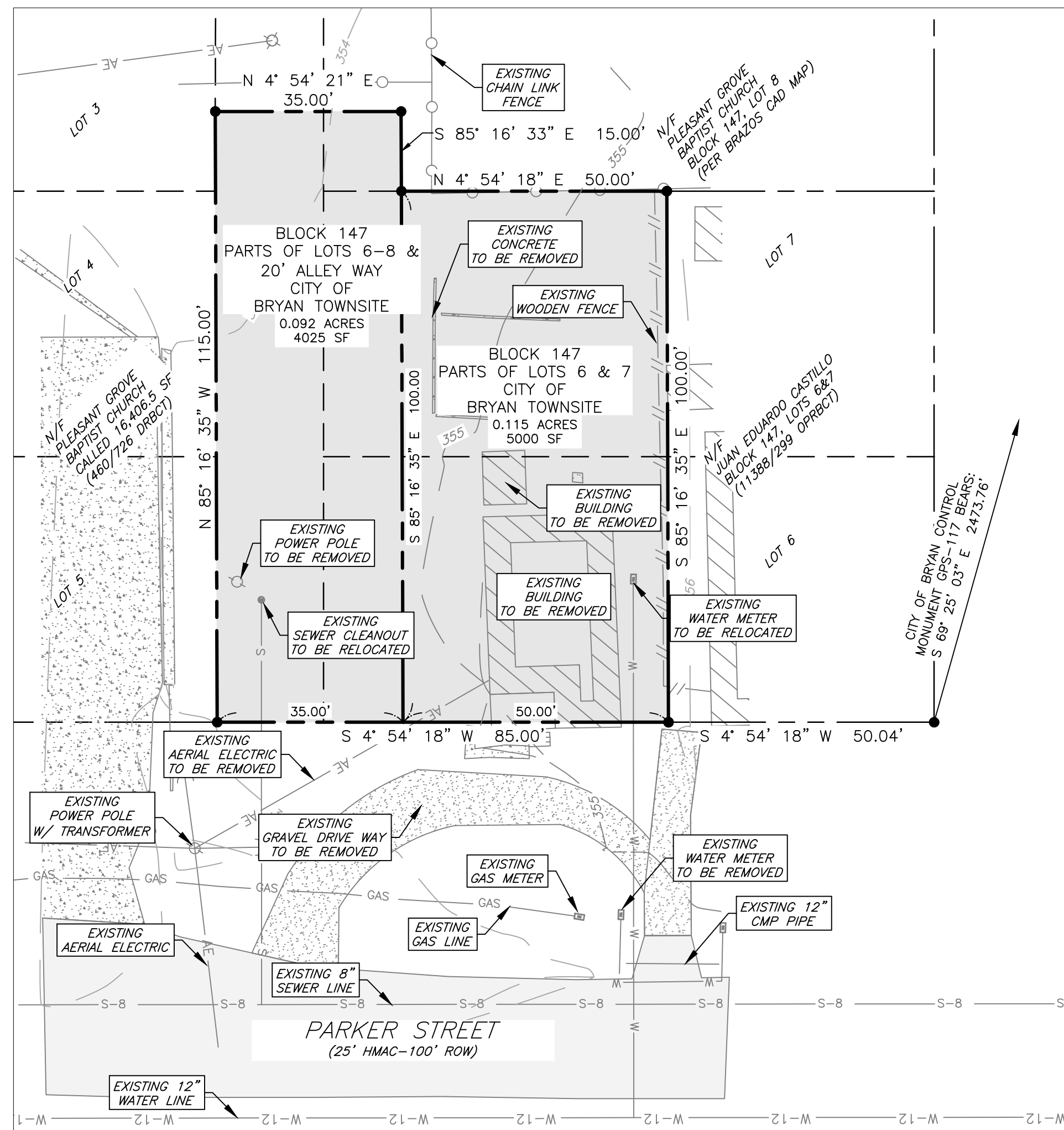
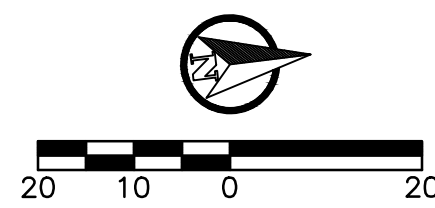


ORIGINAL



FIELD NOTES DESCRIPTION OF A 0.207 ACRE TRACT STEPHEN F. AUSTIN NO. 9, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.115 ACRE (TRACT 1) AND A 0.092 ACRE TRACT (TRACT 2), BEING PORTIONS OF LOTS 6, 7, 8 OF BLOCK 147 AND A PORTION OF THE ADJOINING 20 FOOT ALLEY OF SAID LOTS OF CITY OF BRYAN RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT), TRACT 1 BEING ALL OF A CALLED 50 FOOT BY 100 FOOT TRACT RECORDED IN VOLUME 1086, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND TRACT 2 BEING DESCRIBED IN VOLUME 41, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS (OPRBCT), LOCATED IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62 BRAZOS COUNTY, TEXAS, SAID 0.115 ACRE AND 0.092 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 6, SAID ROD BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 18TH STREET, 80 FEET WIDE, AND ON THE WEST RIGHT-OF-WAY LINE OF PARKER STREET, 100 FEET WIDE;

THENCE, CONTINUING WITH THE COMMON LINE OF PARKER STREET AND THE EAST LINE OF SAID LOT 6, S 04° 54' 18" W, A DISTANCE OF 50.04 FEET TO FOUND SQUARE BOLT AT THE NORTHEAST CORNER OF SAID 50 FOOT BY 100 FOOT TRACT AND POINT OF BEGINNING HEREOF;

THENCE, CONTINUING WITH THE COMMON LINE OF PARKER STREET AND THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID 50 FOOT BY 100 FOOT TRACT, S 04° 54' 18" W, A DISTANCE OF 85.00 FEET TO SOUTHEAST CORNER OF SAID 20 FOOT ALLEY AND NORTHEAST CORNER OF LOT 5, BLOCK 147 OF SAID CITY OF BRYAN, FROM WHICH A FOUND 1/2 IRON ROD BEARS S 04° 54' 18" W, A DISTANCE OF 0.45 FEET, SAID POINT BEING THE SOUTHEAST CORNER HEREOF;

THENCE, ALONG THE SOUTH LINE OF SAID 20 FOOT ALLEY AND THE NORTH LINE OF SAID LOT 5, AND THE NORTH LINE OF LOTS 4 AND 3, BLOCK 147 OF SAID CITY OF BRYAN, N 85° 16' 35" W, A DISTANCE OF 115.00 FEET TO A FOUND 1/2 INCH IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 20 FOOT ALLEY AND SAID LOT 8, N 04° 54' 18" E, A DISTANCE OF 35.00 FEET TO A FOUND 1/2 INCH IRON ROD, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LOT 8, S 85° 16' 35" E, A DISTANCE OF 15.00 FEET TO A FOUND 1/2 INCH IRON ROD BENT ON THE WEST LINE OF LOT 7 AND THE EAST LINE OF SAID LOT 8, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 50 FOOT BY 100 FOOT TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF LOT 7 AND LOT 8 AND ALONG THE WEST LINE OF SAID 50 FOOT BY 100 FOOT TRACT, N 04° 54' 18" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID 50 FOOT BY 100 FOOT TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LOT 7 AND SAID LOT 6 AND ALONG THE NORTH LINE OF SAID 50 FOOT BY 100 FOOT TRACT, S 85° 16' 35" E, A TOTAL DISTANCE OF 100.00 FEET TO THE SAID POINT OF BEGINNING CONTAINING 0.207 ACRE OF LAND.

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 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.

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

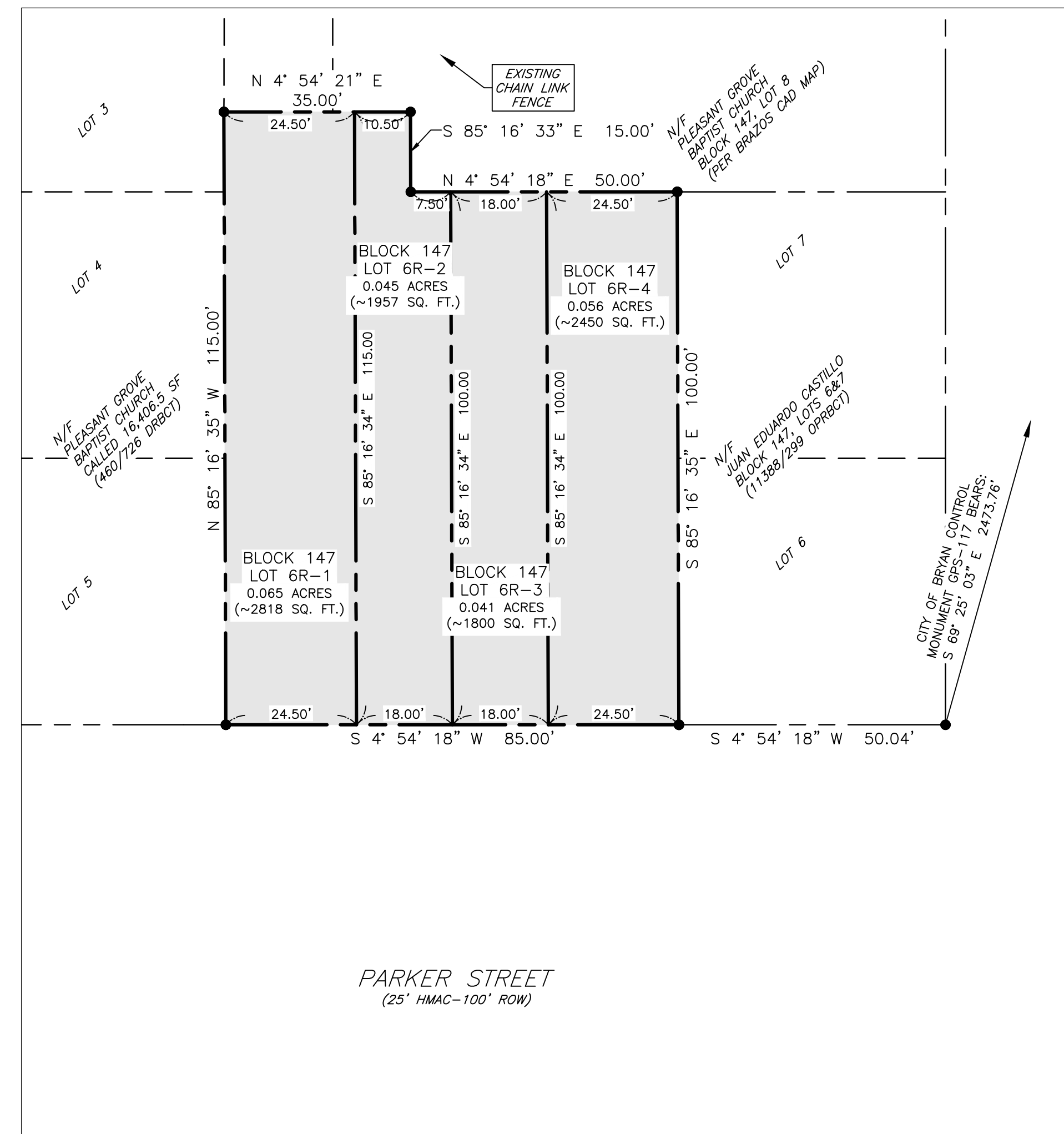
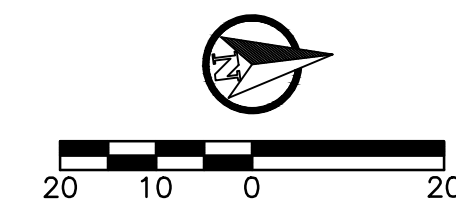
CERTIFICATE OF THE SURVEYOR

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

REPLAT



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____.

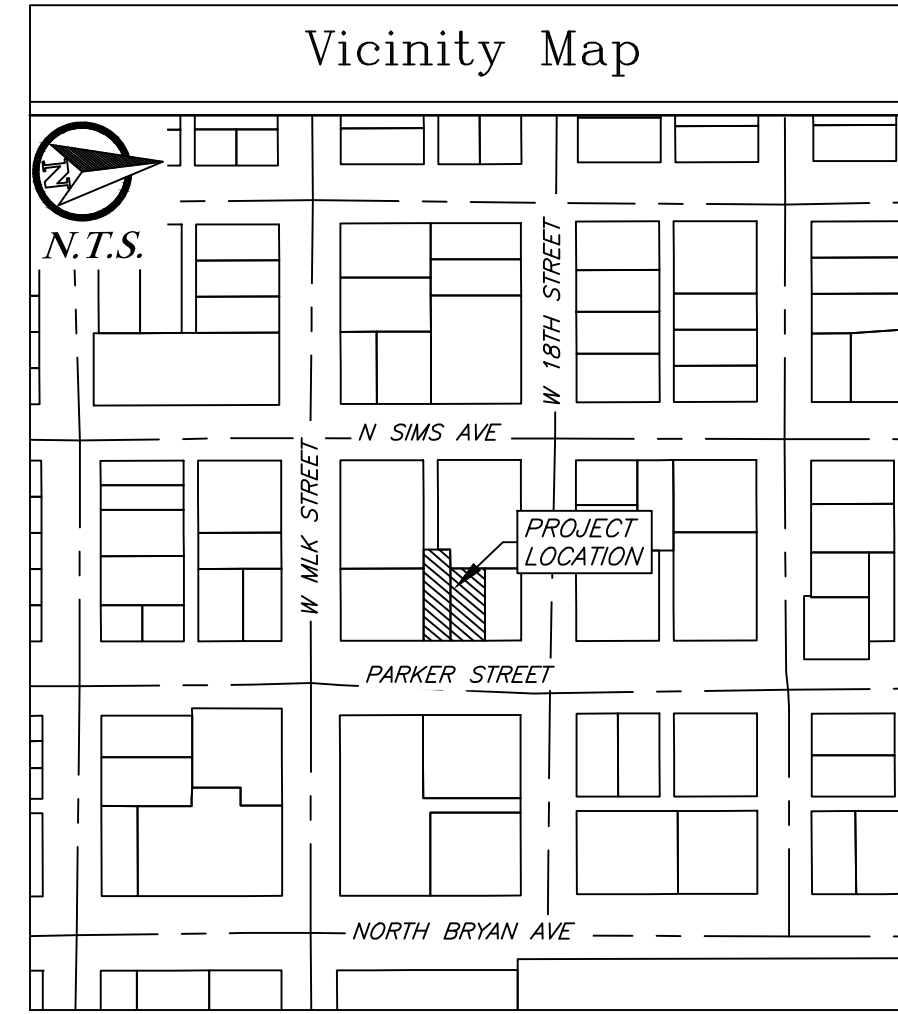
City Planner Bryan, Texas

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



- General Notes: 1. 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). 2. Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001544052180 (Calculated using GEOID12B). 3. The property is zoned Downtown North (DT-N). 4. Iron rods will be set at all angle points and lot corners, unless stated otherwise. 5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014. 6. Building setback lines per City of Bryan Ordinance. 7. The topography shown is from GIS data. 8. All utilities shown hereon are approximate locations. 9. 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. 10. This survey plat was prepared to reflect the title commitment issued by University Title Company, GP No. 2405167CS, effective date: 11-13-2024. Items listed on Schedule B are not survey items and/or are not addressed by this plat.

Annotations table with columns for abbreviation and full name: ROW- Right-of-Way, HMAC- Hot mix Asphaltic concrete, DRBCT- Deed Records Of Brazos County, Texas, OPRBCT- Official Records Of Brazos County, Texas, OPRBCT- Official Public Records Of Brazos County, Texas, (I)- Record information, (CM)- Controlling Monument used to establish property boundaries, PUE- Public Utility Easement, TYP- Typical, N/F- Now or Formerly

REPLAT Bryan Original Townsite Block 147, Lots 6R-1, 6R-2, 6R-3, & 6R-4 0.207 Acres Being a Replat of Bryan Original Townsite, Block 147, Portions of Lots 6-8 and Portion of a 20' Wide Alley Volume H, Page 721 DRBCT Stephen F. Austin League NO. 9, Abstract 62 Bryan, Brazos County, Texas January 2025 Owner: Samuel J. Newson 701 W. 28th Street Bryan, TX 77803 Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951 Surveyor: Kerr Surveying, LLC 1718 Briarcrest Drive Bryan, TX 77802 979-268-3195 Firm #100185-00 Job No. 24-1464

\\j4-engineer\2024\24-063 N Parker Townhomes\Replat\The Dutch - Replat.dwg J4 Engineering 1/22/2025