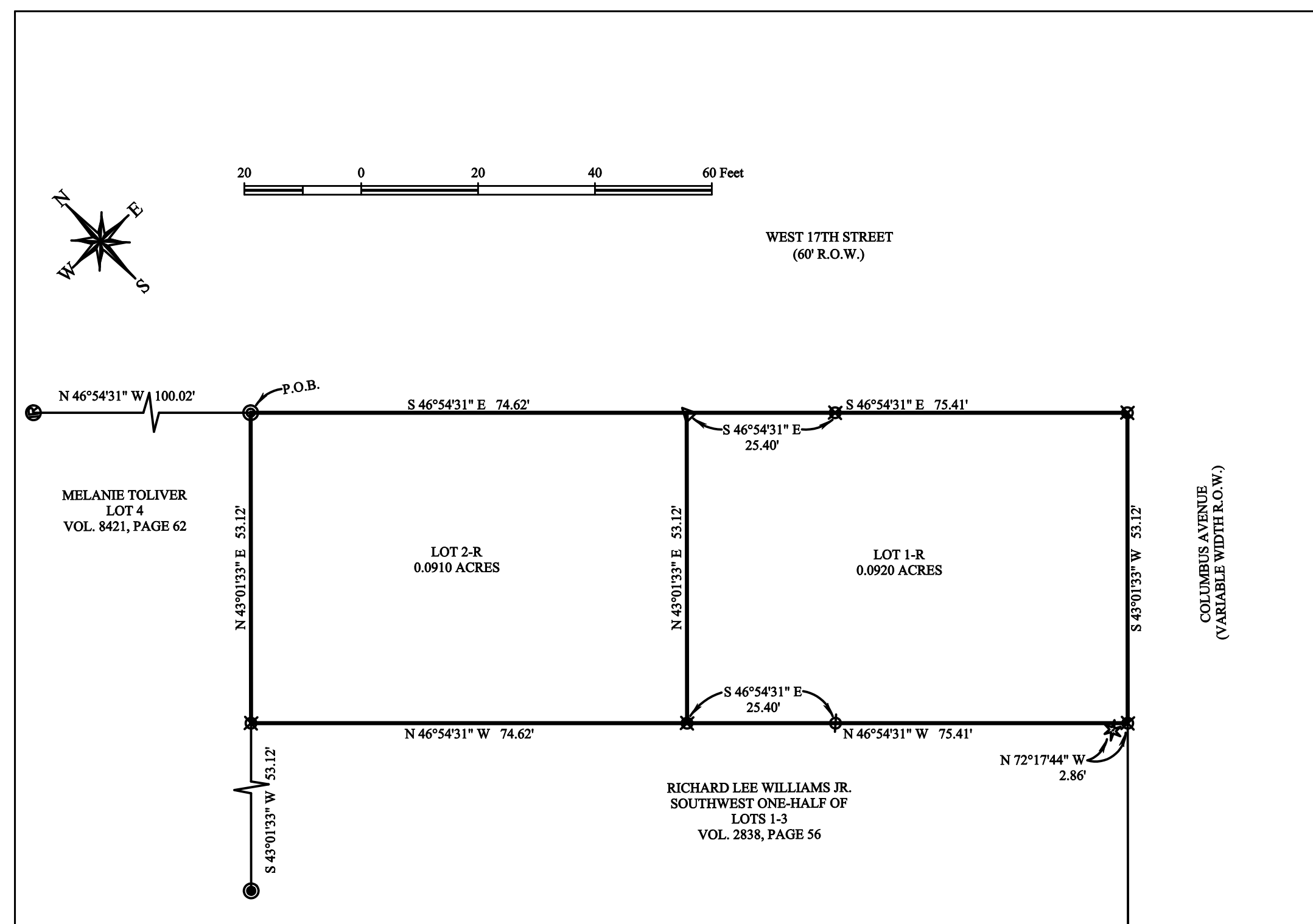
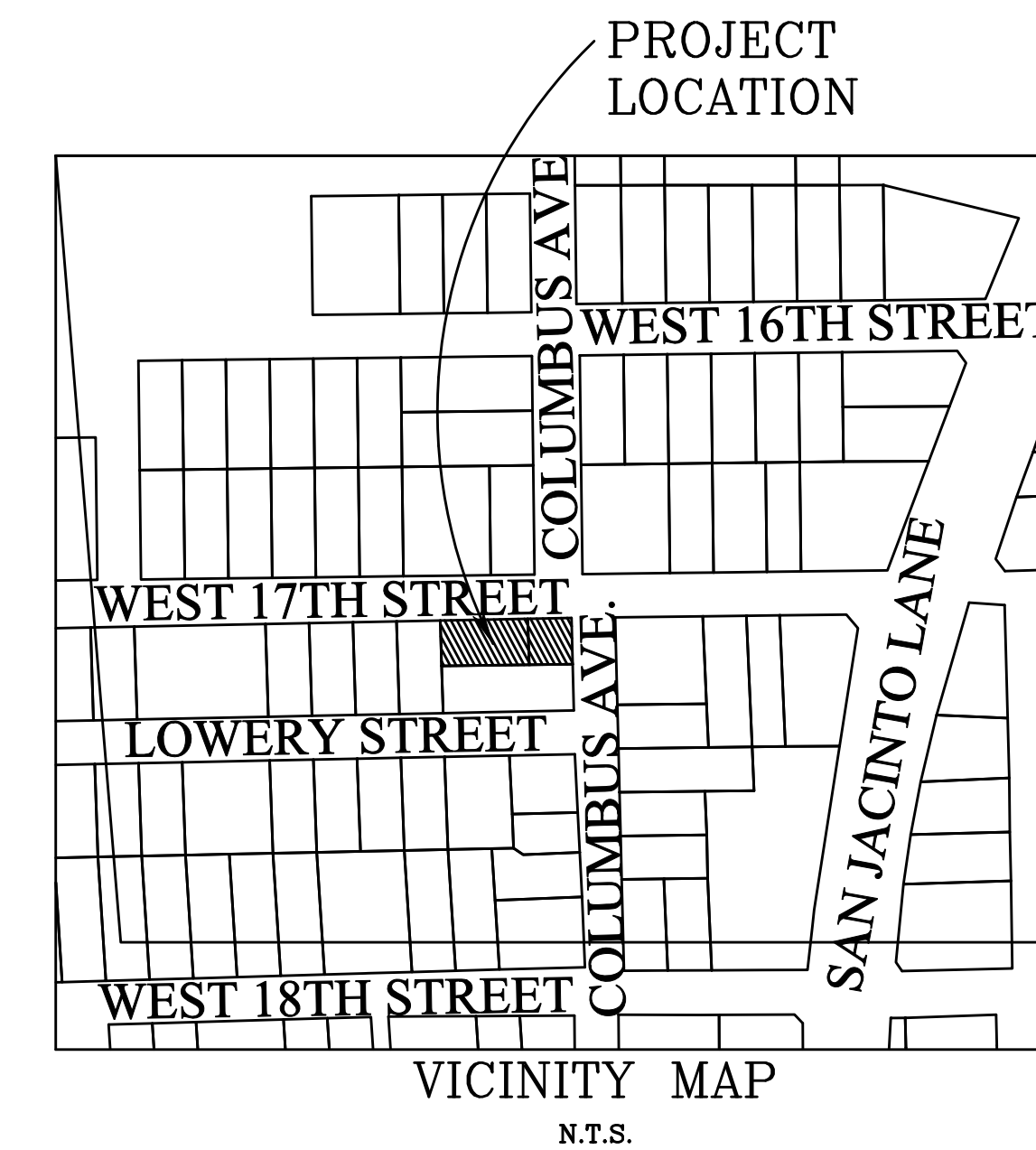


ORIGINAL PLAT



FINAL PLAT



METES AND BOUND DESCRIPTION

Being a tract of land containing 0.1830 acres, being northeast one-half of Lots 1, 2 and 3 of the West Side Addition Number 2, Brazos County, Texas, as plat recorded in Vol. 72, Page 593, of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 3893, Page 136 of the B.C.O.R. All bearings of this survey are referred to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 5/8" iron rods found and referred to in the previously recorded plat, and as surveyed on the ground on June 12th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08437, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with busted yellow plastic cap for the north corner of this tract, also being the east corner of Lot 4, also being a point in the southwest right-of-way line of West 17th Street (60' R.O.W.), from which a 5/8" iron rod found bears N 46°54'31" W, a distance of 100.02 feet for reference;

THENCE along the common line between this tract and said West 17th Street, for the following calls:

South 46°54'31" East, a distance of 74.62 feet to a 1/4" metal tack set for a point in the northeast line of this tract;

South 46°54'31" East, a distance of 75.41 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the east corner of this tract, also being a point in the northwest right-of-way line of Columbus Avenue (Variable Width R.O.W.);

THENCE South 43°01'33" West, a distance of 53.12 feet along the common line between this tract and said Columbus Avenue to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the south corner of this tract, also being the east corner of the Richard Lee Williams Jr. called southwest one-half of Lots 1-3, as recorded in Vol. 2838, Page 56 of the B.C.O.R., from which a 1/2" iron rod found bears N 72°17'44" W, a distance of 2.86 feet for reference;

THENCE along the common line between this tract and said Williams tract, for the following call:

North 46°54'31" West, a distance of 75.41 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southwest line of this tract;

North 46°54'31" West, a distance of 74.62 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the west corner of this tract, also being a point in the southeast line of the said Lot 4, from which a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found bears S 43°01'33" W, a distance of 53.12 feet for reference;

THENCE North 43°01'33" East, a distance of 53.12 feet along the common line between this tract and said Lot 4 to the **PLACE OF BEGINNING** containing 0.1830 acres.

Approval of the planning and zoning commission.

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, TAFREDA MOOREHEAD, EXECUTRIX FOR THE ESTATE OF PLES E. TURNER, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Dead Records of Brazos County in Volume 3893, Page 136 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: _____
TAFREDA MOOREHEAD

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: _____

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 this _____ day of _____, 20____. In the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, 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

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

CERTIFICATE OF SURVEYOR

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

—	SUBJECT PROPERTY LINE	—	WATER METER
---	ADJACENT PROPERTY LINE	—	ELECTRIC METER
---	UTILITY EASEMENT	—	POWER POLE
---	BOUNDARY BETWEEN LOTS	—	GAS METER
---	RESTRICTIONS BUILDING LINE(S)	—	A.C. UNIT
---	ELECTRIC LINE	—	WOOD FENCE

- 1/2" IRON ROD FOUND WITH BUSTED YELLOW PLASTIC CAP
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- 1/4" METAL TACK SET
- 5/8" IRON ROD FOUND
- COVERED CONC.

- Survey Notes:
- 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" and 5/8" iron rods found and referred to the previous recorded plat.
 - Drawing Scale is 1"=20'
 - Drawn by: Adam Wallace
 - 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. 48041(CO)195E effective date, 05-16-2012
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Property's current zoning district is Residential District - 5000 (RD-5)
 - When 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.

REPLAT
LOTS 1-R AND 2-R
WEST SIDE PHASE 2
BEING A FINAL PLAT OF
NORTHEAST ONE-HALF OF
LOTS 1, 2 AND 3
WEST SIDE PHASE 2
VOL. 3893, PAGE 136
Bryan, Brazos County, Texas

SCALE: 1"= 20'
OWNER/DEVELOPER:
TAFREDA MOOREHEAD, EXECUTRIX
FOR THE ESTATE OF PLES E.
TURNER
3312 OAKDALE STREET
HOUSTON, TX 77004

JUNE, 2026
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291