



Being a tract of land containing 0.5680 acres, being part of Lots 7, 8, 9 and 10, Block 3, Brazos County, Texas, and being the same tract as recorded in Vol. 19970, Page 88, 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" and 3/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on July 30th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025- 07424, and being more particularly described as follows:

THENCE South 35°49'16" East, a distance of 146.00 feet along the common line between this tract and said Reese Avenue to the **PLACE OF BEGINNING** containing 0.5680 acres.

3). The bearings of this survey are based on the Texas State Plane
Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and
boundary referenced to 1/2" iron rods called for and found as noted on
the previous recorded plat
2). Drawing Scale is 1"=30'
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. 48041C0215F effective date, 04-02-2014

FINAL PLAT
LOT 7R
BLOCK 3
OF
BEASON ADDITION
BEING A REPLAT OF
PART OF LOTS 7, 8, 9 & 10
BLOCK 3
BEASON ADDITION
VOL. 19970, PAGE 88
Bryan, Brazos County, Texas