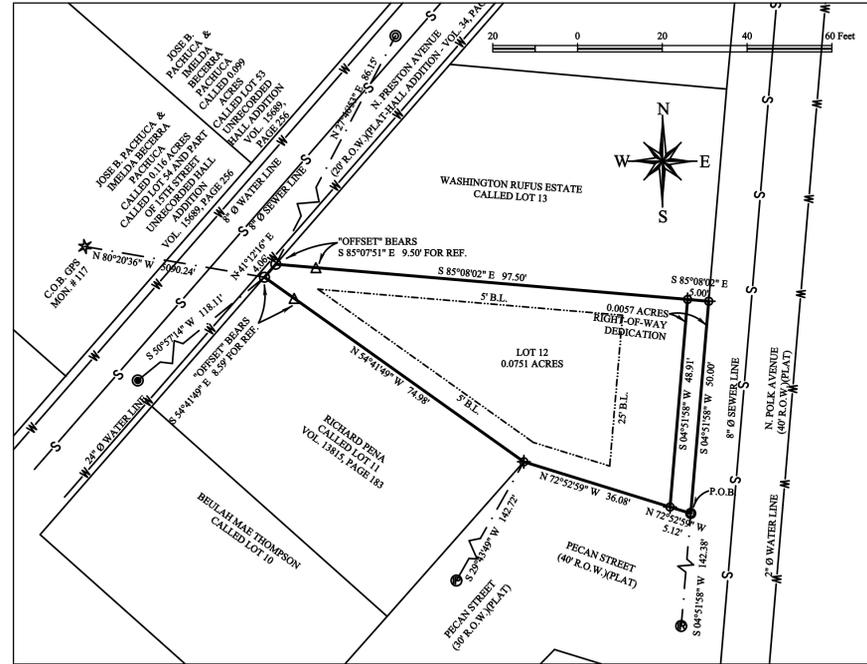
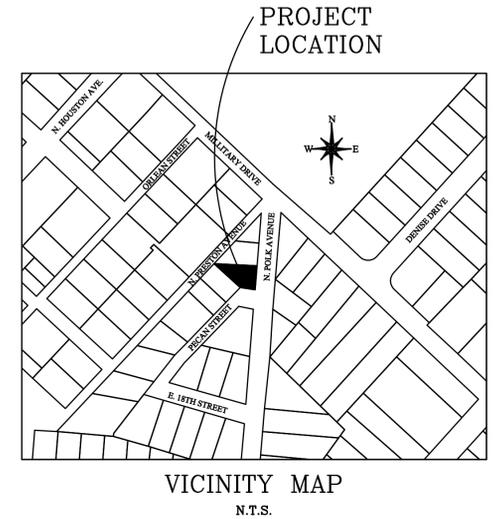


PRELIMINARY PLAN



FINAL PLAT



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 referenced 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 04°51'58" 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 (40' R.O.W.), also being the east corner of the Richard Pena 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 118.11 feet for reference;

THENCE North 54°41'49" West, a distance of 74.98 feet along the common line between this tract and called Lot 11 to a calculated west corner of this tract, also being a point in the southeast right-of-way line of North Preston Avenue (60' R.O.W.), from which a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found bears S 50°57'14" W, a distance of 118.11 feet for reference, also from which a 1/2" iron rod with blue plastic cap marked "OFFSET-RPLS 6132" set for reference bears S 54°41'49" E, a distance of 8.59 feet;

THENCE North 41°12'16" East, a distance of 4.06 feet along the common line between this tract and said North Preston Avenue to a calculated north corner of this tract, also being the west corner of the Washington Rufus Estate called Lot 13, from which a 1/2" iron rod with pink plastic cap marked "TICE ENG. 10194827" found bears N 27°46'57" E, a distance of 86.15 feet, also from which a 1/2" iron rod with blue plastic cap marked "OFFSET-RPLS 6132" set for reference bears S 85°07'51" E, a distance of 9.50 feet;

THENCE South 85°08'02" East, a distance of 102.50 feet along the common line between this tract and called Lot 13 to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the northeast corner of this tract, also being a point in the southwest right-of-way line of North Polk Avenue;

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

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

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 purposes stated. Given under my hand and seal of office this _____ day of _____, 20____. Notary Public, Brazos County, Texas:

Notary Public, 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 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
- TITLETY BASEMENT
- RESTRICTIONS BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRIC LINE
- WOOD FENCE

● METAL LEAF SPRING FOUND
 ○ 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TICE ENG. 10194827" FOUND
 ○ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND
 ○ 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "OFFSET-RPLS 6132" SET
 ○ 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURVEY" SET
 ○ CALCULATED CORNER (1/2" IRON ROD FOUND)
 Survey Notes: ○ 1/2" IRON PIPE FOUND ○ COVERED CONC.

- 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, 1/2" iron pipe and metal leaf spring found and referred to on the unrecorded plat.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- 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
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Property's current zoning district is Residential District - 5000 (RD-5)
- Access will not be granted to N. Preston Avenue.
- 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 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

MARCH, 2026

SCALE: 1" = 20'

OWNER/DEVELOPER:
CMJ&L HOLDINGS LLC
2851 MESSENGER WAY
BRYAN, TX 77803

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