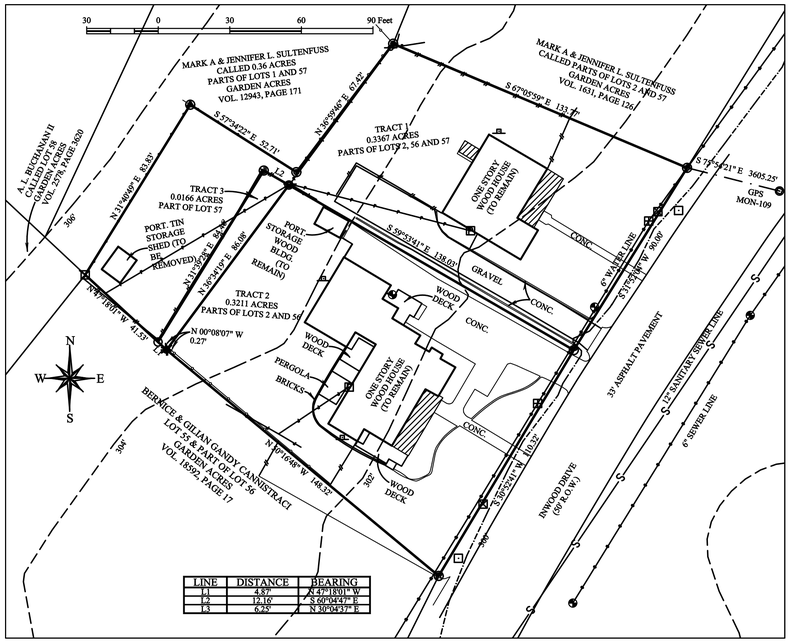
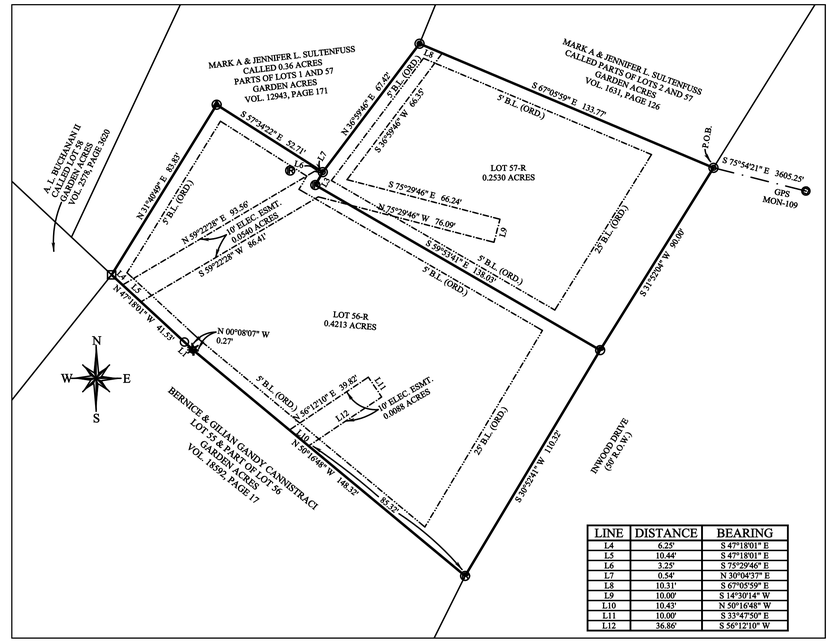


LINE	DISTANCE	BEARING
L1	4.87'	N 47°18'01" W
L2	12.16'	S 60°04'47" E
L3	6.25'	N 30°04'37" E

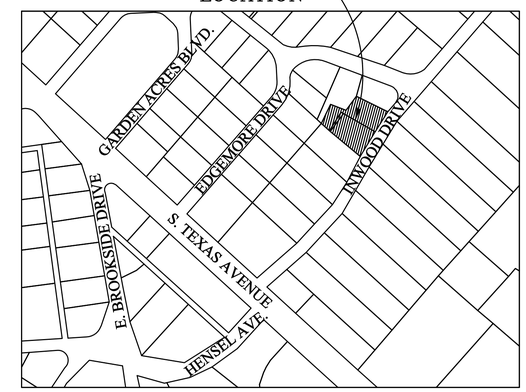
ORIGINAL PLAT



LINE	DISTANCE	BEARING
L4	6.25'	S 47°18'01" E
L5	10.44'	S 47°18'01" E
L6	3.25'	S 75°29'46" E
L7	0.54'	N 30°04'37" E
L8	10.31'	S 67°05'59" E
L9	10.00'	S 14°30'14" W
L10	10.43'	N 50°16'48" W
L11	10.00'	S 33°47'50" E
L12	36.86'	S 56°12'10" W

REPLAT

PROJECT LOCATION



VICINITY MAP

N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.6744 acres, being parts of Lots 2, 56 and 57, Green Acres Addition, City of Bryan, Brazos County, Texas, being the tracts, as recorded in Vol. 18647, Page 68; Vol. 13582, Page 241 and Vol. 17942, Page 127 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, 1/2" iron pipe and metal leaf spring found and referred to in the previously recorded deed, and as surveyed on the ground on May 26th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08346, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the east corner of this tract, also being the south corner of the Mark A. Sultenfuss and Jennifer L. Sultenfuss called parts of Lots 2 and 57, as recorded in Vol. 1631, Page 126 of the B.C.O.R., also being a point in the southwest right-of-way line of Inwood Drive (50' R.O.W.);

THENCE along the common line between this tract and said Inwood Drive, for the following calls:

South 31°52'04" West, a distance of 90.00 feet to a 1" iron pipe for a point in the southeast line of this tract;

South 30°52'41" West, a distance of 110.32 feet to a 1/2" iron rod found for the south corner of this tract, also being the east corner of the Bernice and Gilian Gandy Cannistraci called Lot 55 and part of Lot 56, as recorded in Vol. 18592, Page 17 of the B.C.O.R.;

THENCE along the common line between this tract and said Cannistraci tract, for the following calls:

North 50°16'48" West, a distance of 148.32 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, from which a 1/2" iron rod found bent bears N 00°08'07" W, a distance of 0.27 feet for reference;

North 47°18'01" West, a distance of 4.87 feet to a point for corner;

North 47°18'01" West, a distance of 41.53 feet to a 1/2" iron rod found leaning for the west corner of this tract, also being the east corner of the A.L. Buchanan II called Lot 58, as recorded in Vol. 2578, Page 3620 of the B.C.O.R., also being the south corner of the Mark A. Sultenfuss and Jennifer L. Sultenfuss called 0.36 acres, parts of Lots 1 and 57, as recorded in Vol. 12943, Page 171 of the B.C.O.R.;

THENCE along the common line between this tract and said 0.36 acre tract, for the following calls:

North 31°40'49" East, a distance of 83.83 feet to a 5/8" iron rod with yellow plastic cap markd "RPLS 2972" found for a north corner of this tract;

South 57°34'22" East, a distance of 52.71 feet to a 5/8" iron rod found for a bend in this tract;

North 36°59'46" East, a distance of 67.42 feet to a 5/8" iron rod found with faded yellow plastic cap for a north corner of this tract, also being the west corner of the said Sultenfuss called parts of Lots 2 and 57;

THENCE South 67°05'59" East, a distance of 133.77 feet along the common line between this tract and said Sultenfuss called parts of Lots 2 and 57 to the **PLACE OF BEGINNING** containing 0.6744 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CATHARINA M. LAPORTE, DAVID E. LAPORTE and AMPM PROPERTIES LLC, the owners and developers 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 18647, Page 68; Volume 13582, Page 241 and Volume 17942, Page 127 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:_____
CATHARINA M. LAPORTE

Owner:_____
DAVID E. LAPORTE

Owner:_____
AMPM PROPERTIES 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

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

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

File name: 26-08346-INWOOD DRIVE-714-REPLAT.DWG
Plot date: 05/27/26
Revised: 07/08/26

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

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- RESTRICTING BUILDING LINE(B.L.)
- SECTIONAL LINE
- WOOD FENCE

- 5/8" IRON ROD FOUND WITH FADED YELLOW PLASTIC CAP
- 1/2" IRON ROD FOUND BENT
- 1/2" IRON ROD FOUND LEANING
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- CALCULATED CORNER
- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- COVERED CONC.

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 rod, 1/2" iron pipe and metal leaf spring found and referred to on the unrecorded plat.
2). Drawing Scale is 1"=30'
3). Drawn by: Adam Wallace
4). Said tract 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). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6). Property's current zoning district is Residential District - 5000 (RD-5)
7). 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.
8). Purpose of this replat was to add the back area from of AMPM PROPERTIES LLC tract to the front tract of CATHARINA and DAVID LAPORTE tract.

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 56-R AND LOT 57-R
GARDEN ACRES ADDITION
BEING A FINAL PLAT OF
0.3367 ACRES
PARTS OF LOTS 2, 56 AND 57
IN VOL. 18647, PAGE 68,
0.3211 ACRES
PARTS OF LOTS 2 AND 56
IN VOL. 13582, PAGE 241 AND
0.0166 ACRES
PART OF LOT 57
IN VOL. 17942, PAGE 127
Bryan, Brazos County, Texas

SCALE: 1"= 30'

JULY, 2026

OWNER/DEVELOPER:
CATHARINA M. LAPORTE, DAVID E. LAPORTE and AMPM PROPERTIES LLC
10354 JOHN RICE DR
IOLA, TX 77861

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