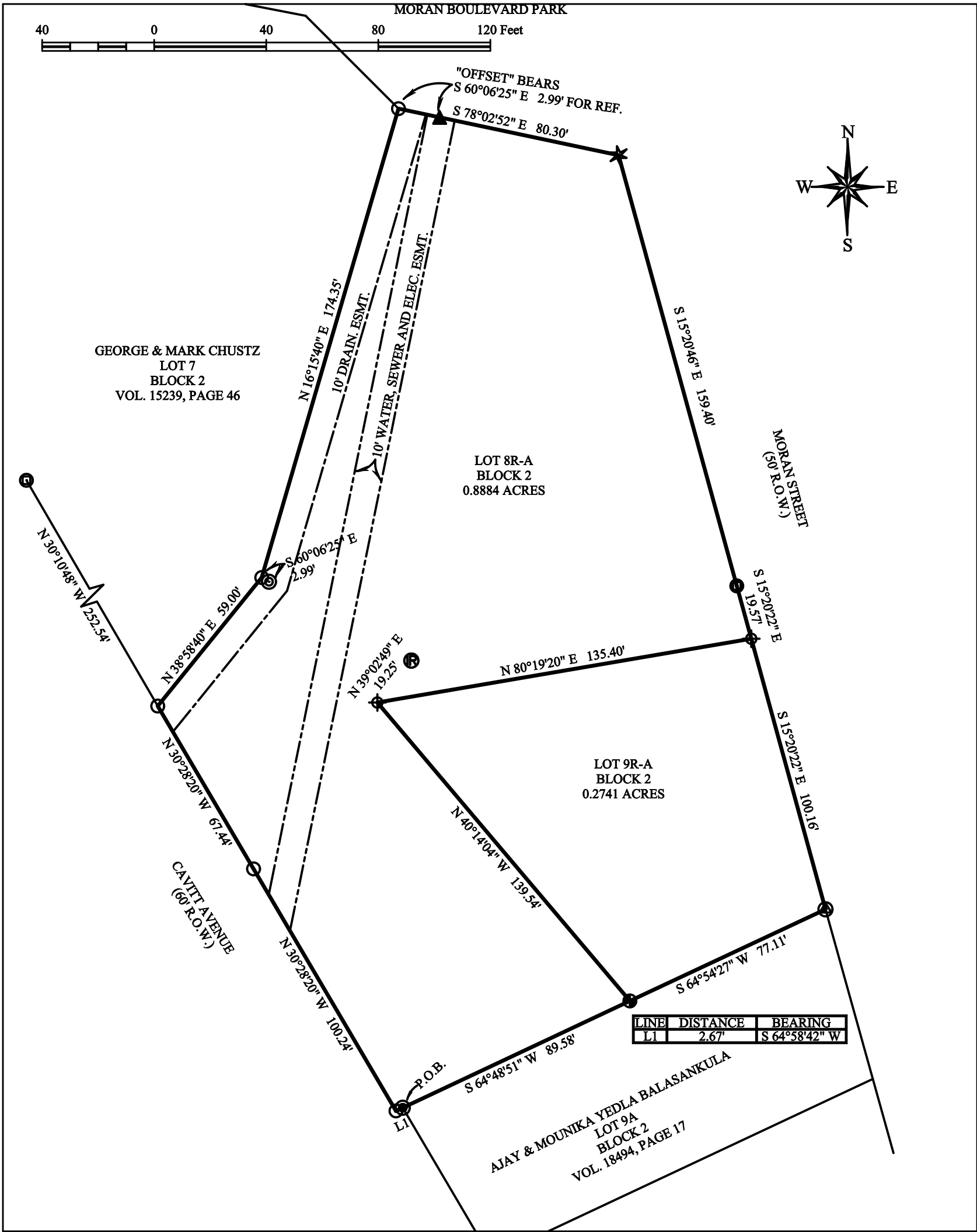
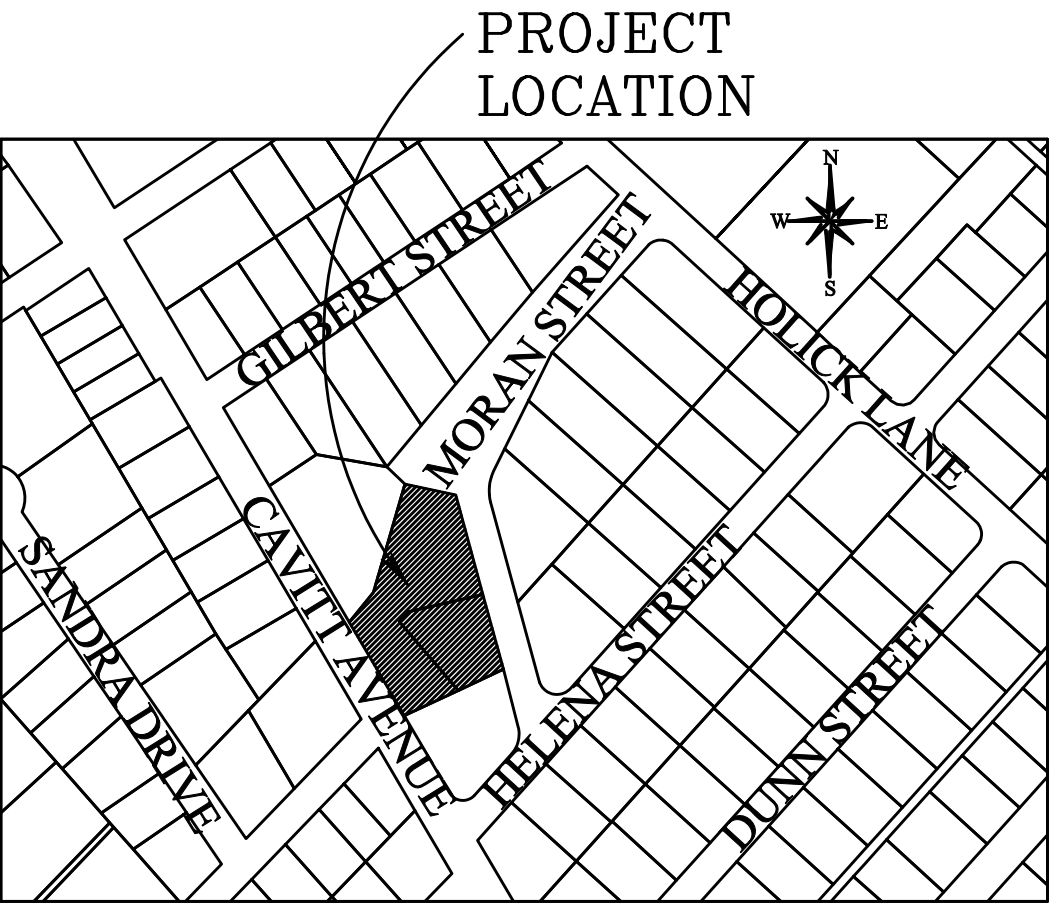


ORIGINAL PLAT



REPLAT



VICINITY MAP  
N.T.S.

**METES AND BOUND DESCRIPTION**  
Being a tract of land containing 1.163 acres, being all of Lots 8R, 10R and 9, Block 2, Holick Addition No. 3, Brazos County, Texas, as plat recorded in Vol. 1357, Page 317 of the B.C.O.R., also being the same tract as recorded in Vol. 16950, Page 43, 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" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on August 25th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2020-0433, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in a 1" iron pipe found for the south corner of this tract, also being a point in the northeast right-of-way ling of Cavitt Avenue (60' R.O.W.), also being the west corner of the Ajay and Mounik Yedla Balasankula, called Lot 9A, Block 2, as recorded in Vol. 18494, Page 17 of the B.C.O.R.;

**THENCE** along the common line between this tract and said Cavitt Avenue, for the following calls:  
South 64°58'42" West, a distance of 2.67 feet to a calculated point in the southwest line of this tract;

North 30°28'20" West, a distance of 100.24 feet to a calculated west corner of this tract, also being the south corner of the George and Mark Chustz called Lot 7, Block 2, as recorded in Vol. 15239, Page 46 of the B.C.O.R.;

North 30°28'20" West, a distance of 67.44 feet to a calculated northwest corner of this tract,

**THENCE** along the common line between this tract and said Lot 7, for the following calls;

North 38°58'40" East, a distance of 59.00 feet to a calculated bend of this tract;

North 16°15'40" East, a distance of 174.35 feet to a calculated north corner of this tract, also being a point in the south line of Moran Boulevard Park, from which a 1/2" iron rod with blue plastic marked" OFFSET-RPLS 6132" set for reference;

**THENCE** South 78°02'52" East, a distance of 80.30 feet along the common line between this tract and said Moran Boulevard Park to a 1/2" iron pipe found bent for the northeast corner of this tract, also being a point in the southwest right-of-way line of Moran Street (50' R.O.W.);

**THENCE** along the common line between this tract and said Moran Street, for the following calls;

South 15°20'46" East, a distance of 159.40 feet to a 3/8" iron rod found in concrete under tree root for a point in the northeast line of this tract;

South 15°20'22" East, a distance of 19.57 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 15°20'22" East, a distance of 100.16 feet to a 3/8" iron rod found in a 1" iron pipe found for the southeast corner of this tract, also being the north corner of the said Balasankula tract;

**THENCE** along the common line between this tract and said Balasankula tract, for the following calls;

South 64°54'27" West, a distance of 77.11 feet to a 3/8" iron rod found in concrete for a bend in this tract;

South 64°48'51" West, a distance of 89.58 feet to the **PLACE OF BEGINNING** containing 1.163 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JEANNE BLAKE SHERIDAN, 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 16950, Page 43 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: JEANNE BLAKE SHERIDAN

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

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 metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

**SURVEY LEGEND**

|     |                               |   |                |
|-----|-------------------------------|---|----------------|
| --- | SEWER PROPERTY LINE           | ● | SEWER MANHOLE  |
| --- | ADJOINING PROPERTY LINE       | ● | WATER METER    |
| --- | UTILITY EASEMENT              | ● | A.C. UNIT      |
| --- | DRAINAGE BASINMENT            | ● | ELECTRIC METER |
| --- | RESTRICTIONS BUILDING LINE(S) | ● | POWER POLE     |
| --- | ELECTRICAL LINE               | ● | CONCRETE BOX   |
| --- | CHAIN LINE FENCE              | ● | CAS METER      |
| --- | WOOD FENCE                    | ● | LIGHT POLE     |
| --- | BRASS WIRE FENCE              | ● | SEWER CLEANOUT |

● 1/2" IRON ROD FOUND IN A 1" IRON PIPE  
● 3/8" IRON ROD FOUND IN CONCRETE  
● 1/2" IRON ROD FOUND IN A 1" IRON PIPE  
● 3/8" IRON ROD FOUND IN CONCRETE UNDER TREE ROOT  
● 1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "OFFSET-RPLS 6132" SET  
● 3/8" IRON ROD W/ BLUE PLASTIC CAP MARKED "PROPERTY LINE"  
● 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET  
● 3/8" IRON ROD FOUND IN CONCRETE CYLINDER WITH WASHER MARK "PROPERTY LINE"  
● CALCULATED CORNER  
● 1/2" IRON ROD FOUND  
● 3/8" IRON PIPE FOUND BENT

**SURVEY NOTES:**

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"=40'  
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) Replat was done to combine Lots 8R and 10R, Block 2.  
6) All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.  
7) This property is currently zoned Residential District -5000 (RD-5).

**ATM Surveying**  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FRM #101784-00

FINAL PLAT  
LOT 8R-A AND LOT 9R-A  
BLOCK 2  
OF  
HOLICK ADDITION NO. 3  
BEING A REPLAT OF  
LOTS 8R, 9R & 10R  
BLOCK 2  
HOLICK ADDITION NO. 3  
VOL. 1357, PAGE 317  
Bryan, Brazos County, Texas

SCALE: 1"= 40'

OWNER/DEVELOPER:  
JEANNE BLAKE SHERIDAN  
508 MORAN ST  
BRYAN, TX 77801

SEPTEMBER, 2025

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