR A TOTAL DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 3R, ALSO BEING A POINT WITHIN THE SAID 20' ALLEY;

THENCE SEVERING THE SAID 20' ALLEY, NORTH 84°56'36" WEST, A DISTANCE OF 124.69 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH BRYAN AVENUE (S. BRYAN AVE), A 100 FOOT RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THE SAID 20' ALLEY AND THE RIGHT-OF-WAY OF THE SAID S. BRYAN AVE, NORTH 05°03'24" EAST, A DISTANCE OF 10.00 FEET TO AN 1/2" IRON ROD FOUND AT AN ANGLE POINT OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE SAID LOT 7, ALSO BEING A NORTHWEST CORNER OF THE SAID 20' ALLEY, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF THE SAID S. BRYAN AVE;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 7 AND THE RIGHT-OF-WAY OF THE SAID S. BRYAN AVE, NORTH 04°49'35" EAST, A DISTANCE OF 114.91 FEET TO AN 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF THE SAID LOT 7, ALSO BEING A POINT ALONG THE INTERSECTION OF THE SAID S. BRYAN AVE AND THE SAID W. 32ND ST.;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 7 AND THE RIGHT-OF-WAY OF THE SAID W. 32ND ST., SOUTH 84°59'32" EAST, A DISTANCE OF 50.00 FEET PASSING THE SAID LOT 7, THEN CONTINUING ALONG THE SAID LOT 8 FOR A DISTANCE OF 65.00 FEET, PASSING THE SAID LOT 8, THEN CONTINUING ALONG THE REMAINDER OF THE SAID 20' ALLEY FOR A TOTAL DISTANCE OF 124.99 FEET TO THE PLACE OF BEGINNING CONTAINING 0.358 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Kyle Murphy, Managing Partner for Abundant Life Assembly of God, 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 names are 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.

Kyle Murphy Abundant Life Assembly of God

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Kyle Murphy, 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, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

Dante Carlomagno, R.P.L.S. No. 1562

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

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

Original Bryan Townsite Block 97, Lot 7R 0.358 Acres

Being a Replat of a Block 97, Lots 7, 8, and Abandoned Alley and Bryan Original Townsite Volume H, Page 721 John Austin League Survey, Abstract 2 Bryan, Brazos County, Texas

January 2025

Owner: Abundant Life Assembly of God PO Box 1006 Bryan, TX 77806

Surveyor: Carlomagno Surveying, Inc. 2651 Boonville Rd, Unit 140 Bryan, TX 77808 979-775-2873 Firm #100348-00 Job No. 24056

Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951