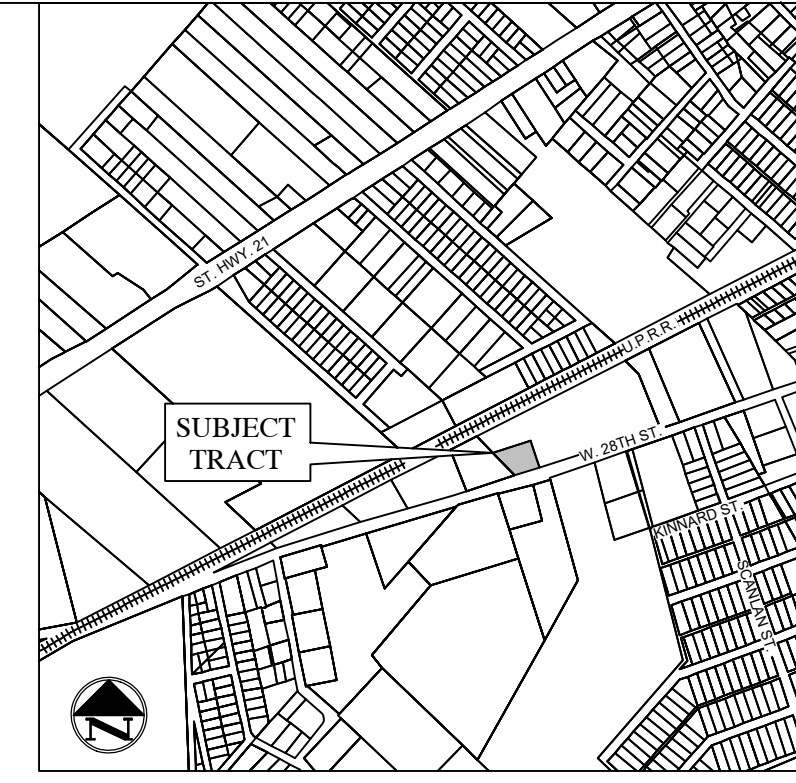


**NOTES**

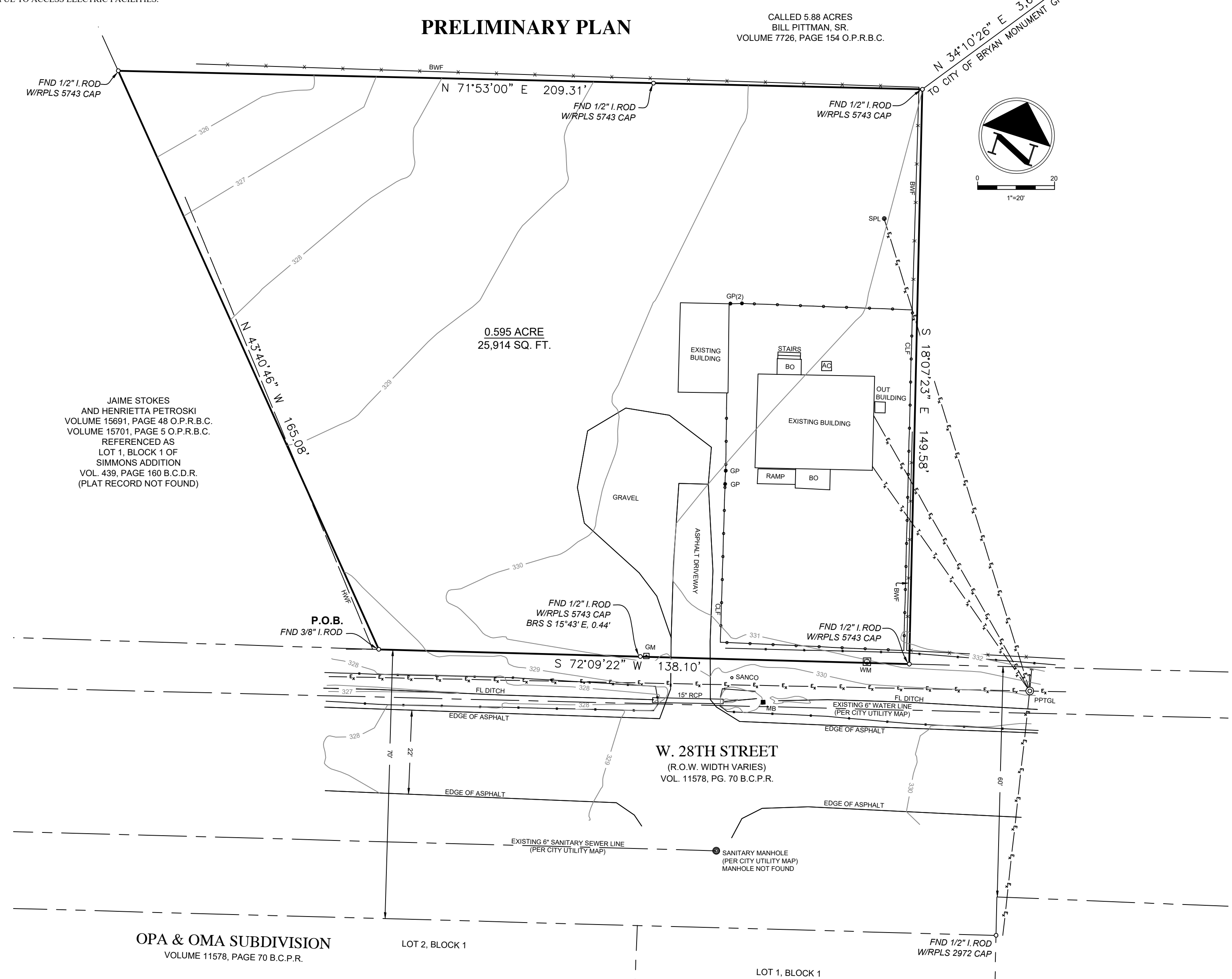
- BEARING ORIENTATION IS BASED THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF W. 28TH STREET AS SHOWN HEREON.
- THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- SURVEYED PROPERTY LIES IN UNSHADED ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY TEXAS AND INCORPORATED AREAS, MAP NUMBER 4804(CO)95E, DATED EFFECTIVE 05/16/2012.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, GP NO. BC2312348, DATED EFFECTIVE FEBRUARY 26, 2023 AND ISSUED MARCH 8, 2023.
- DATE OF SURVEY: MARCH 31, 2023.
- ELEVATIONS ARE BASED ON GPS OBSERVATION AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND FURTHER REFERENCED TO CITY OF BRYAN, TEXAS BENCHMARK MONUMENT GPS-116.
- SUBJECT PROPERTY IS ZONED I INDUSTRIAL DISTRICT.  
FRONT SETBACK: 25 FEET  
SIDE SETBACK: 5'  
REAR SETBACK: 5'
- CURRENT TITLE APPEARS TO BE VESTED IN UPWARD SOARING PROPERTIES, LLC BY VIRTUE OF INSTRUMENT RECORDED UNDER VOLUME 15817, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY.
- 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.

**LEGEND**

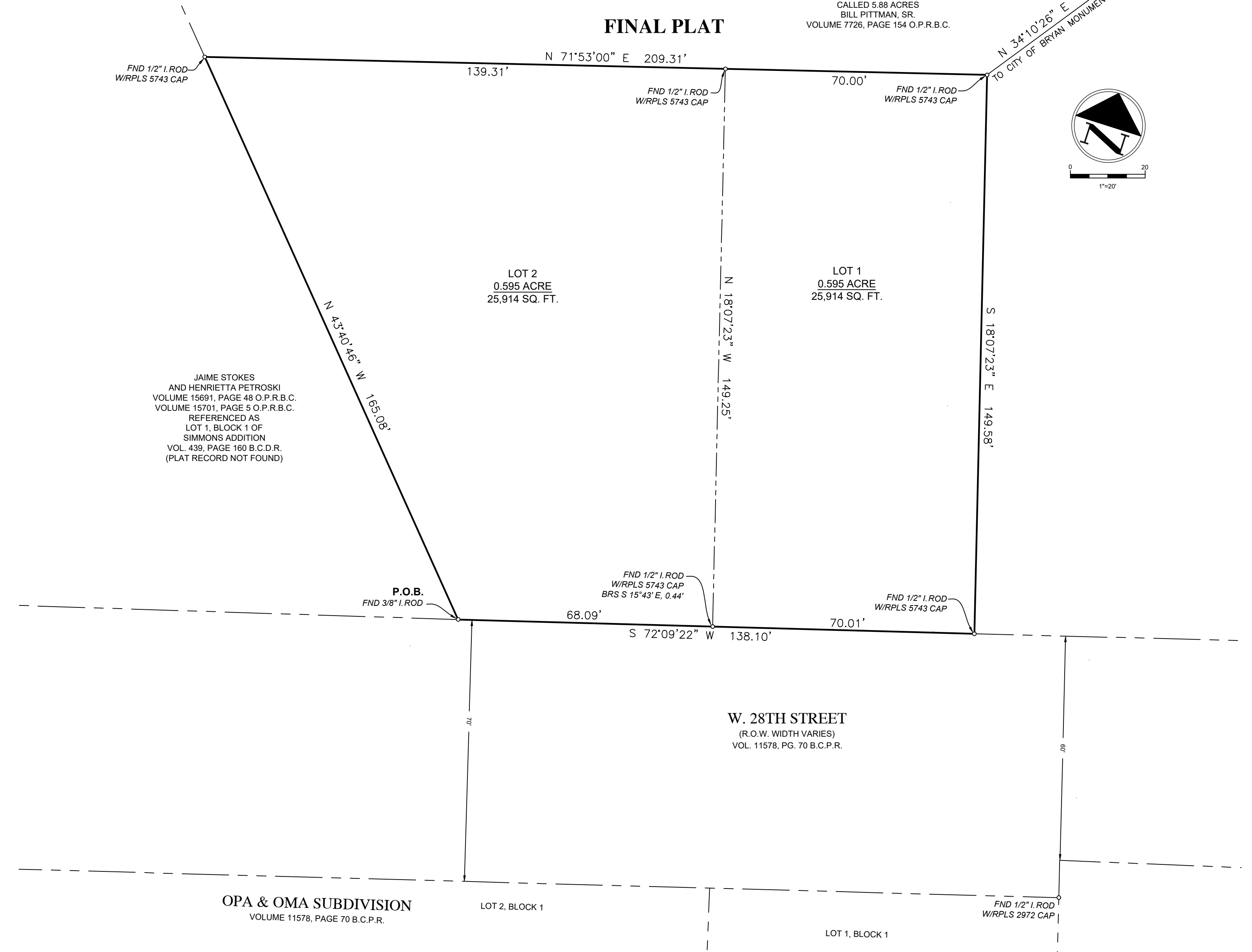
AC	AIR CONDITIONER
BO	BUILDING OVERHANG
BWF	BARS WIRE FENCE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
FL	FLOWLINE
FND	FOUND
GM	GAS METER
HWF	HOG WIRE FENCE
I	IRON
MB	MAILBOX
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BRAZOS COUNTY
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS BRAZOS COUNTY
PG.	PAGE
PPTLG	POWER POLE W/ TRANSFORMER, LAMP AND GUY
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SANCO	SANITARY CLEAN OUT
SPL	SERVICE POLE W/LAMP
SQ. FT.	SQUARE FEET
VOL.	VOLUME
WM	WATER METER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD TELEPHONE



**PRELIMINARY PLAN**



**FINAL PLAT**



**DESCRIPTION OF A 0.595 ACRE TRACT OF LAND SITUATED IN THE S.F. AUSTIN LEAGUE NO. 9, ABSTRACT 62 CITY OF BRYAN BRAZOS COUNTY, TEXAS**

BEING A 0.595 ACRE (25,914 SQUARE FOOT) TRACT OF LAND SITUATED IN S.F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.595 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO UPWARD SOARING PROPERTIES, LLC RECORDED UNDER VOLUME 15817, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (O.P.R.B.C.), SAID 0.595 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE:

**BEGINNING** AT A 3/8-INCH IRON ROD FOUND LYING ON THE NORTH RIGHT-OF-WAY LINE OF W. 28TH STREET (WIDTH VARIES), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT AND CONVEYED TO JAMIE STOKES AND HENRIETTA PETROSKI IN AN INSTRUMENT RECORDED UNDER VOLUME 15691, PAGE 48 OF THE O.P.R.B.C. AND CORRECTED IN AN INSTRUMENT RECORDED UNDER VOLUME 15701, PAGE 5 OF THE O.P.R.B.C., SAME BEING THE SOUTHWEST CORNER OF SAID 0.595 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

**THENCE** N 43°40'46" W, WITH THE NORTHEASTERLY LINE OF SAID STOKES AND PETROSKI TRACT, A DISTANCE OF 165.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 5743 FOUND FOR THE NORTHWEST CORNER OF SAID 0.595 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING A CORNER OF A CALLED 5.88 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BILL PITTMAN, SR. RECORDED UNDER VOLUME 7726, PAGE 154 OF THE O.P.R.B.C.;

**THENCE** WITH A SOUTHEASTERLY AND SOUTHWESTERLY LINE OF SAID 5.88 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 71°53'00" E, AT 139.31 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 5743 FOUND, CONTINUING FOR A TOTAL DISTANCE OF 209.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 5743 FOUND FOR THE NORTHEAST CORNER OF SAID 0.595 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING A CORNER OF SAID 5.88 ACRE TRACT OF LAND;

S 18°07'23" E, A DISTANCE OF 149.58 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 5743 FOUND LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID W. 28TH STREET, BEING THE SOUTHEAST CORNER OF SAID 0.595 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING A CORNER OF SAID 5.88 ACRE TRACT;

**THENCE** S 72°09'22" W, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. 28TH STREET, AT 70.01 FEET PASSING A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 5743 BEARS S 15°43' E, 0.44 OF ONE FOOT CONTINUING FOR A TOTAL DISTANCE OF 138.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.595 OF ONE ACRE OR 25,914 SQUARE FEET OF LAND.

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 \_\_\_\_\_.

Terry B. Roberts  
Upward Soaring Properties, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/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 \_\_\_\_\_, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS

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 \_\_\_\_\_, 2023.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 \_\_\_\_\_, 2023.

CITY PLANNER, BRYAN, TEXAS

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 \_\_\_\_\_, 2023.

CITY ENGINEER, BRYAN, TEXAS



STATE OF TEXAS  
COUNTY OF BRAZOS

I, Sean Conley, Registered Public Surveyor No. 6739 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

SEAN CONLEY, RPLS

**FINAL PLAT OF BROOKLYNN'S LANDING**

LOTS 1 AND 2  
0.595 OF ONE ACRE  
S.F. AUSTIN LEAGUE NO. 9, ABSTRACT 62  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
UPWARD SOARING PROPERTIES, LLC  
P.O. BOX 6901  
BRYAN, TX 77807  
(979) 778-2350

SCALE 1"=20'  
APRIL, 2023

SURVEYED BY:  
CONLEY LAND SERVICES, LLC



11001 BUTTERNUT CREEK TR.  
TOMBALL, TX 77475  
TEL: (409) 728-4997  
CONLEYLAND.COM  
TBPPLS FIRM NO. 10194732