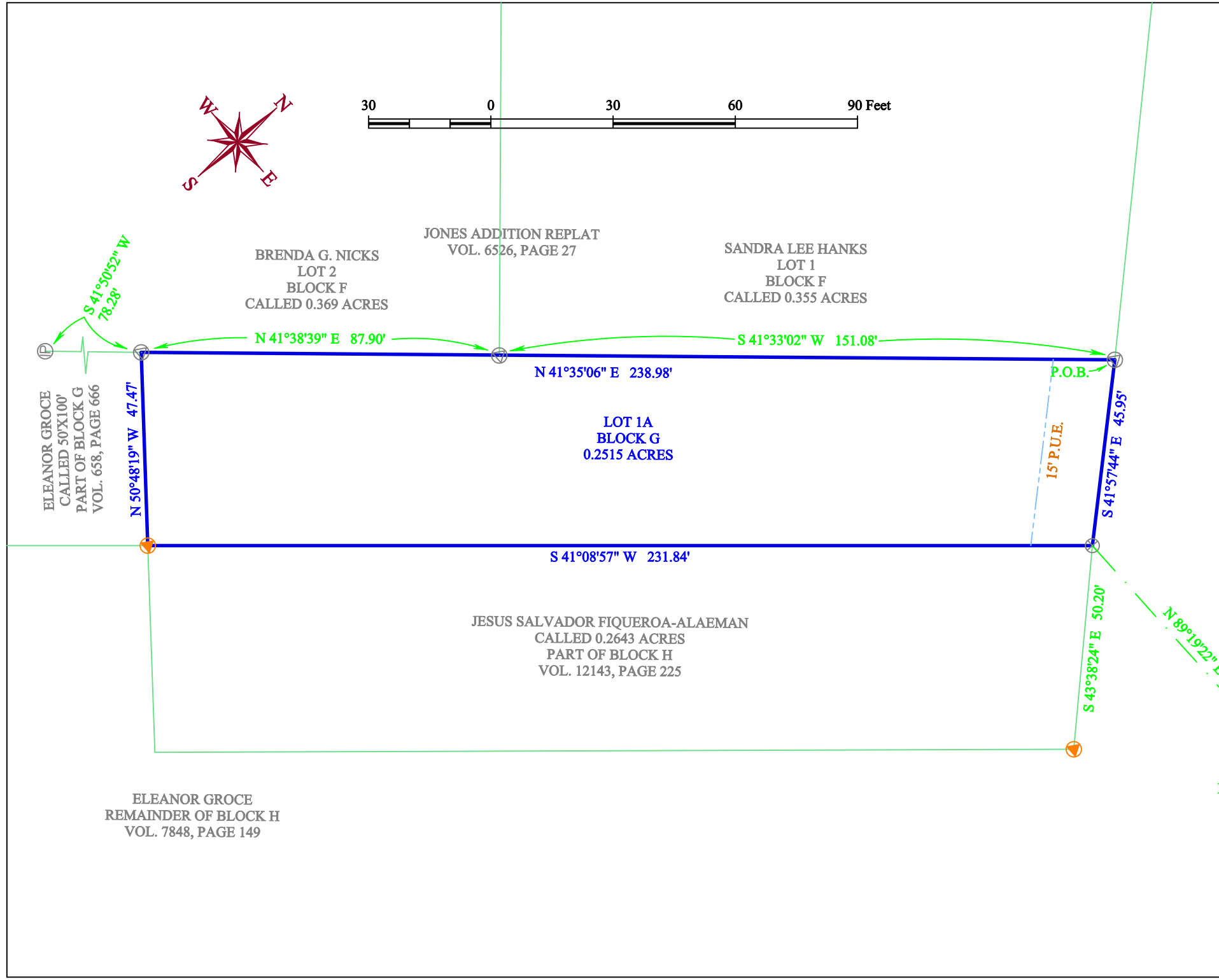
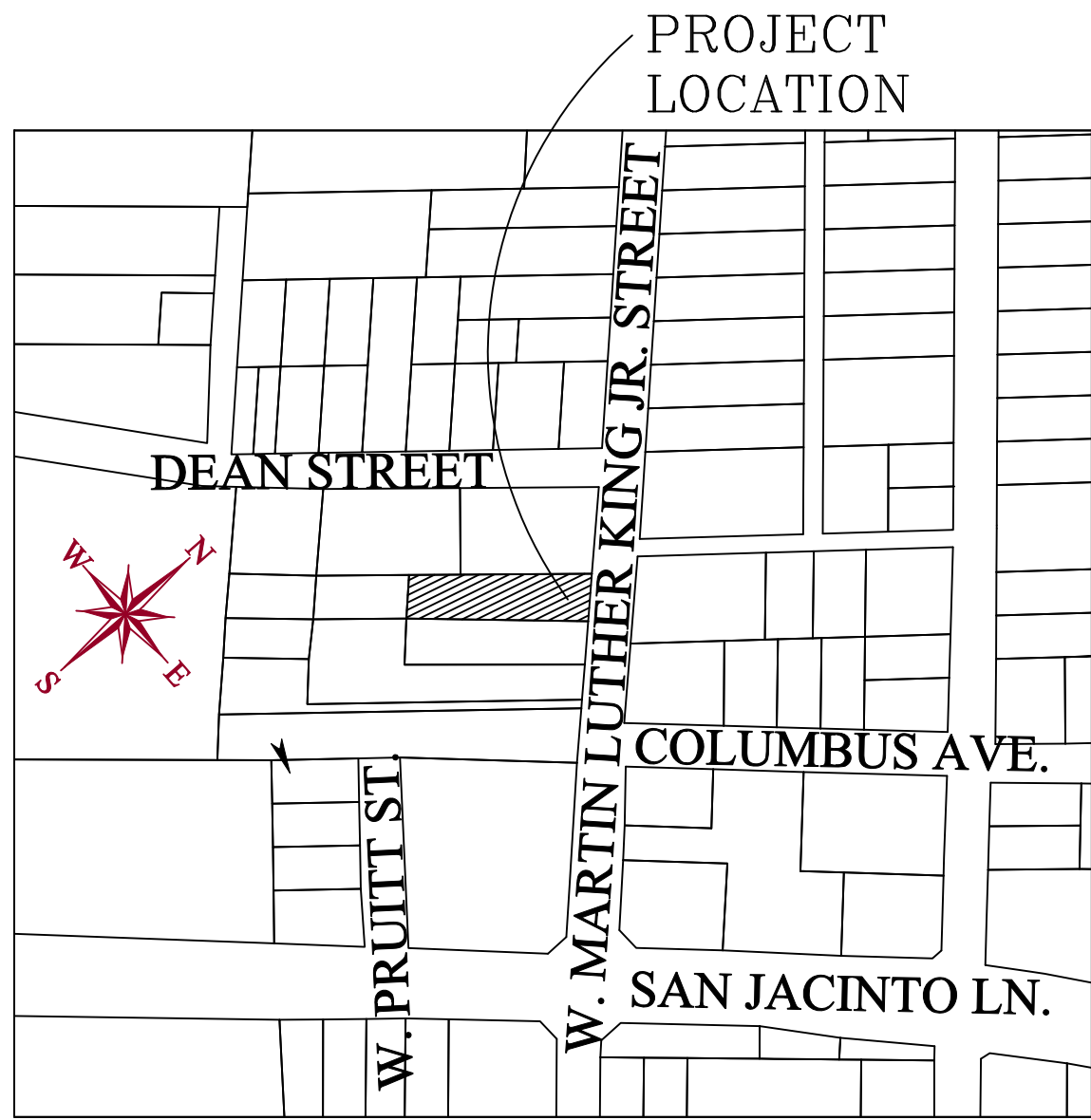


ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.2515 acres, being part of Block "G" in Jones Addition, Brazos County, Texas, as plat recorded in Vol. 110, Page 43, of the Brazos County Official Records (B.C.O.R.), also being called 50'x 231' tract, as recorded in Vol. 7404, Page 16 of the 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 5/8" iron rods found and referred to the previously recorded deed, and as surveyed on the ground on June 30th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-07357, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for the north corner of this tract, also being a point in the southwest right-of-way line of West Martin Luther King Jr. Street (50' R.O.W.), also being the east corner of Lot 1, Block F, called 0.355 acres, Jones Addition Replat, as recorded in Vol. 6526, Page 27 of the B.C.O.R.;

THENCE South 41°57'44" East, a distance of 45.95 feet along the common line between this tract and said West Martin Luther King Jr. Street to an "X" found cut in concrete for the east corner of this tract, also being the north corner of the Jesus Salvador Figueroa-Alaeman called 0.2643 acres, part of Block H, as recorded in Vol. 12143, Page 225 of the B.C.O.R., from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found bears S 43°38'24" E, a distance of 50.20 feet for reference;

THENCE South 41°08'57" West, a distance of 231.84 feet along the common line between this tract and said Figueroa-Alaeman tract to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the south corner of this tract, also being the north corner of the Eleanor Groce called remainder of Block H, as recorded in Vol. 7848, Page 149 of the B.C.O.R., also being the east corner of the Eleanor Groce called 50% 100' part of Block G, as recorded in Vol. 658, Page 666 of the B.C.O.R.;

THENCE North 50°48'19" West, a distance of 47.47 feet along the common line between this tract and said Groce tract to a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for the west corner of this tract, also being a point in the southeast line of Lot 2, Block F called 0.369 acres, of the said Jones Addition Replat, from which a 1" iron pipe found leaning and sticking up bears S 41°50'52" W, a distance of 78.28 feet for reference, also from which another 5/8" iron rod with yellow plastic cap marked "KERR 4502" found bears N 41°38'59" E, a distance of 87.90 feet for reference;

THENCE North 41°35'06" East, a distance of 238.98 feet along the common line between this tract and said Lot 2, and then along Lot 1 to the **PLACE OF BEGINNING** containing 0.2515 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, LAB HOMES, LLC, the owner and developer 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 19911, Page 278 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: _____
LUIS BARRON FOR LAB HOMES, 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

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 line 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
- OBSTACLE BUILDING LINE (R/L)
- PLATTED BUILDING LINE (R/L)
- RESTRICTIONS BUILDING LINE (R/L)
- ELECTRIC LINE
- CHAINLINK FENCE
- CORNER
- 1" IRON PIPE FOUND LEANING
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- WATER METER
- SEWER CLEANOUT

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 5/8" iron rods found and referred to the previous recorded deed.
- Drawing Scale is 1"=30'
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E effective date, 05-16-2012
- Designated zoning district is Residential District 5000 (RD-5).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Intended use of the property - Residential.
- 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.

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 1A
BLOCK G
0.2515 ACRES
JONES ADDITION
BEING A REPLAT OF
PART OF
BLOCK G
JONES ADDITION
VOL. 7404, PAGE 16
Bryan, Brazos County, Texas

DECEMBER, 2025

SCALE: 1"= 30'

OWNER/DEVELOPER:
SHONTA DURENS
3601 RABBIT LN #C
BRYAN, TX 77808

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