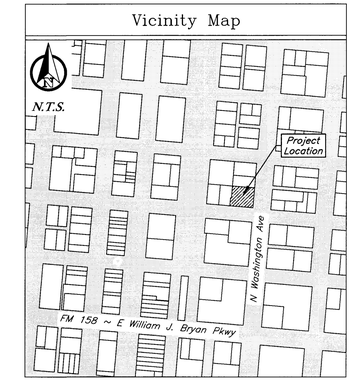

NOTES:

1. THE 0.105 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. _____, ADOPTED BY THE BRYAN CITY COUNCIL _____.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
6. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
7. THESE PROPERTIES ARE CURRENTLY ZONED GC – GENERAL COMMERCIAL.
8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
9. THE PORTION OF BLOCK 11, 20' ALLEY SHOWN ON THIS REPLAT WAS ABANDONED BY CITY OF BRYAN ORDINANCE #1013.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	5.00'	N 85° 07' 02" W

SEP 09 2015

R.O.W. ABANDONMENT

N. Washington Ave. & E. 23rd Street

As Show on Plat of Bryan Original Townsite
Volume 'H', Page 721
Bryan, Brazos County, Texas

September 2015

Owner:
Per Curiam Holdings LLC
Property Tax Department
400 N. Washington Ave
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951