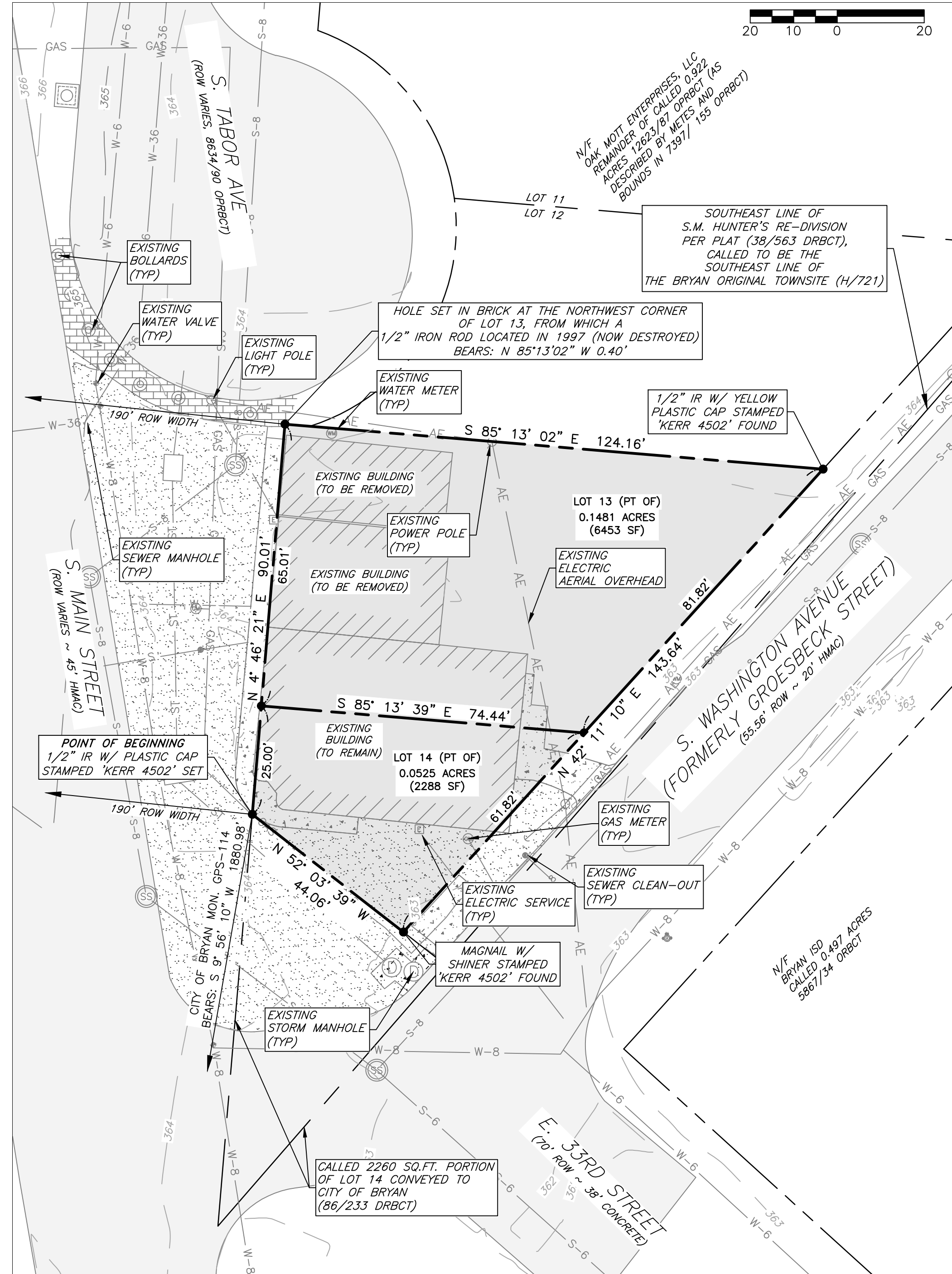
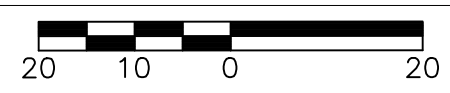
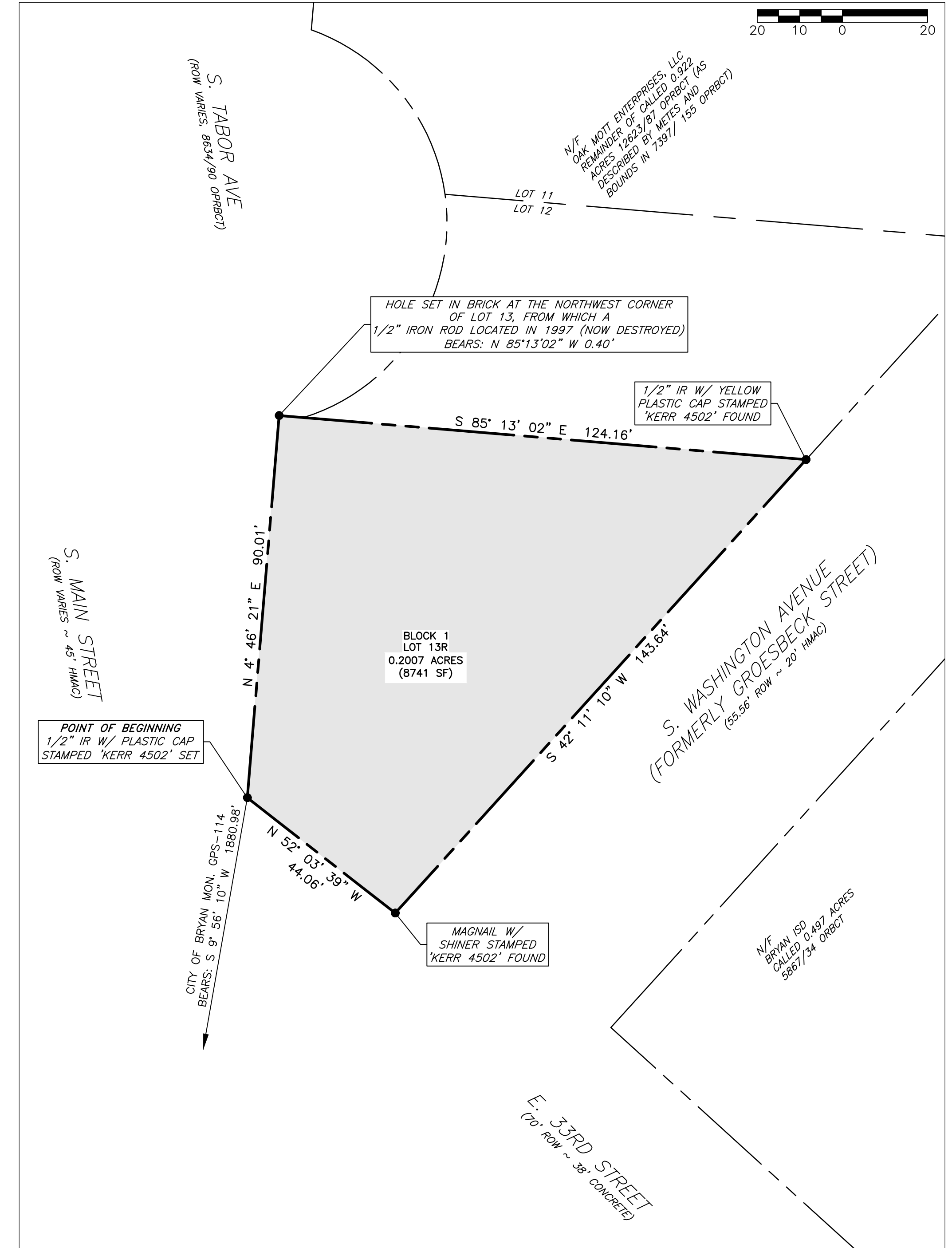


ORIGINAL PLAT



FINAL PLAT



FIELD NOTES DESCRIPTION OF 0.2007 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.2007 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PART OF LOTS 13 & 14, S. M. HUNTER'S RE-DIVISION OF BLOCK 1 AND FRACTIONAL BLOCK 19 OF THE BRYAN ORIGINAL TOWNSITE AS SHOWN ON THE PLAT RECORDED IN VOLUME 38, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND FURTHER DESCRIBED AS TRACTS ONE, FOUR, AND FIVE CONVEYED TO MIAN N. RIAZ AND NUZHAT YASMEEN IN VOLUME 15604, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.2007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

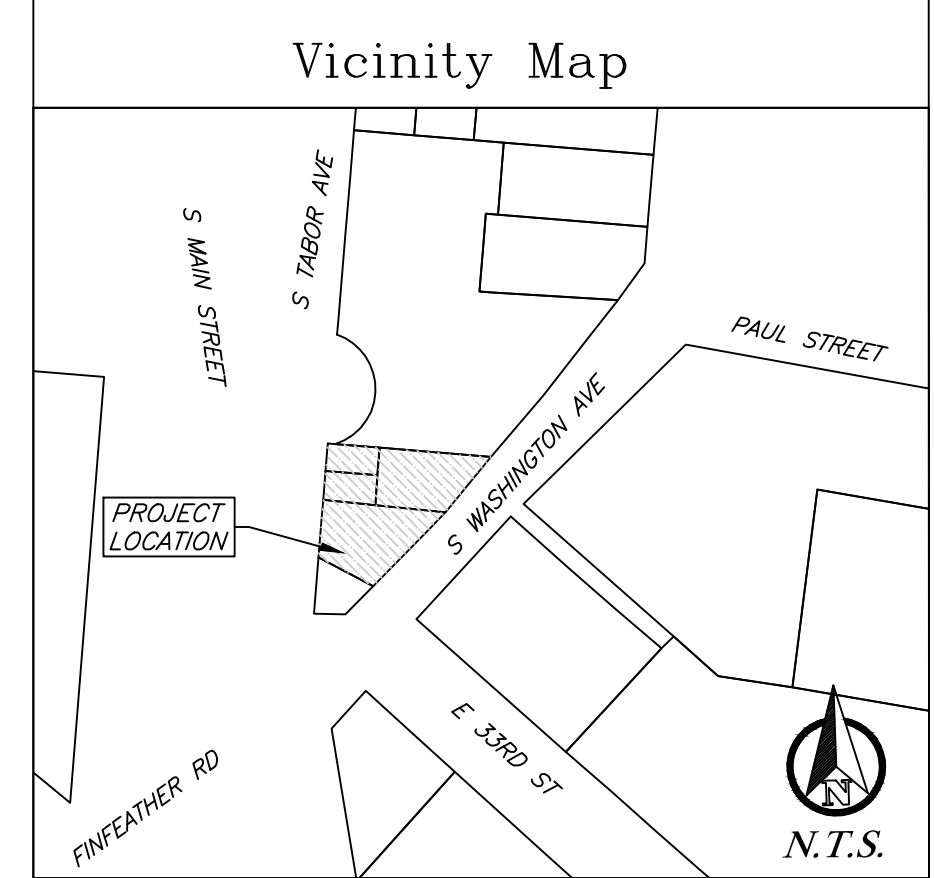
BEGINNING AT A POINT UNDER CONCRETE RUBBLE ON THE EAST SIDE OF S. MAIN STREET, IN THE WEST LINE OF SAID LOT 14, AT THE SOUTHWEST CORNER OF SAID TRACT FOUR, SAME BEING THE NORTHWEST CORNER OF A CALLED 2260 SQUARE FOOT PORTION OF SAID LOT 14 CONVEYED TO THE CITY OF BRYAN IN VOLUME 86, PAGE 233 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS S 09° 56' 10" W, A DISTANCE OF 1,880.98 FEET;

THENCE, WITH THE WEST LINE OF SAID LOTS 13 AND 14, N 04° 46' 21" E, FOR A DISTANCE OF 90.01 FEET TO AN 'X' FOUND IN BRICK ON THE SOUTH LINE OF S. TABOR AVENUE (RIGHT-OF-WAY WIDTH VARIES, 8634/90 OPRBCT) AT THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTHWEST CORNER OF BLOCK 2 OF THE BRYAN ORIGINAL TOWNSITE (H/721 DRBCT) BEARS N 04° 46' 21" E, A DISTANCE OF 452.63 FEET, ALSO FROM SAID 'X' IN BRICK ANOTHER 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 2 BEARS N 04° 46' 21" E, A DISTANCE OF 702.63 FEET;

THENCE, WITH THE NORTH LINE OF SAID LOT 13, S 85° 13' 02" E, AT A DISTANCE OF 40.65 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT FOUR AND THE NORTHWEST CORNER OF TRACT TWO, PARCEL TWO (15604/244 OPRBCT), AT A DISTANCE OF 42.85 FEET PASSING 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE NORTHEAST CORNER OF SAID TRACT TWO, PARCEL TWO, AND THE NORTHWEST CORNER OF TRACT THREE (15604/244 OPRBCT), AND CONTINUING FOR A TOTAL DISTANCE OF 124.16 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF S. WASHINGTON AVENUE (55.56' WIDE RIGHT-OF-WAY, W/253 DRBCT), SAME BEING THE SOUTHWEST LINE OF SAID BRYAN ORIGINAL TOWNSITE AND THE NORTHWEST LINE OF THE PHILLIPS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 'W', PAGE 253 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 0.922 ACRE PORTION OF SAID S. M. HUNTER'S RE-DIVISION DESCRIBED IN A CORRECTION DEED TO OAK MOTT ENTERPRISES, LLC IN VOLUME 12623, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTHEAST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE (AS REFERENCED IN DEEDS TO BRYAN ISD, 2805/187 & 5867/34 OPRBCT) BEARS S 61° 33' 24" E, A DISTANCE OF 53.18 FEET, FROM WHICH A LEAD PLUG AND TACK FOUND BEARS S 42° 45' 30" W, A DISTANCE OF 12.15 FEET, ALSO FROM SAID 'X' IN CONCRETE, THE WEST CORNER OF SAID BRYAN ISD TRACT (2805/187 OPRBCT) ON THE SOUTHWEST LINE OF S. WASHINGTON AVENUE BEARS S 75° 14' 13" E, A DISTANCE OF 4.40 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF S. WASHINGTON AVENUE, AT THE NORTHWEST CORNER OF SAID BRYAN ISD TRACT, BEARS N 42° 11' 10" E, A DISTANCE OF 158.59 FEET;

THENCE, WITH THE NORTHWEST LINE OF S. WASHINGTON AVENUE, SAME BEING THE APPROXIMATE SOUTHWEST LINE OF THE STEPHEN F. AUSTIN LEAGUE, S 42° 11' 10" W, FOR A DISTANCE OF 143.64 FEET TO A MAGNAIL WITH SHINER STAMPED 'KERR 4502' FOUND IN ASPHALT IN THE NORTHEAST LINE OF SAID 2260 SQUARE FOOT PORTION OF LOT 14 (86/233 DRBCT), FOR THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID 2260 SQUARE FOOT TRACT, THROUGH SAID LOT 14, N 52° 03' 39" W, FOR A DISTANCE OF 44.06 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.2007 OF AN ACRE, MORE OR LESS, AS SURVEYED APRIL 2022.



General Notes:

- Coordinates and bearing system shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-116 (Y:10231805.020; X:55066114.700) and as established by GPS observation.
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00014151476982 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804C0215F, revised to reflect LOMR 12-06-1920P, effective April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped 'KERR Surveying' will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate location.
- This property is zoned South College Business (SC-B).
- The topography is from GIS data.
- 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.
- This survey was prepared to reflect the title commitment prepared by south land title, LLC, GP NO. BC1907966, effective DATE: 07-29-2019. Items listed on schedule B are not survey items and/or are not addressed by this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the 0.2007 acre tract shown on this plat, being the same tract of land as conveyed in the official Public record of Brazos County in Volume 15604, Page 244 OPRBCT, and designated herein as S.M. Hunter's Re-Division, Block 1 Lot 13R, in the City of Bryan, Texas and whose name is subscribed hereto 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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 the property markers and monuments were placed under my supervision on the _____ day of _____, 20____.

Michael Konetski, R.P.L.S. No. 6531

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Public Records of Brazos County in Volume _____ Page _____.

County Clerk, 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

ANNOTATIONS:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
()-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/F-	Now or Formerly

FINAL PLAT

S.M. Hunter's
Re-Division
Block 1, Lot 13R

Being a Replat of a part of lots 13 & 14 in
S.M. Hunter's Re-Division of Block 1
Volume 38, Page 563 DRBCT
0.2007 Acres,
Bryan, Brazos County, Texas
April 2022

Owner:
NN Out Properties, LLC
105 N. Main St.
Bryan, TX 77803

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-239-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 22-306