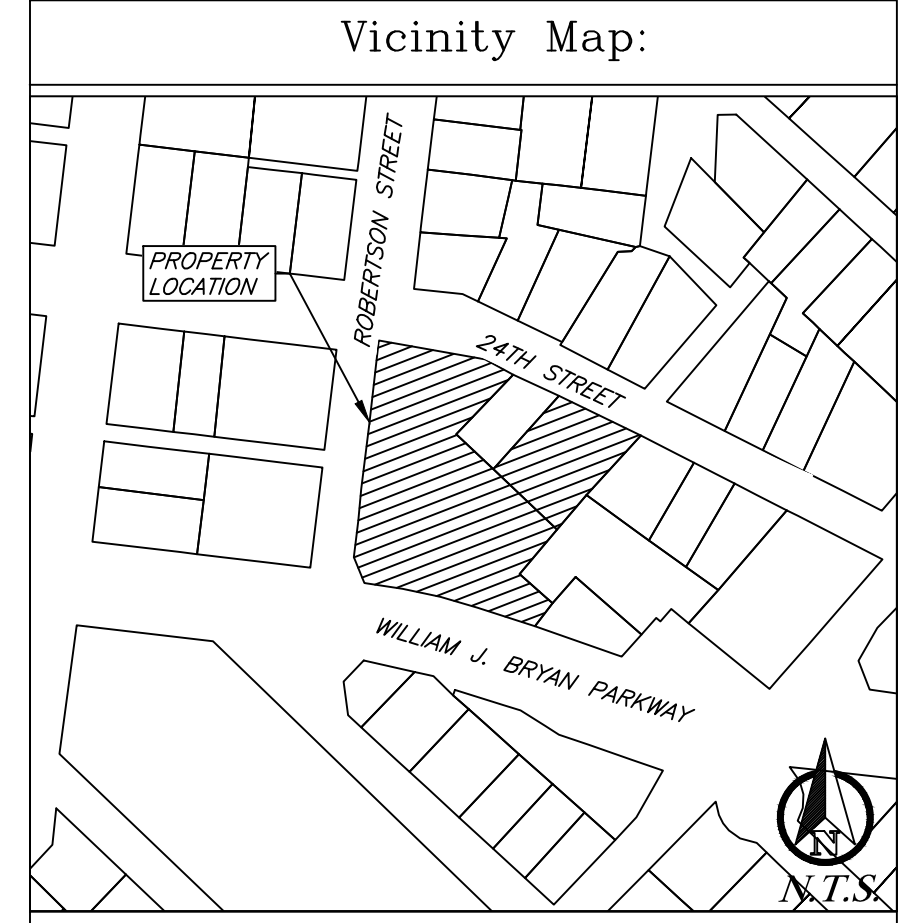


LINE #	LENGTH	DIRECTION
L1	143.99'	S 40° 48' 40" W
L2	39.30'	S 45° 43' 52" E
L3	102.56'	S 41° 45' 46" W
L4	76.95'	N 73° 55' 57" W
L5	66.98'	S 4° 47' 58" W
L6	206.55'	N 4° 47' 37" E
L7	92.37'	S 85° 12' 23" E
L8	42.42'	S 64° 29' 47" E
L9	13.50'	S 64° 29' 47" E
L10	95.07'	S 42° 57' 08" W
L11	63.64'	S 47° 51' 01" E
L12	112.09'	N 40° 43' 13" E
L13	104.70'	S 65° 35' 09" E
L14	100.29'	S 47° 51' 01" E
L15	5.12'	N 23° 01' 48" W
L16	43.27'	N 4° 49' 04" E
L17	23.73'	N 41° 45' 46" E
L18	24.94'	N 41° 45' 46" E
L19	171.63'	N 4° 47' 37" E
L20	117.05'	S 85° 12' 23" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	122.16'	652.50'	10° 43' 37"	N 79° 17' 45" W	121.98'	61.26'

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



FIELD NOTES DESCRIPTION
 1.36 ACRE TRACT
 JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2
 STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.278 ACRES IN THE JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2, AND THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.29332 ACRE TRACT OF LAND CONVEYED TO NATHAN WINCHESTER IN VOLUME 12173, PAGE 93 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND A PORTION OF A CALLED 1.157 ACRE TRACT OF LAND CONVEYED TO NATHAN J. WINCHESTER IN VOLUME 5976, PAGE 77 (OPRBCT); SAID 1.278 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 2 INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET (50' WIDE RIGHT-OF-WAY AT THIS POINT PER THE PLAT OF THE CALDWELL HOME ADDITION, VOLUME 70, PAGE 488, DRBCT), FOR THE NORTH CORNER OF SAID 0.29332 ACRE TRACT, AND BEING REFERRED TO AS "TRACT ONE" IN VOLUME 9736, PAGE 80 (OPRBCT), FOR THE EAST CORNER OF SAID 0.29332 ACRE TRACT, AND THE EASTERNMOST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN GPS MONUMENT 35 BEARS S 78° 25' 08" E, A DISTANCE OF 1,313.15 FEET;

THENCE, WITH THE NORTHWEST LINES OF SAID 0.1351 ACRE TRACT AND THE REMAINDER OF LOT 2 OF THE WONDERLAND SUBDIVISION, FILED IN VOLUME 2189, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT) AND THE SOUTH LINE OF SAID 0.29332 ACRE TRACT, S 40° 48' 40" W, FOR A DISTANCE OF 143.99 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 1.157 ACRE TRACT, FOR THE WEST CORNER OF THE REMAINDER OF SAID WONDERLAND SUBDIVISION, AND FOR AN INTERIOR CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD FOUND WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO 1562" FOUND MARKING THE EAST CORNER OF SAID 1.157 ACRE TRACT BEARS S 47° 49' 28" E, A DISTANCE OF 49.70 FEET;

THENCE, WITH THE COMMON LINE OF SAID REMAINING WONDERLAND SUBDIVISION AND THROUGH SAID 1.157 ACRE TRACT, S 45° 43' 52" E, FOR A DISTANCE OF 39.30 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR CORNER BEING IN THE NORTHWEST LINE OF THE REMAINDER OF LOTS 6 AND 7, BLOCK 1 OF THE TRAVIS PARK SUBDIVISION, FILED IN VOLUME 75, PAGE 334 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), CONVEYED TO FLAVIL LAMAR FLUITT AND WIFE, JEAN ENGLISH FLUITT IN VOLUME 588, PAGE 641 (ORBCT), AN EASTERN CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID FLUITT TRACT AND THIS HEREIN DESCRIBED TRACT, S 41° 45' 46" W, AT A DISTANCE OF 90.00 FEET PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE EAST CORNER OF A CALLED 347 SQUARE FOOT DRAINAGE EASEMENT IN VOLUME 933, PAGE 233 (ORBCT) AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING ON FOR A TOTAL DISTANCE OF 102.56 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST RIGHT-OF-WAY OF WILLIAM J. BRYAN PARKWAY (RIGHT-OF-WAY WIDTH VARIES, 933/231 ORBCT), FOR THE SOUTHWEST CORNER OF SAID 1.157 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 35° 20' 07" E, A DISTANCE OF 255.77 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 82° 54' 38" E, A DISTANCE OF 667.62 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF WILLIAM J. BRYAN PARKWAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1) N 73° 55' 57" W, FOR A DISTANCE OF 76.95 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 652.50 FEET, AN ARC LENGTH OF 122.16 FEET, A DELTA ANGLE OF 10° 43' 37" AND A CHORD WHICH BEARS N 79° 17' 45" W, A DISTANCE OF 121.98 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE NORTHEAST INTERSECTION OF WILLIAM J. BRYAN PARKWAY AND ROBERTSON STREET, FOR THE SOUTHWEST CORNER OF SAID 1.157 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF ROBERTSON STREET FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
 1) N 23° 01' 48" W, FOR A DISTANCE OF 5.12 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
 2) N 04° 49' 04" E, FOR A DISTANCE OF 43.27 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE BRYAN ORIGINAL TOWNSITE SOUTHWEST LINE;
 3) WITH SAID TOWNSITE LINE, N 41° 45' 46" E, FOR A DISTANCE OF 23.73 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET (RIGHT-OF-WAY 65.00 FEET AT THIS POINT);
 4) N 04° 47' 37" E, FOR A DISTANCE OF 206.55 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE SOUTHWEST INTERSECTION OF ROBERTSON STREET AND 24TH STREET, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A POINT FOR CORNER AT THE SOUTHWEST INTERSECTION OF ROBERTSON STREET AND 24TH STREET BEARS N 85° 12' 23" W, A DISTANCE OF 80.00 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND BEARS N 85° 12' 23" W, A DISTANCE OF 249.70 FEET, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 85° 12' 23" W, A DISTANCE OF 409.84 FEET, ALSO FROM SAID SET ROD, THE NORTHWEST CORNER OF SAID 1.157 ACRE TRACT BEARS N 55° 25' 44" W, A DISTANCE OF 33.10 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET (80' WIDE RIGHT-OF-WAY AT THIS POINT), S 85° 12' 23" E, FOR A DISTANCE OF 133.43 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SAID SOUTHWEST LINE OF BRYAN'S ORIGINAL TOWNSITE, AND FOR THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID TOWNSITE LINE, S 42° 57' 08" W, AT A DISTANCE OF 7.90 FEET PASSING A 1/2 INCH IRON ROD FOUND BEING FOR THE NORTH CORNER OF LOT 1, BLOCK 1 OF THE GARCIA ADDITION, FILED IN VOLUME 2719, PAGE 183 (ORBCT), CONVEYED TO TITAN PREMIER INVESTMENTS, LLC., IN VOLUME 14493, PAGE 171 (OPRBCT), CONTINUING ON FOR A TOTAL DISTANCE OF 101.14 FEET TO A 3/8 INCH IRON ROD FOUND BENT, FOR THE WEST CORNER OF SAID GARCIA ADDITION AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 1.157 ACRE TRACT AND SAID GARCIA ADDITION, S 47° 51' 01" E, FOR A DISTANCE OF 63.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID GARCIA ADDITION, THE WEST CORNER OF SAID 0.29332 ACRE TRACT, AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID GARCIA ADDITION AND SAID 0.29332 ACRE TRACT, N 40° 43' 13" E, FOR A DISTANCE OF 112.09 FEET TO 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET, FOR THE EAST CORNER OF SAID GARCIA ADDITION, THE NORTH CORNER OF SAID 0.29332 ACRE TRACT, AND A NORTHERN CORNER HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET, S 65° 35' 09" E, FOR A DISTANCE OF 104.70 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 1.278 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Winchester, President of Winchester Properties, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 12173, Page 93 and Volume 5976, Page 77 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Nathan Winchester, President of Winchester Properties

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF THE CITY PLANNER

I, _____, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
 College Station, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
 College Station, 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 _____, 2023, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

General Notes:

1. Basis of Bearing Texas State Plane Central Zone Grid North from GPS Observation.
2. This lot is not within the 100-YR floodplain according to the DPFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0350E, effective May 16, 2012.
3. The topography shown is from GIS data.
4. All utilities shown hereon are approximate locations.
5. Distance shown along curves are cord lengths.
6. 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 the property adjacent to the PUE to access electric facilities.
7. This survey plat was prepared to reflect the title reports issued by University Title company, GP No. 223132 and 223133, both certification dated August 9th, 2022. Items listed on Schedule B are addressed as follows:
 - Easements and building lines as set out on the plat recorded in Volume 361, Page 593, DRBCT, do apply, as shown hereon.
 - All other items are not survey items and/or are not addressed by this plat.

Final Plat

**NWD Offices
 Block 1
 Lot 1**

Being a plat of a called 0.29332 acre tract in volume 12173, page 93 OPRBCT and a portion of a called 1.157 acre tract in volume 5976, page 77 OPRBCT
 John Austin League No. 8 Survey, Abstract 2
 Stephen F. Austin League No. 9, Abstract 62 - 1.36 acres
 Bryan, Brazos County, Texas
 Feb. 2023

Owner:
 Winchester Properties
 Unit A
 201 N Main S
 Bryan, TX 77803

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPLS 10018500
 Job No. 22-548

Engineer:
 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-4567
 TBPE F-5951