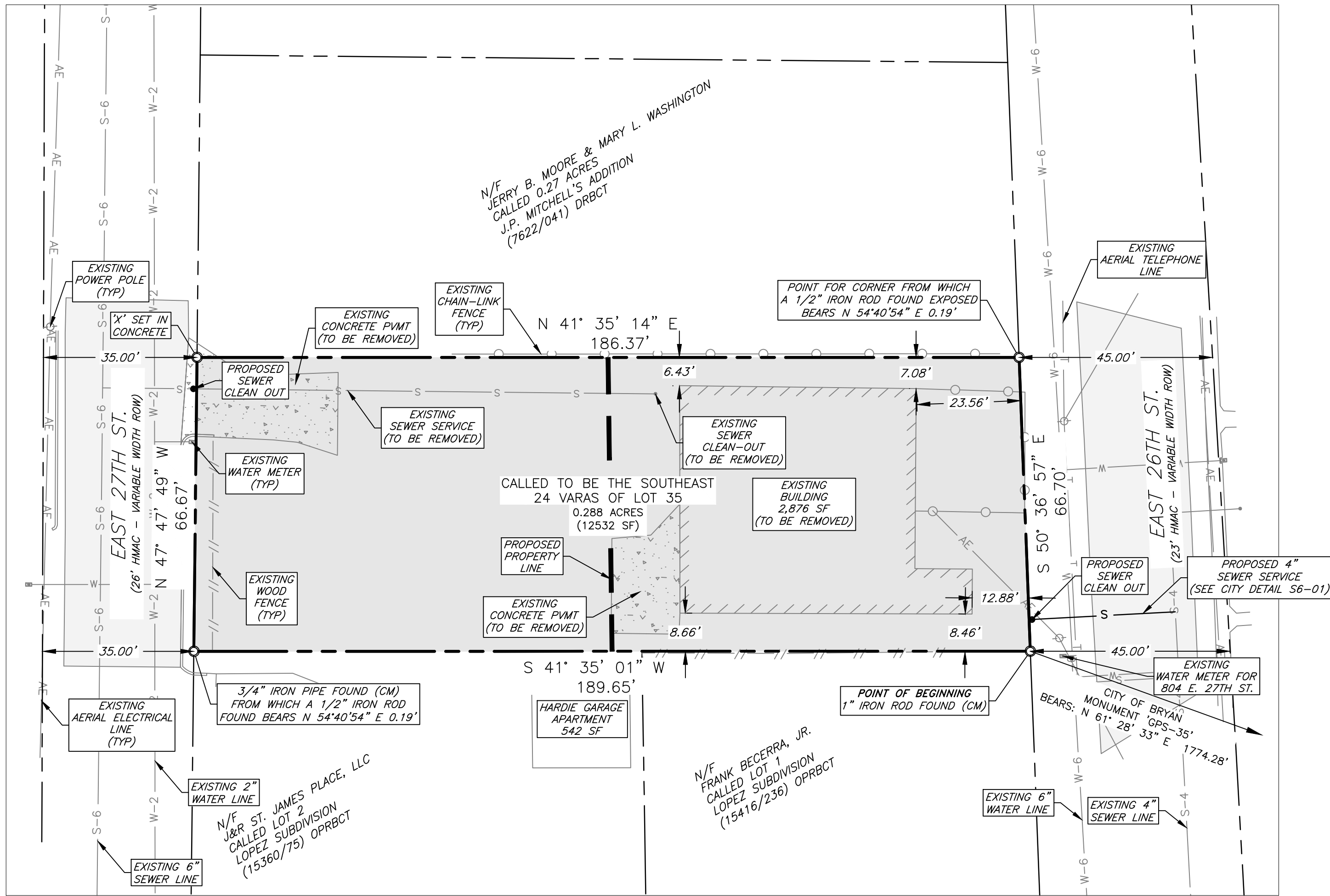
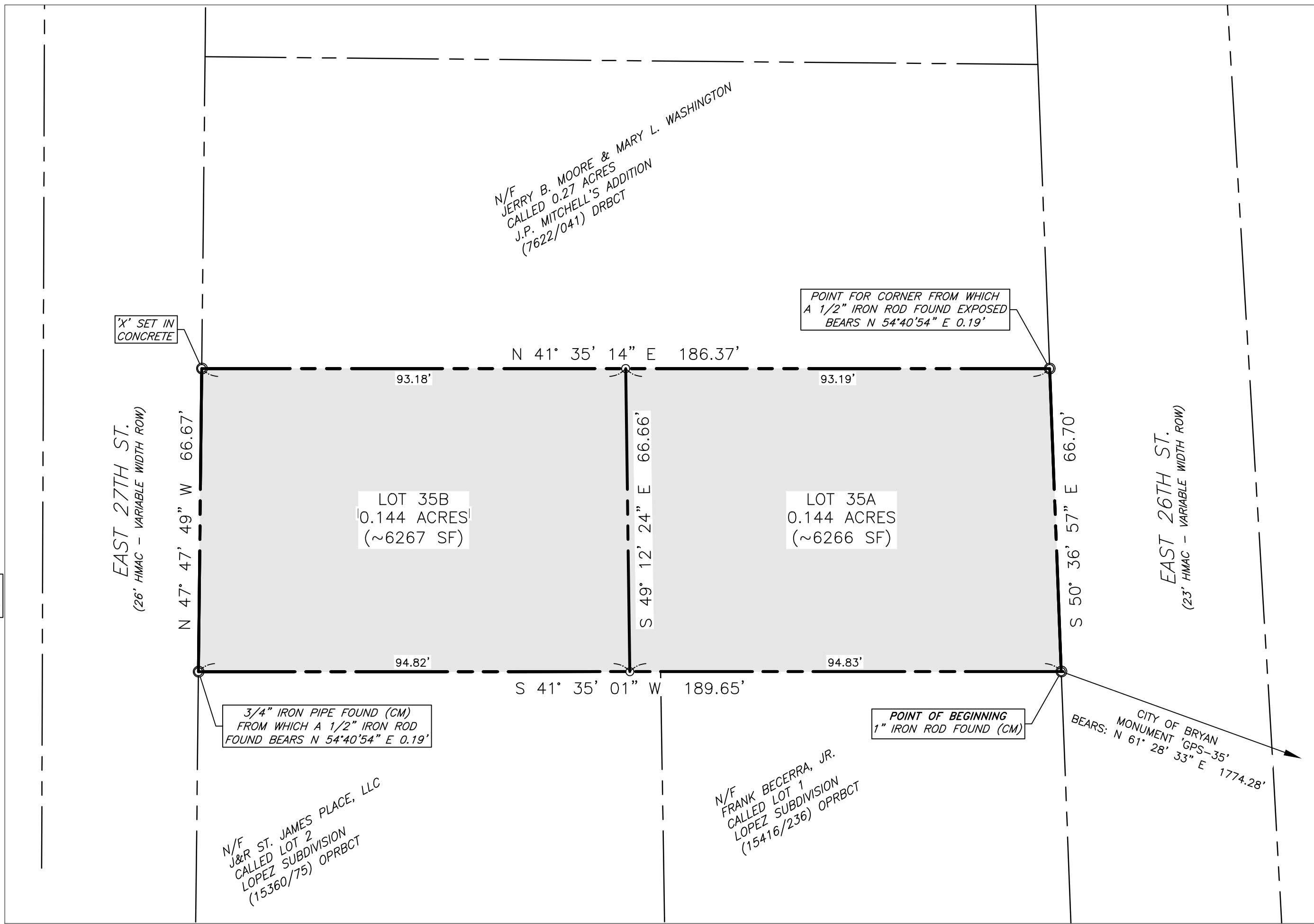


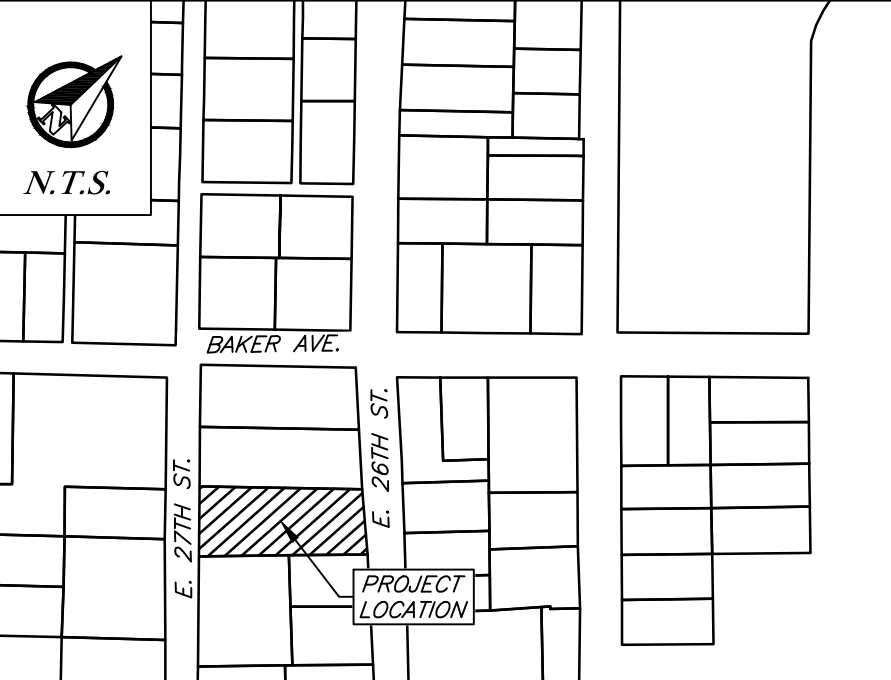
ORIGINAL PLAT
(0/214 DRBCT)



REPLAT



Vicinity Map



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011445276636 (calculated using GBD12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215P, revised to reflect LOMR, effective April 2, 2014.
- This property is zoned Residential District 5000 (RD-5).
- All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
- Lot depth variances for Lots 35A and 35B were approved by the Planning and Zoning Commission on _____ per case no. PV25-16
- This plat was prepared to reflect the title commitment issued by University Title Company, GP No. 549225, effective date: 06-30-2025. Items listed on schedule B are addressed as follows:
 - Item 10a: Right-of-way easement to the City of Bryan recorded in Volume 89, Page 361 (DRBCT), does not affect this tract.
- All other items are not survey items and/or are not addressed by this plat.

ANNOTATIONS:

ROW- Right-of-Way
HMAL- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, Managing Member, of NN Out Properties, owner and developer of the land shown on this plat, and designated herein as the southeast 24 varas of Lot 35, Mitchell Subdivision, a subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Katie Neason, Managing Member
NN Out Properties

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) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

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

CERTIFICATE OF THE COUNTY CLERK



County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF 0.288 ACRES IN THE
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRAZOS COUNTY, TEXAS

BEING ALL OF A TRACT CALLED TO BE THE SOUTHEAST 24 VARAS OF LOT 35 OF MITCHELL'S ADDITION RECORDED IN VOLUME 0, PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), DESCRIBED IN A DEED TO CHARLES SIEGERT RECORDED IN VOLUME 378, PAGE 493 (DRBCT); SAID 0.288 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF 26TH STREET (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTH CORNER OF LOT 1 OF LOPEZ SUBDIVISION RECORDED IN VOLUME 5367, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), BEING THE EAST CORNER OF SAID SIEGERT TRACT, AND BEING THE EAST CORNER HEREOF, FROM WHICH A CITY OF BRYAN MONUMENT (GPS-35) BEARS N 61° 28' 33" E A DISTANCE OF 1,774.28 FEET, AND A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'CARLOMAGNO RPLS 1562' FOUND MARKING THE EAST CORNER OF LOT 1 OF SAID LOPEZ SUBDIVISION BEARS S 50° 36' 57" E A DISTANCE OF 59.32 FEET FROM SAME;

THENCE, WITH THE COMMON LINE OF SAID LOPEZ SUBDIVISION AND SAID SIEGERT TRACT, S 41° 35' 01" W, A DISTANCE OF 189.65 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE WEST CORNER OF LOT 2 OF SAID LOPEZ SUBDIVISION, THE SOUTH CORNER OF SAID SIEGERT TRACT, AND BEING THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 54° 40' 54" E A DISTANCE OF 0.19 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET SAME BEING THE SOUTHWEST LINE OF SAID SIEGERT TRACT, N 47° 47' 49" W, A DISTANCE OF 66.67 FEET TO AN 'X' IN CONCRETE SET MARKING THE SOUTH CORNER OF A CALLED 0.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JERRY B. MOORE & MARY L. WASHINGTON RECORDED IN VOLUME 891, PAGE 463 (DRBCT), SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID 27TH STREET, BEING THE WEST CORNER OF SAID SIEGERT TRACT, AND BEING THE WEST CORNER HEREOF, FROM WHICH A 3/4 INCH IRON ROD FOUND BEARS N 47° 47' 49" W A DISTANCE OF 68.57 FEET;

THENCE, WITH THE COMMON LINE OF SAID WASHINGTON TRACT AND SAID SIEGERT TRACT, N 41° 35' 14" E, A DISTANCE OF 186.37 FEET TO A POINT FOR CORNER MARKING THE EAST CORNER OF SAID WASHINGTON TRACT, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF 26TH STREET, THE NORTH CORNER OF SAID SIEGERT TRACT, AND BEING THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND EXPOSED 18 INCHES BEARS N 01° 49' 03" W A DISTANCE OF 0.20 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF 26TH STREET SAME BEING THE NORTHEAST LINE OF SAID SIEGERT TRACT, S 50° 36' 57" E, A DISTANCE OF 66.70 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.288 ACRES, MORE OR LESS.

Final Plat

Mitchell's Addition
Lots 35A & 35B
0.288 acres

Being a Replat of a 0.288 acre tract,
being the Southeast 24 Varas of Lot 35
Mitchell's Addition
Volume 0, Page 214 DRBCT
John Austin League Survey, A-2
Bryan, Brazos County, Texas
July 2025

Scale 1:20

Owner:
NN Out Properties
Katie Neason
105 N Main, Ste 122
Bryan, TX. 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 25-0822

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951