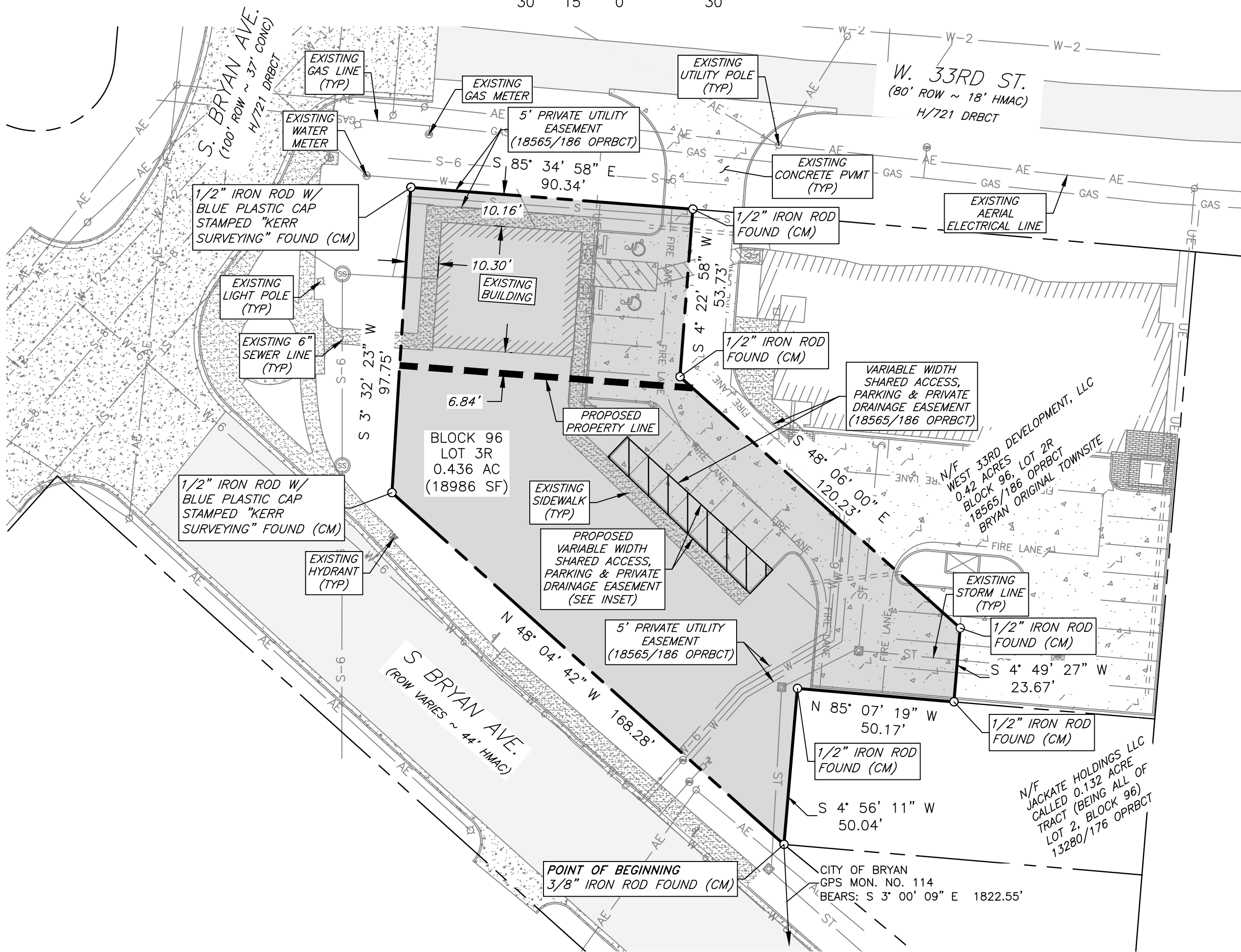


ORIGINAL PLAT
(18565/186 OPRBCT)



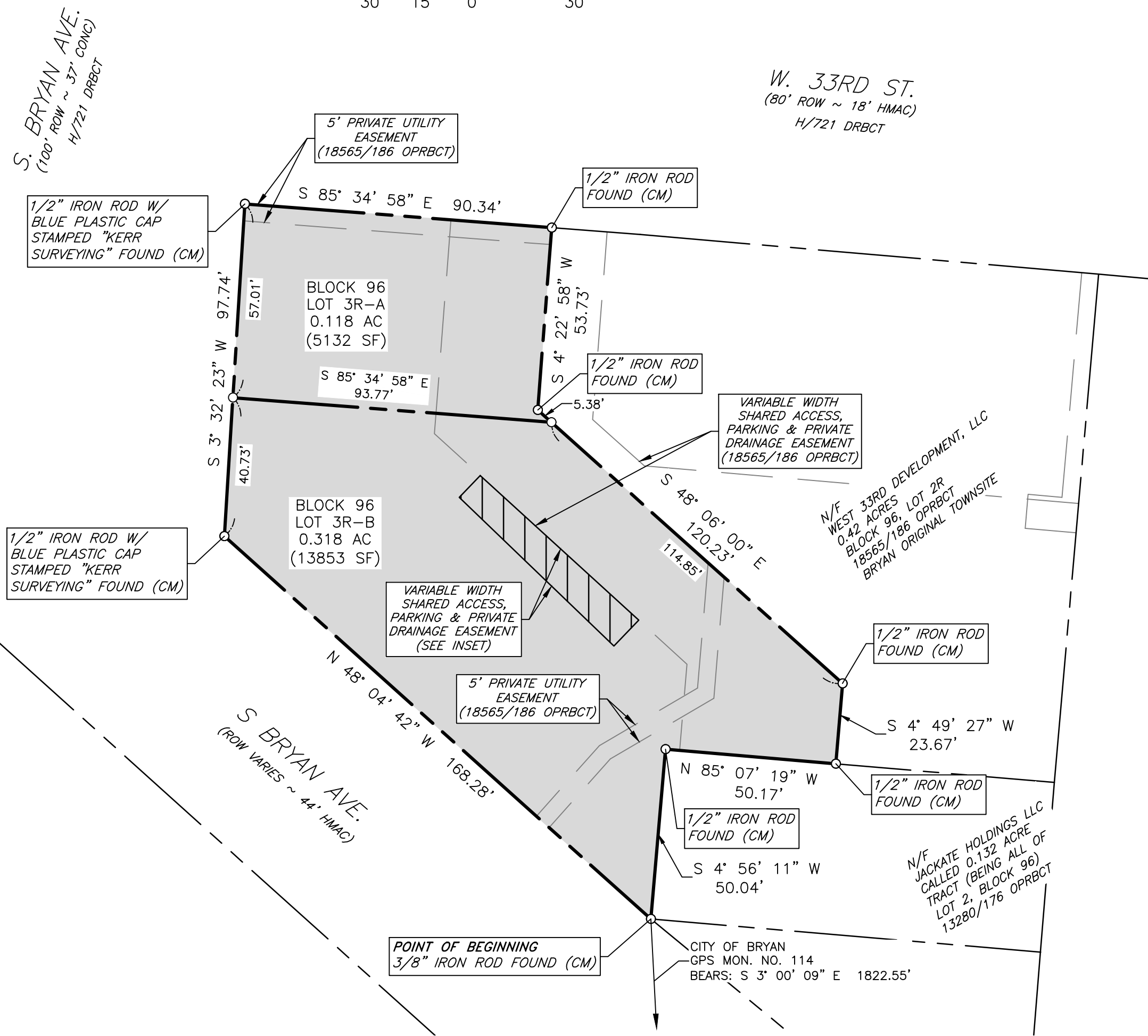
30 15 0 30



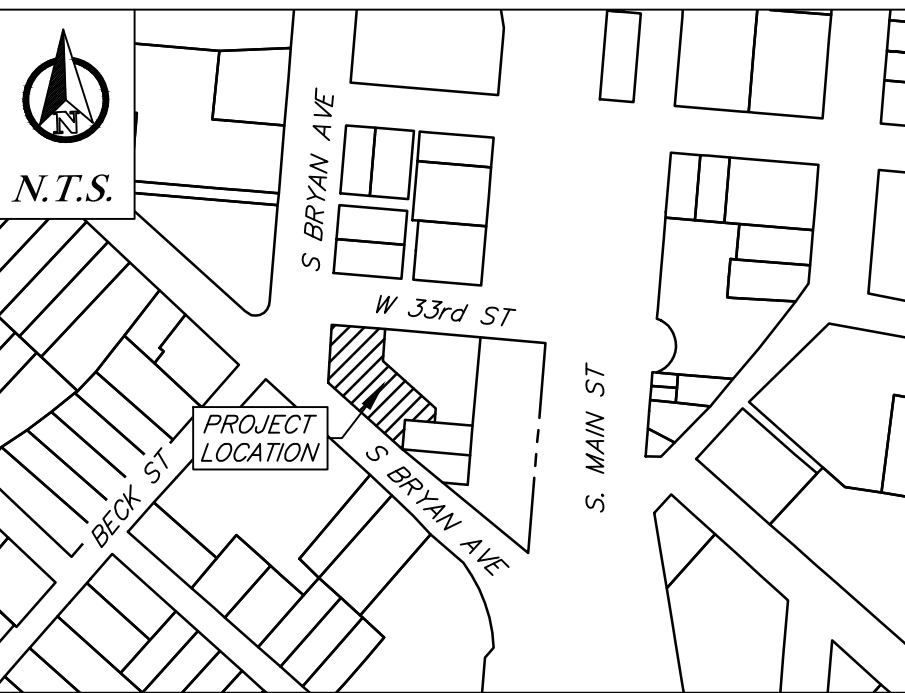
REPLAT



30 15 0 30



Vicinity Map



General Notes:

- Bearing System shown hereon is based on the Texas State Plane Central Zone 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 divide by a combined scale factor of 1.0001472023721 (Calculated Using GEOID12B).
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 02, 2014.
- All utilities shown hereon are approximate locations.
- This property is Zoned (MT-C) Midtown Corridor.
- The topography shown is from survey data.
- Building setbacks lines per City of Bryan Ordinances. Specifically, lots within the Midtown-Corridor (MT-C) District shall adhere to the Lot Development Standards found in Section 62/539.
- 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.
- This survey plat was prepared to reflect the title commitment prepared by University Title Company, GP NO. 251358, effective date: 07-28-2021. Items listed on schedule B are addressed as follows:
 - Blanket Easement to Sprint Communications 12713/87 OPRBCT does apply to this tract 12713/87.
 - All other title commitment items are not survey items and/or not addressed by this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Katie Neason, Managing Member of Renovation Wranglers, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 17358, Page 21, and Volume 17704, Page 274 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Katie Neason
Managing Member of Renovation Wranglers

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, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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.

J. Dillon Means, R.P.L.S. No. 6770

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, ----, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ---- day of ----, 20----, and same was duly approved on the ---- day of ----, 20----, by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

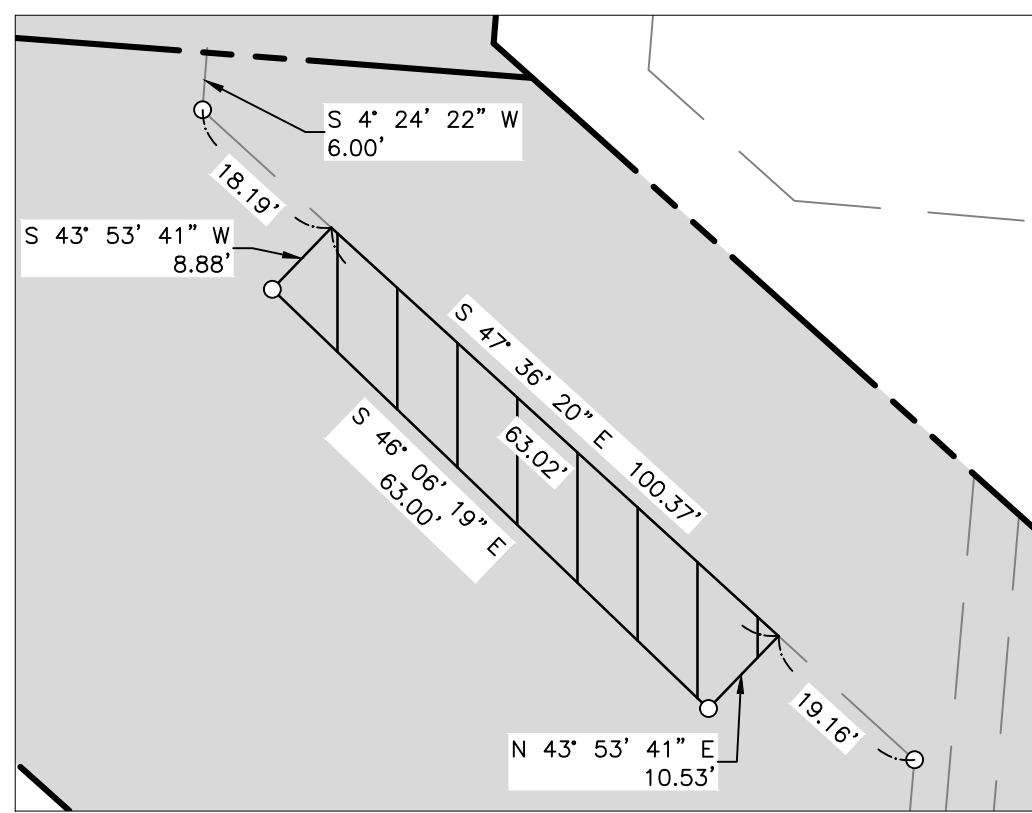
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, ----, County Clerk in and for said County, do hereby certify that 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

METES & BOUNDS



Easement Exhibit

Scale: 1"=30'

Annotations:

ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DBRCT- Deed Records Of Brazos County, Texas
OPRBCT- 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
CAE- Cross Access Easement
PAE- Public Access Easement
DE- Drainage Easement
PrDE- Private Drainage Easement
TYP- Typical
N/F- Now or Formerly

Final Plat

Bryan Original Townsite
Block 96
Lots 3R-A and 3R-B
0.436 Acres

Being a Replat of Block 96, Lot 3R in
Volume 18565, Page 186, OPRBCT
Bryan, Brazos County, Texas
August 2026
Scale: 1"=30'

Owner:
Renovation Wranglers
105 N. Main, St.
Bryan, TX 77802

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 21-969

Engineer:
J4 Engineering

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951