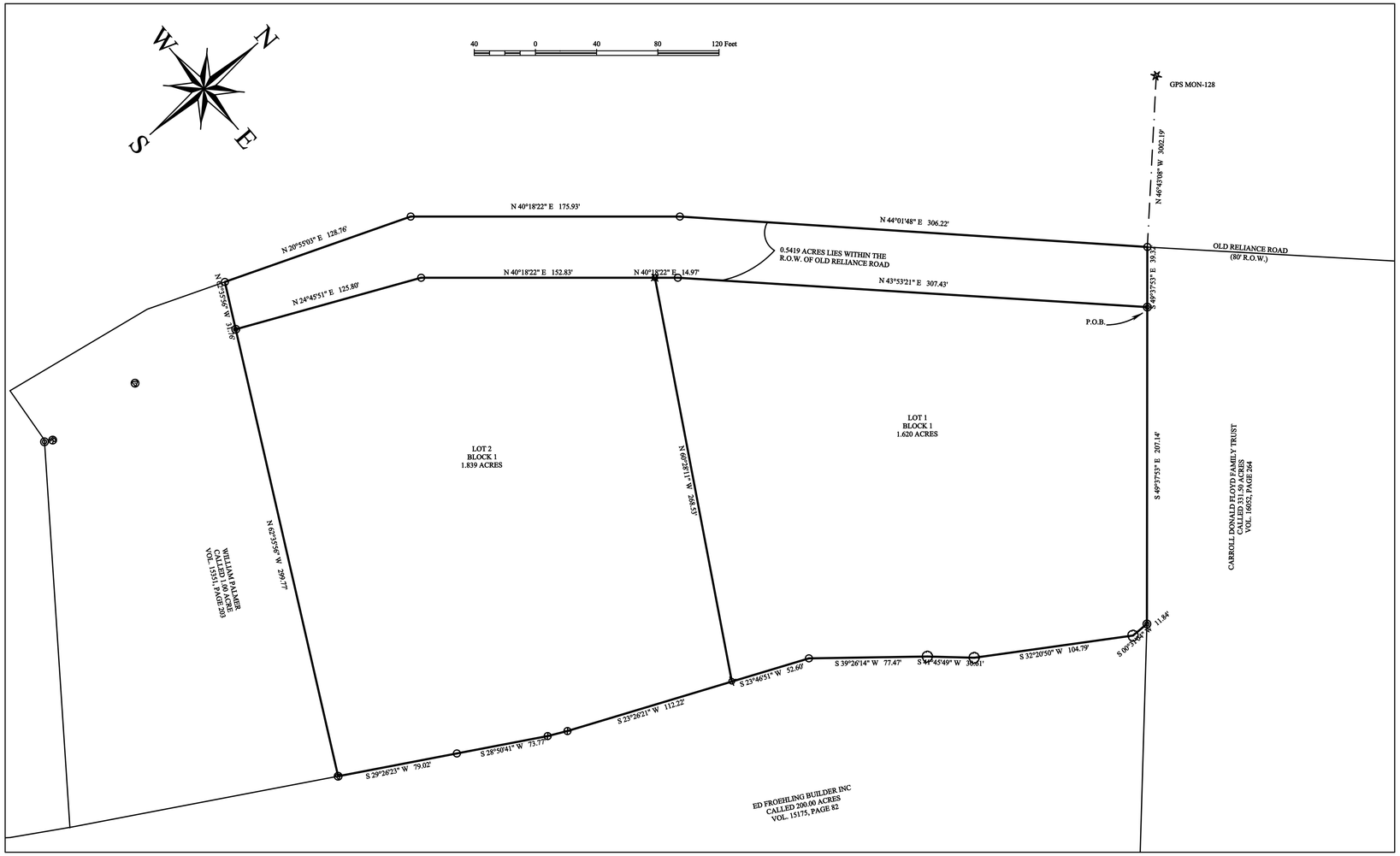
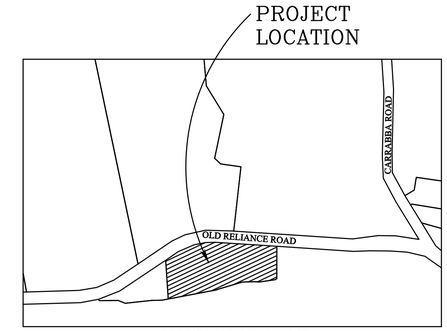


FINAL PLAT



VICINITY MAP
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 4.0017 acres in the Thomas M. Splane League, A-53, Brazos County, Texas, being the remainder of the 5.111 acre tract, as recorded in Instrument Number 2016-1254720, 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 to 1/2" iron rods and trees found and referred to the previously recorded deed, and as surveyed on the ground on June 11th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08376, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked GOODWIN LASITER" found for a point in the northeast line of this tract, also being a point in the southwest line of the Carroll Donald Floyd Family Trust called 331.50 acre tract, as recorded in Vol. 16052, Page 264 of the B.C.O.R.;

THENCE South 49°37'53" East, a distance of 207.14 feet along the common line between this tract and said 331.50 acre tract to a 1/2" iron rod with yellow plastic cap marked GOODWIN LASITER" found for the east corner of this tract, also being the north corner of the Ed Froehling Builder Inc called 200 acre tract, as recorded in Vol. 15175, Page 82 of the B.C.O.R.;

THENCE along the common line between this tract and said 200 acre tract, for the following calls:

South 0°31'04" West, a distance of 11.84 feet to a 18" post oak found for a bend in this tract;

South 32°20'50" West, a distance of 104.79 feet to a 18" post oak found for a bend in this tract;

South 41°45'49" West, a distance of 30.61 feet to a 18" post oak found for a bend in this tract;

South 39°26'14" West, a distance of 77.47 feet to a point for corner;

South 23°46'51" West, a distance of 52.60 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for a point in the southeast line of this tract;

South 23°26'21" West, a distance of 112.22 feet to a 14" twin post oak found for a bend in this tract;

South 25°58'41" West, a distance of 13.36 feet to a 14" twin post oak found for a bend in this tract;

South 29°28'41" West, a distance of 60.43 feet to a point for corner;

South 29°26'23" West, a distance of 79.02 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being the east corner of the William Palmer called 1.00 acre, as recorded in Vol. 15351, Page 203 of the B.C.O.R.;

THENCE along the common line between this tract and said 1 acre tract, for the following calls:

North 62°35'56" West, a distance of 299.77 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for a point in the southwest corner of this tract;

North 62°35'56" West, a distance of 31.76 feet to a calculated west corner of this tract, also being a point in the centerline of Old Reliance Road (80' R.O.W.);

THENCE along the centerline of the said Old Reliance Road, for the following calls:

North 20°55'03" East, a distance of 128.76 feet to a point for corner;

North 40°18'22" East, a distance of 175.93 feet to a point for corner;

North 44°01'48" East, a distance of 306.22 feet to a calculated north corner of this tract, also being the west corner of the said 331.50 acre tract;

THENCE South 49°37'53" East, a distance of 39.32 feet along the common line between this tract and said 331.50 acre tract to the **PLACE OF BEGINNING** containing 4.0017 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARK ZIMMERMAN, in behalf of ZIMMERMAN & SONS 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 3893, Page 136 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:_____
MARK ZIMMERMAN for ZIMMERMAN & SONS 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

File name: 26-08376-OLD RELIANCE RD-6306--PRELIM.DWG
Plot date: 06/11/26

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 metes and bounds describing said subdivision will describe a closed geometric form.

_____
Adam Wallace, Registered Professional Land Surveyor, Number 6132

SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
UTILITY EASEMENT
ORDINANCE BUILDING LINE(B.L.)
RESTRICTIONS BUILDING LINE(B.L.)
ELECTRICAL LINE
BARBED WIRE FENCE
5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GOODWIN LASITER" FOUND
1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
CALCULATED CORNER
WATER WELL
ELECTRIC METER
POWER POLE
GAS METER
AEROBIC CONTROL BOX
SPRINKLER HEAD
SEPTIC LID
COVERED CONC.

Survey Notes:
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 rods and trees found and referred to the previous recorded deed.
2). Drawing Scale is 1"=40'
3). Drawn by: Adam Wallace
4). 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. 48041C0210E effective date, 05-16-2012
5). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

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
LOTS 1 AND 2
BLOCK 1
LONE STAR MEADOWS
BEING A PLAT OF
4.002 ACRES
THOMAS M. SPLANE
LEAGUE, A-53
DOCUMENT NO.
2016-1254720
Bryan, Brazos County, Texas

SCALE: 1"= 40'

JULY, 2026

OWNER/DEVELOPER:
ZIMMERMAN & SONS LLC
6306 OLD RELIANCE RD
BRYAN, TX 77808

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