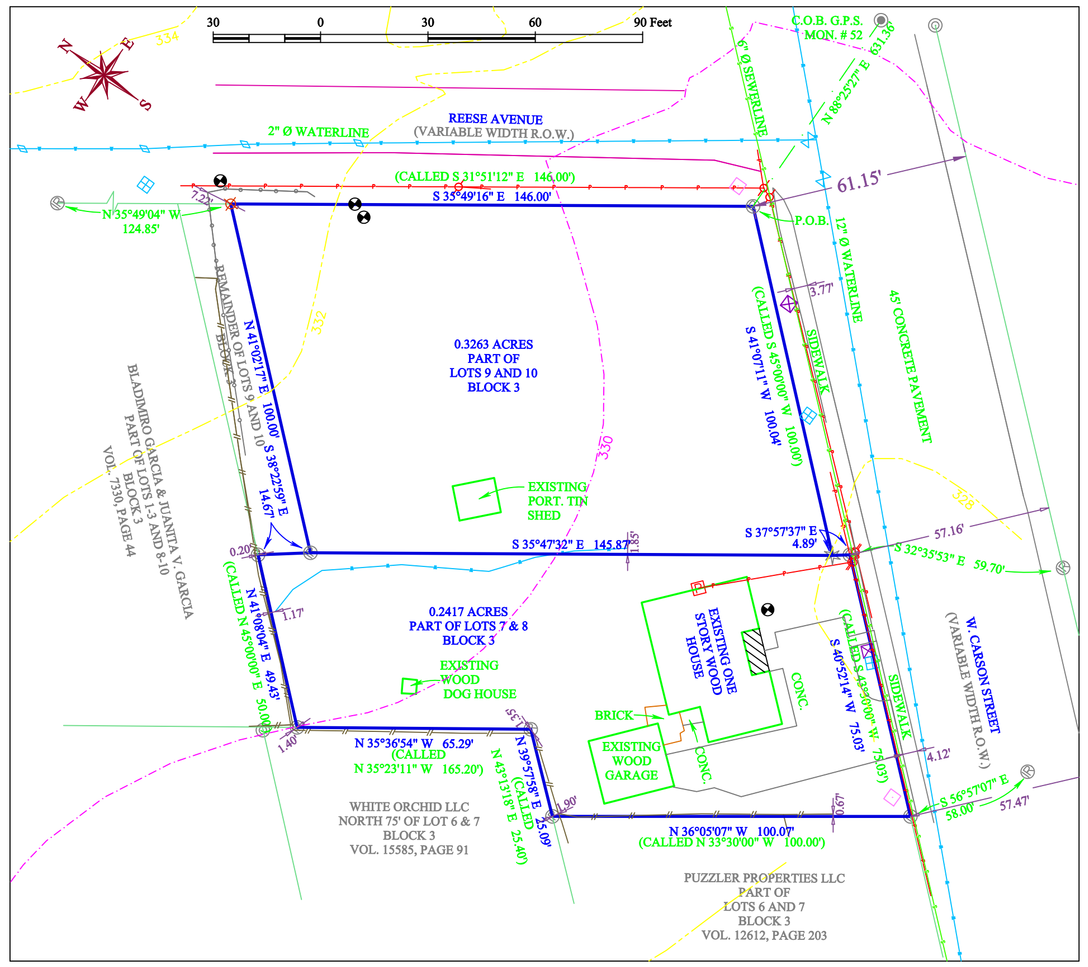
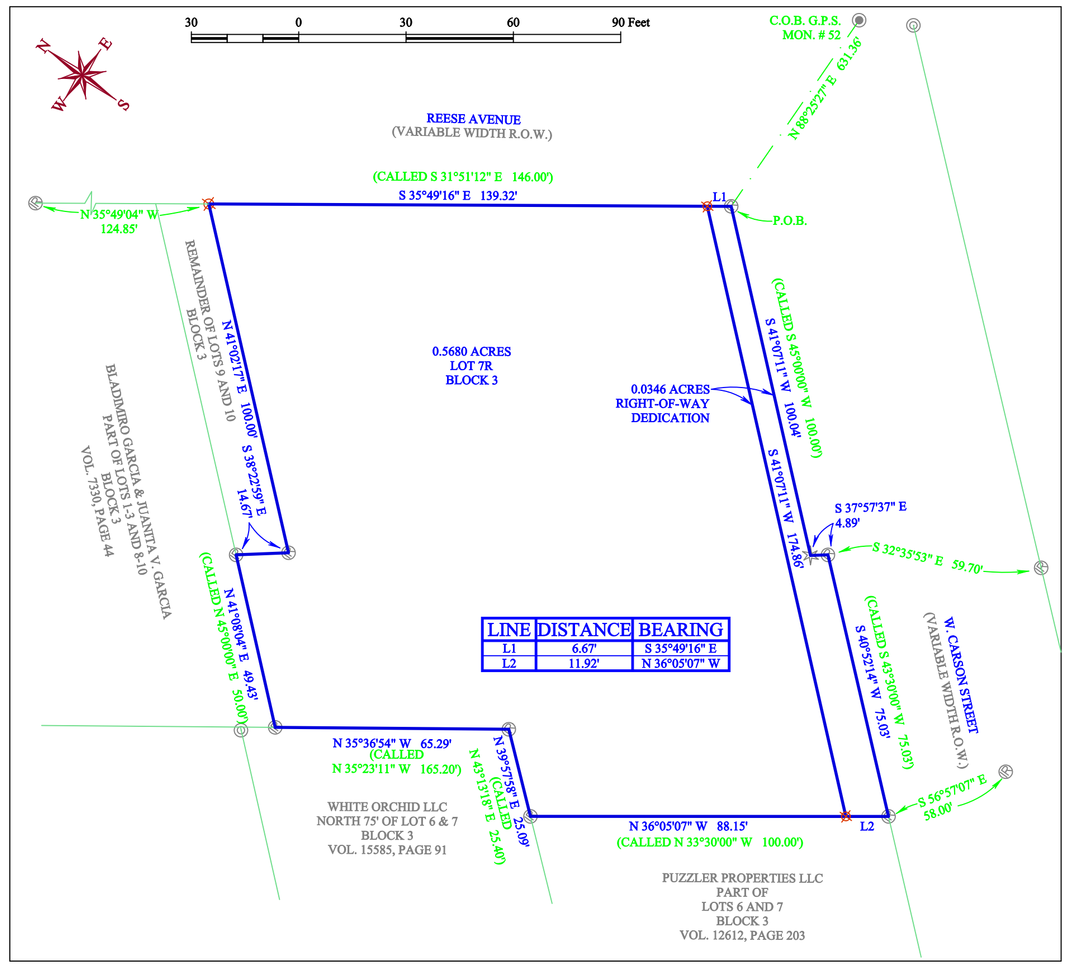
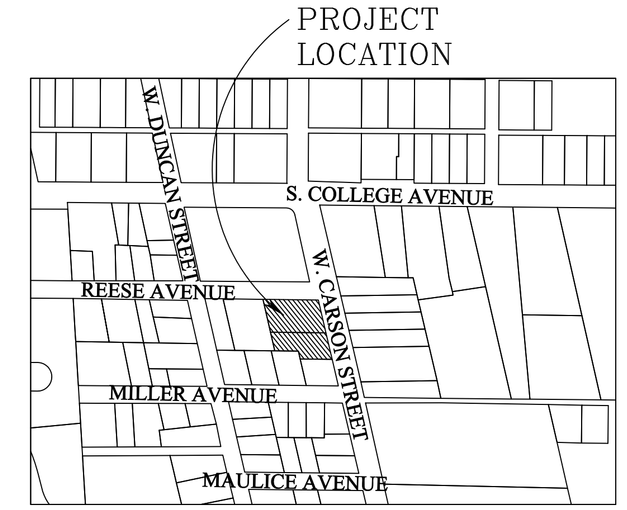


ORIGINAL PLAT



LINE	DISTANCE	BEARING
L1	6.67'	S 35°49'16" E
L2	11.92'	N 36°05'07" W

REPLAT



VICINITY MAP

N.T.S.

METES AND BOUND DESCRIPTION

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:

BEGINNING at a 1/2" iron rod found for an east corner of this tract, also being a point in the intersection of West Carson Street (Variable Width R.O.W.) and Reese Avenue (Variable Width R.O.W.);

THENCE South 41°07'11" West, a distance of 100.04 feet along the common line between this tract and said West Carson Street to a 1/2" iron rod found bent for the south corner of this tract;

THENCE South 37°57'37" East, a distance of 4.89 feet across said West Carson Street to a 1/2" iron rod found for an east corner of this tract;

THENCE South 40°52'14" West, a distance of 75.03 feet along the common line between this tract and said West Carson Street to a 1/2" iron rod found for the south corner of this tract, also being the east corner of the Puzzler Properties LLC called part of Lots 6 and 7, Block 3, as recorded in Vol. 12612, Page 203 of the B.C.O.R., from which a 1/2" iron rod found bears S 56°57'07" E, a distance of 58.00 feet for reference;

THENCE North 36°05'07" West, a distance of 100.07 feet along the common line between this tract and said Puzzler Properties LLC tract to a 1/2" iron rod found for a west corner of this tract, also being a point in the southeast line of the White Orchid LLC called north 75' of Lots 6 and 7, Block 3, as recorded in Vol. 15585, Page 91 of the B.C.O.R.;

THENCE along the common line between this tract and said White Orchid LLC tract, for the following calls:

North 39°57'58" East, a distance of 25.09 feet to a 1/2" iron rod found for a bend in this tract;

North 35°36'54" West, a distance of 65.29 feet to a 1/2" iron rod found for a west corner of this tract, also being the south corner of the Bladimiro Garcia and Juanita V. Garcia called part of Lots 1-3 and 8-10, Block 3, as recorded in Vol. 7330, Page 44 of the B.C.O.R.;

THENCE North 41°08'04" East, a distance of 49.43 feet along the common line between this tract and said Garcia tract to a 1/2" iron rod found for the north corner of this tract, also being the west corner of the remainder of Lots 9 and 10, Block 3;

THENCE along the common line between this tract and said remainder of Lots 9 and 10, for the following calls:

South 38°22'59" East, a distance of 14.67 feet to a 1/2" iron rod found for a bend in this tract;

North 41°02'17" East, a distance of 100.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the north corner of this tract, also being a point in the southwest right-of-way line of Reese Avenue, from which a 1/2" iron rod bears N 35°49'04" W, a distance of 124.85 feet for reference;

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, PEDRO CUNHA III, authorized agent for 724 TEXAS, 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 19970, Page 88 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:_____
PEDRO CUNHA III for 724 TEXAS, LLC

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 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:_____

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify 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 EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE(B.L.)
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- HOG-WIRE FENCE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- A.C. UNIT
- ELECTRIC METER
- POWER POLE
- COMM. BOX
- GAS METER
- LIGHT POLE
- SEWER CLEANOUT
- UNDERGROUND WATER LINE MARKER
- MONUMENT FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND - BENT
- 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND

Survey Notes: COVERED CONC.

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 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
5). Designated zoning district is Midtown Corridor (MT-C).
6). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7). Intended use of the property - Residential.

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
LOT 7R
BLOCK 3
0.5680 ACRES
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

SEPTEMBER, 2025

SCALE: 1"= 30'

OWNER/DEVELOPER:
724 TEXAS, LLC
309 GREEN VALLEY DRIVE
MCKINNEY, TX 75071

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

File name: 25-07424-WEST CARSON STREET-204.DWG
Plot date: 07/30/25
Revised: 09/04/25