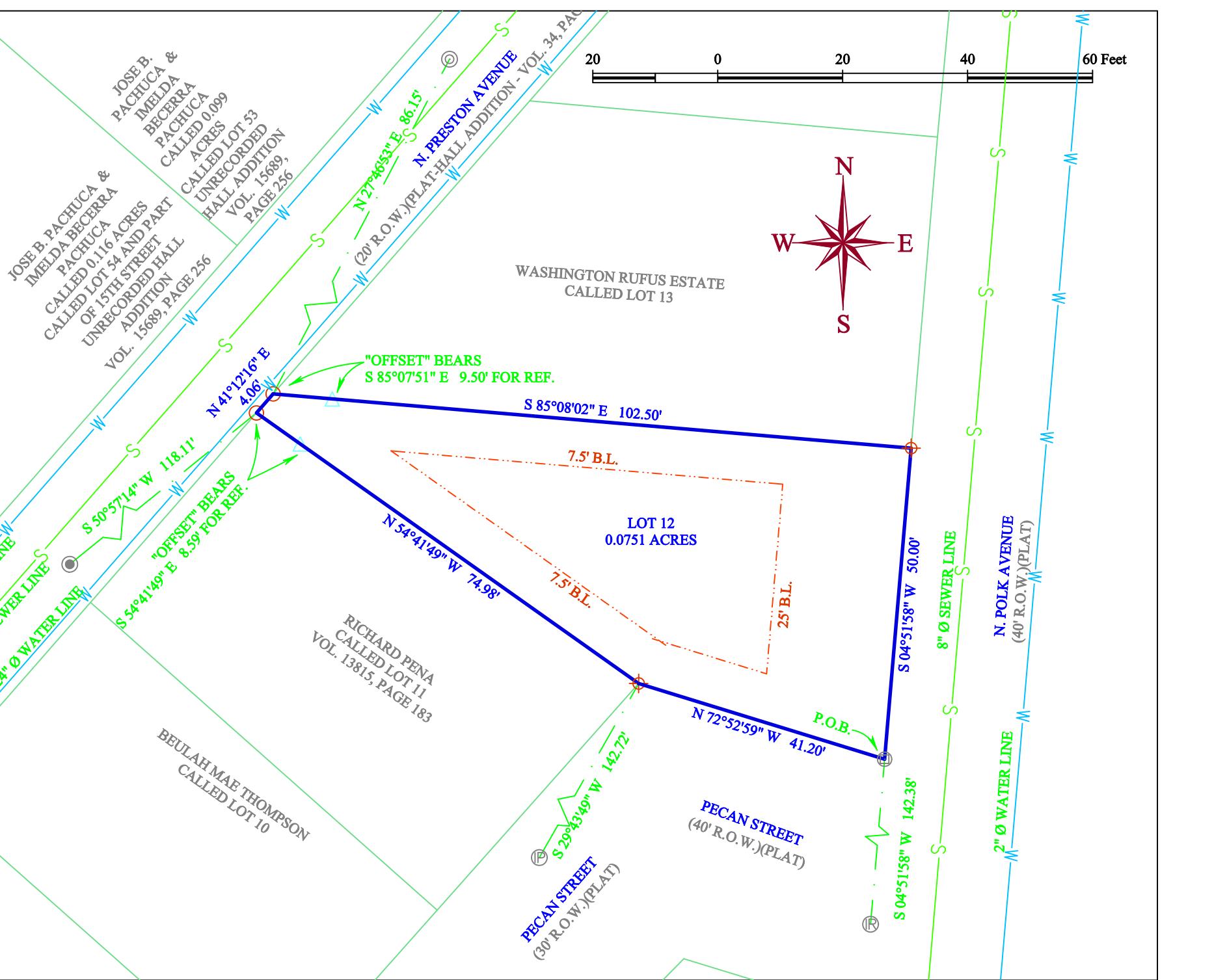
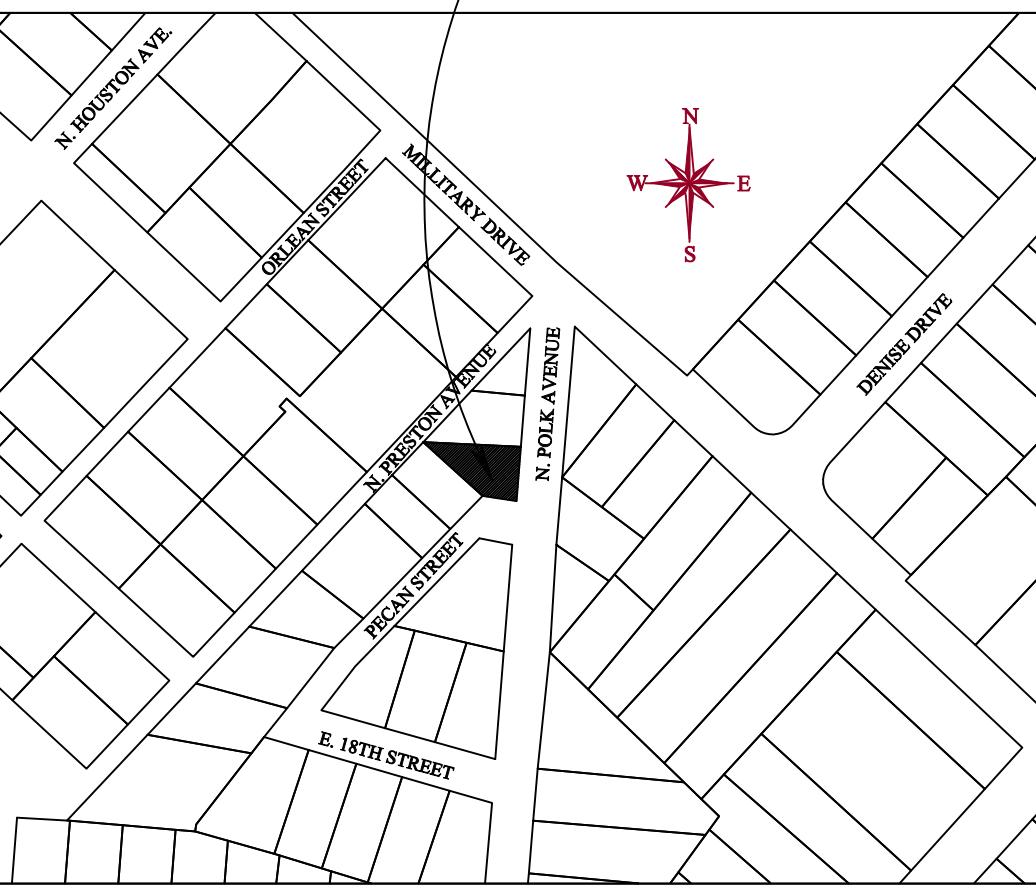


## PRELIMINARY PLAN



## REPLAT



VICINITY MAP

N.T.S.

### METES AND BOUND DESCRIPTION

Being a tract of land containing 0.0751 acres, being called Lot 12 of the unrecorded plat of the Conlee Addition No. 2, West to part, City of Bryan, Brazos County, Texas, being the same tract as recorded in Vol. 18774, Page 283, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referred to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced from a metal leaf spring found for the southeast corner of "Lot 12" to a 1/2" iron rod found for the southeast corner of "Lot 9", and referred to the previously unrecorded plat, and as surveyed on the ground on July 22nd of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-07384, and being more particularly described as follows:

BEGINNING at a metal leaf spring found for the southeast corner of this tract, also being a point in the southwest right-of-way line of North Polk Avenue (40' R.O.W.), also being a point in the northeast right-of-way line of first bend of Pecan Street (40' R.O.W.), from which a 1/2" iron rod found bears S 85°07'51" E 9.50' FOR REF.

THENCE North 72°52'59" West, a distance of 41.20 feet along the common line between this tract and said first bend of Pecan Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract, also being the north corner of the Pecan Street (30' R.O.W.), also being the east corner of the Richard Penn called Lot 11, as recorded in Vol. 13815, Page 183 of the B.C.O.R., from which a 1/2" iron pipe found bears S 29°43'49" W, a distance of 142.38 feet for reference (and survey basis);

THENCE North 72°52'59" West, a distance of 41.20 feet along the common line between this tract and said first bend of Pecan Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract, also being the north corner of the Pecan Street (30' R.O.W.), also being the east corner of the Richard Penn called Lot 11, as recorded in Vol. 13815, Page 183 of the B.C.O.R., from which a 1/2" iron pipe found bears S 29°43'49" W, a distance of 142.38 feet for reference (and survey basis);

THENCE North 41°12'16" East, a distance of 41.20 feet along the common line between this tract and said first bend of Pecan Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract, also being the north corner of the Pecan Street (30' R.O.W.), also being the east corner of the Richard Penn called Lot 11, as recorded in Vol. 13815, Page 183 of the B.C.O.R., from which a 1/2" iron pipe found bears S 29°43'49" W, a distance of 142.38 feet for reference (and survey basis);

THENCE North 41°12'16" East, a distance of 41.20 feet along the common line between this tract and said first bend of Pecan Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract, also being the north corner of the Pecan Street (30' R.O.W.), also being the east corner of the Richard Penn called Lot 11, as recorded in Vol. 13815, Page 183 of the B.C.O.R., from which a 1/2" iron pipe found bears S 29°43'49" W, a distance of 142.38 feet for reference (and survey basis);

THENCE North 85°08'02" East, a distance of 102.50 feet along the common line between this tract and said first bend of Pecan Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract, also being the north corner of the Pecan Street (30' R.O.W.), also being the east corner of the Richard Penn called Lot 11, as recorded in Vol. 13815, Page 183 of the B.C.O.R., from which a 1/2" iron pipe found bears S 29°43'49" W, a distance of 142.38 feet for reference (and survey basis);

THENCE South 4°51'58" West, a distance of 50.00 feet along the common line between this tract and said North Polk Avenue to the PLACE OF BEGINNING containing 0.0751 acres.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, CMJ&L HOLDINGS 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 10332, Page 184 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:  
CMJ&L HOLDINGS 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

### 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	
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

### 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, 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 ground and that the marked boundaries were plotted on the ground and described on the ground by the lines and boundaries describing said subdivision, all describe a closed geometric form.	

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

SURVEY LEGEND	
© METAL LEAF SPRING FOUND	
© 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND	
© 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURVEY SET"	
© 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY SET"	
© CALCULATED CORNER	
© 1/2" IRON ROD POINT FOUND	
© METAL LEAF SPRING FOUND	
© WOOD FENCE	

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rod and metal leaf spring found and referred to the unrecorded plat.  
2). Drawing Scale is 1"-20'  
3). Survey Date is 07/22/2025  
4). Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014

**FINAL PLAT  
LOT 12  
CONLEE'S NO. 2 WEST OF  
POLK STREET  
BEING A FINAL PLAT OF  
0.0751 ACRES  
S.F. AUSTIN LEAGUE NO. 9,  
A-62  
VOL. 6553, PAGE 194  
Bryan, Brazos County, Texas**

JANUARY, 2026

SCALE: 1" = 20'

**SURVEYOR:**  
Adam Wallace, RPLS 6132  
ATM Surveying  
P.O. Box 101313, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00

**OWNER/DEVELOPER:**  
DARIUS D. MCCOY SR.  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291