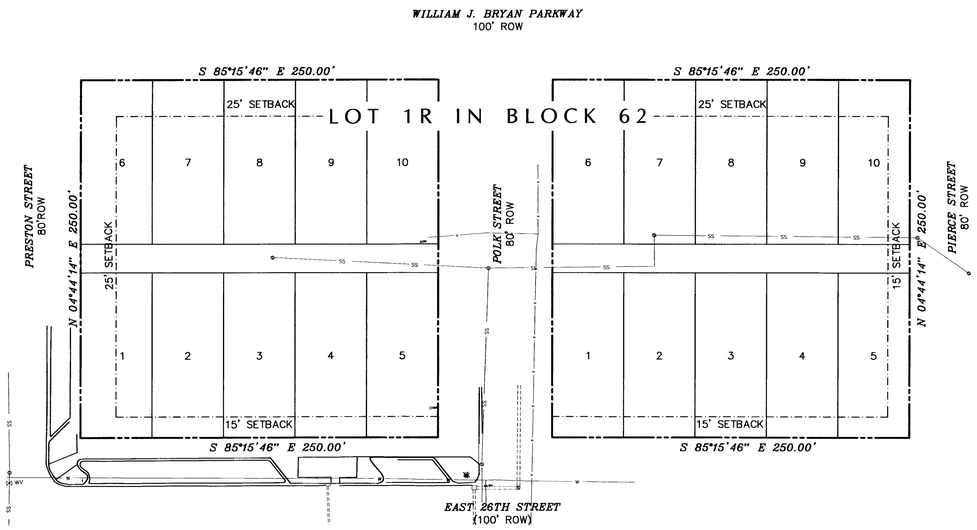
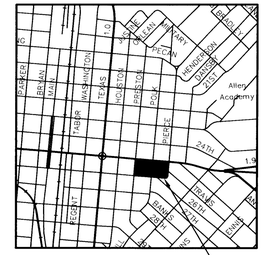


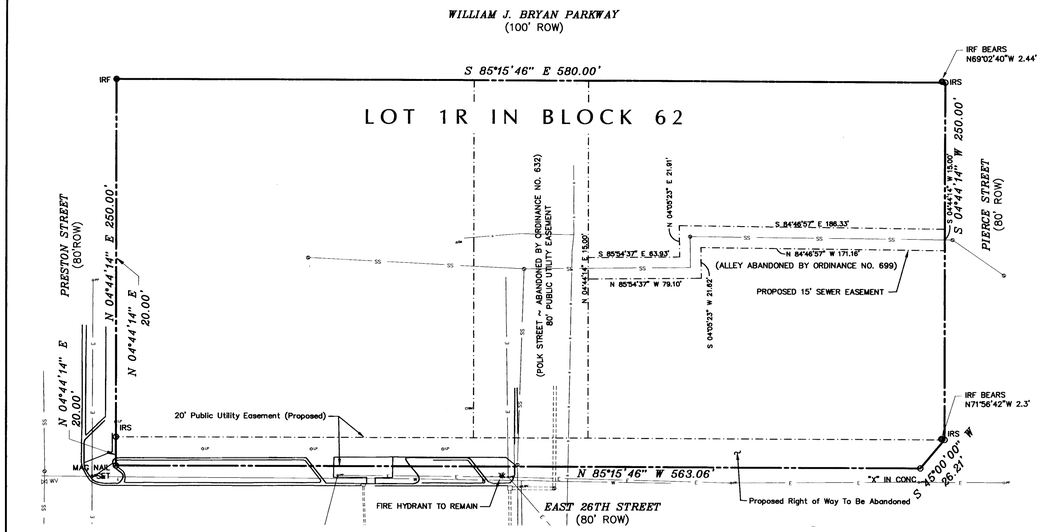
ORIGINAL



LEGEND

SS	EXISTING SEWER
W	EXISTING WATER LINE
E	EXISTING ELECTRIC LINE
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
S	EXISTING SANITARY SEWER MANHOLE
WM	EXISTING WATER METER
GM	EXISTING GAS METER
PP	EXISTING POWER POLE
BM#2	BENCH MARK
	SETBACK LINE
	EASEMENT
	BUFFER ZONE

NOTE: UTILITY LINE LOCATIONS ARE BASED ON FLAGGING AND ARE APPROXIMATE



REPLAT

FIELDNOTE DESCRIPTION OF 3.591 ACRE
S.F. AUSTIN NO. 9 LEAGUE
BRAZOS COUNTY, TEXAS

FIELDNOTES to all that certain tract or parcel of land, being 3.591 acres, more or less, located in the S.F. AUSTIN NO. 9 LEAGUE, BRAZOS COUNTY, TEXAS, being part of East 26th Street (100' right of way), Block 62 and 71 of the Original Townsite of the City of Bryan and being more particularly described by metes and bounds as follows, to wit;

BEGINNING at a 1/2-inch iron set for the northwest corner of Block 62, of the Original Townsite of the City of Bryan, from which a 1/2-inch iron rod found bears N 04° 44' 14" E 250.00 feet, same being along the existing south right of way line of William Joel Bryan Parkway (100' right of way), and in the existing east right of way of Preston Street (80' right of way);

THENCE S 85° 15' 46" E 580.00 feet, along the existing south right of way line of William Joel Bryan Parkway, to a 1/2-inch iron rod set for corner in the west right of way of Pierce Street (80' right of way), same being the northeast corner of Block 71, of the Original Townsite of the City of Bryan, from which a 1/2-inch iron rod found, bears N 69 ° 02' 40" W 2.44 feet;

THENCE S 04° 44' 14" W 250.00 feet along the west right of way of Pierce Street to a 1/2-inch iron set for corner, from which a 1/2-inch iron rod found, bears N 71° 56' 42" W 2.30 feet;

THENCE S 45° 00' 00" W 26.21 feet to a "x" cut in concrete for corner;

THENCE N 85° 15' 46" W, 563.06 feet to a magnail set in asphalt for corner;

THENCE N 04° 44' 14" E 270.00 feet to the PLACE OF BEGINNING, and containing 3.591 acre, more or less.

SEWER LINE EASEMENT DESCRIPTION OF 0.094 ACRE
S.F. AUSTIN NO. 9 LEAGUE
BRAZOS COUNTY, TEXAS

FIELDNOTES to all that certain tract or parcel of land, being 0.094 acre, more or less, located in the S.F. AUSTIN NO. 9 LEAGUE, BRAZOS COUNTY, TEXAS, being part of Block 71, of the Original Townsite of the City of Bryan, and being more particularly described by metes and bounds as follows, to wit;

COMMENCING at a 1/2-inch iron found for the northwest corner of Block 62, of the Original Townsite of the City of Bryan, same being along the existing east right of way line of Preston Street (80' right of way), and same being along the existing south right of way of William J. Bryan Parkway (100' right of way);

THENCE S 85° 15' 46" E 330.00 feet, along the existing south right of way line of William J. Bryan Parkway (100' right of way) to a point for corner;

THENCE S 04° 44' 14" W 123.81 feet, along the west line of Lot 6, Block 71 to the PLACE OF BEGINNING;

THENCE S 85° 54' 37" E 63.93 feet to a point for corner;

THENCE N 04° 05' 23" E 21.91 feet to a point for corner;

THENCE S 84° 46' 57" E 186.33 feet to a point for corner;

THENCE S 04° 44' 14" W 15.00 feet to a point for corner;

THENCE N 84° 46' 57" W 171.16 feet to a point for corner;

THENCE S 04° 05' 23" W 21.62 feet to a point for corner;

THENCE N 85° 54' 37" W 79.10 feet to a point for corner;

THENCE N 04°44' 14" E 15.00 feet to the PLACE OF BEGINNING, and containing 0.094 acre, more or less.

REPLAT OF BLOCK 62 AND 71 IN THE ORIGINAL TOWNSITE CREATING LOT 1R IN BLOCK 62 OF THE BRYAN ORIGINAL TOWNSITE

RECORDED IN VOLUME H, PAGE 721
CITY OF BRYAN,
S. F. AUSTIN N0. 9 LEAGUE
BRAZOS COUNTY, TEXAS
SEPTEMBER 3, 2008

Received
SEP 03 2008
Development & Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, The Most Reverend John McCarthy, Diocesan Bishop of the Roman Catholic Diocese of Austin, Texas, and His Successors in Office, owner and developer of the land shown on this plat, and designated herein as Replat of Blocks 62 and 71 in the Original Townsite Creating Lot 1R in Block 62 of the Bryan Original Townsite, S.F. Austin No. 9 League, in the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
Owner(s)
THE MOST REVEREND JOHN McCARTHY, DIOCESAN BISHOP OF THE ROMAN CATHOLIC DIOCESE OF AUSTIN, TEXAS, AND HIS SUCCESSORS IN OFFICE

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2005.

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

_____
Planning Administrator, City of Bryan

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.

_____
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hughes, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2005.

_____
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2005, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

_____
Gregory Hopcus, R.P.L.S. No. 6047

STATE OF TEXAS
REGISTERED
GREGORY HOPCUS
6047
PROFESSIONAL
LAND SURVEYOR

NOTES:
1. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
2. All corners are monumented by 1/2" iron rods & surveyors cap unless noted otherwise.
3. Basis of bearings per City of Bryan GPS by others.
4. This tract does not lie within a designated 100 year flood plain according to the Firm Maps of Brazos County, map number 48041C0133C, effective date July 2, 1992.

NOTE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: GREG HOPCUS ON 9/03/08. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

OWNER/DEVELOPER:
THE MOST REVEREND JOHN McCARTHY,
DIOCESAN BISHOP OF THE ROMAN CATHOLIC
DIOCESE OF AUSTIN, TEXAS, AND HIS
SUCCESSORS IN OFFICE
600 EAST 26TH STREET
BRYAN, TEXAS 77802

SURVEYOR:
GOODWIN-LASITER, INC.
3600 STATE HWY 6 S., SUITE 102
COLLEGE STATION, TEXAS 77845

PREPARED BY

G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS
3600 STATE HWY 6 S., SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • ctex@goodwinlasiter.com
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • eng@goodwinlasiter.com

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