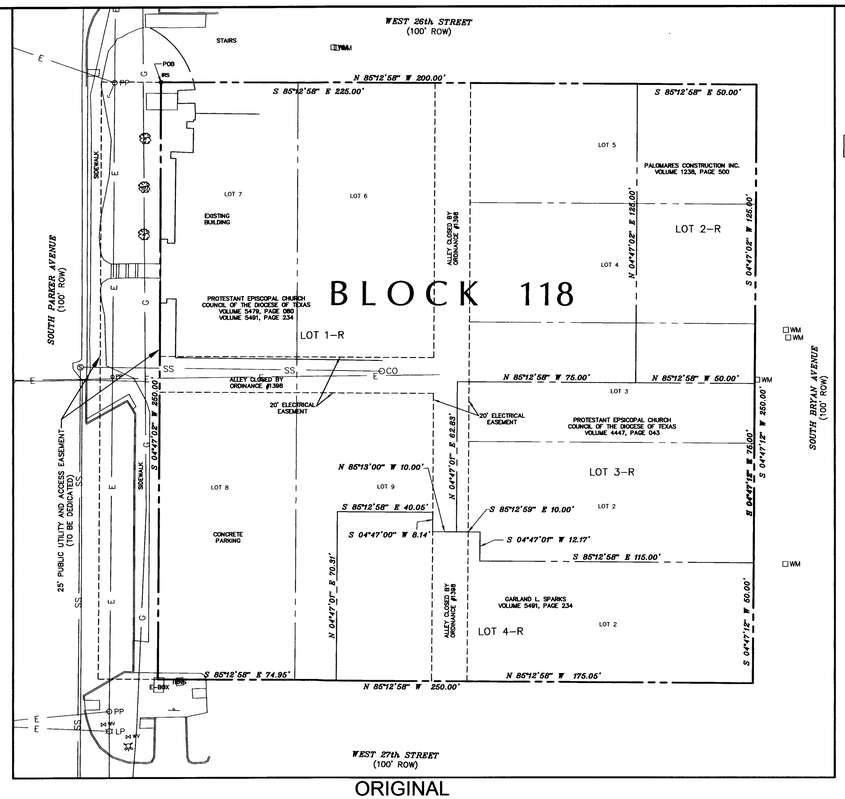
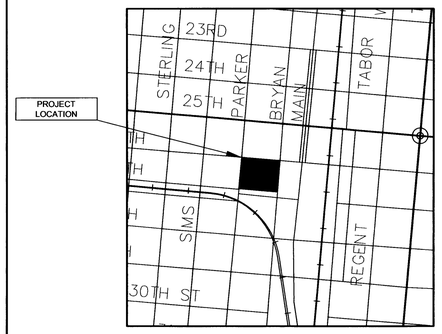
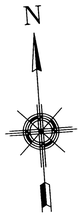


ORIGINAL



VICINITY MAP
(NOT TO SCALE)

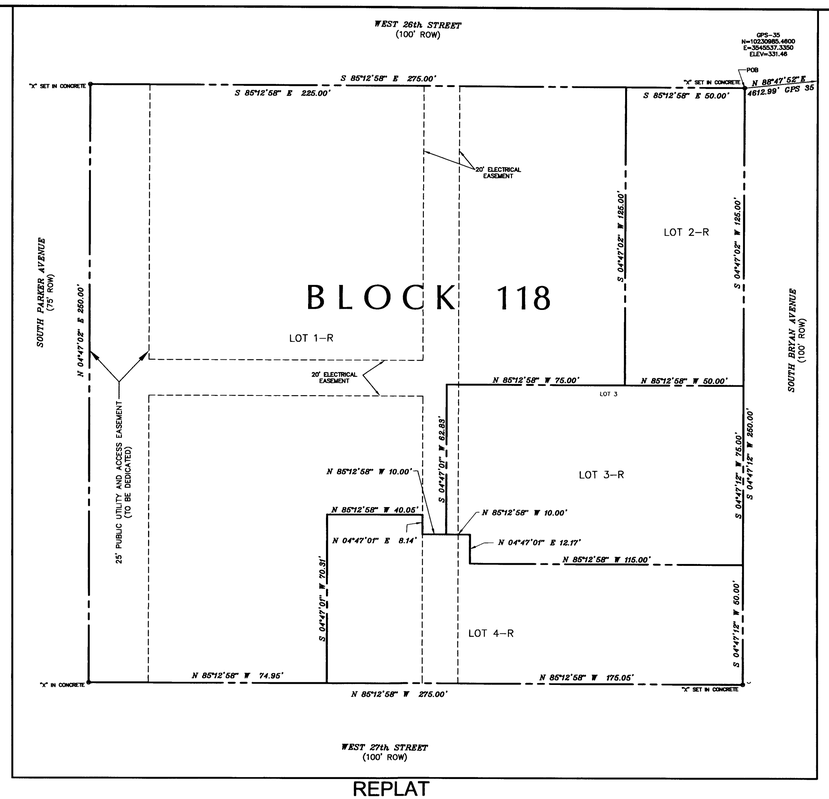


0 15 30 60
SCALE: 1"=30'

LEGEND

SS	EXISTING SEWER
	EXISTING WATER LINE
E	EXISTING ELECTRIC LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
S	EXISTING SANITARY SEWER MANHOLE
	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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We),_____ owner(s) and developer(s) of Lots 1-R and 3-R, Block 118, as shown on this plat, and designated herein as Replat of Block 118 in the 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)
Protestant Episcopal Church Council of the Diocese of Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, (We), _____ owner(s) and developer(s) of Lot 2-R, Block 118, as shown on this plat, and designated herein as Replat of Block 118 in the 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)
Palomares Construction Inc.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We), _____ owner(s) and developer(s) of Lot 4-R, Block 118 as shown on this plat, and designated herein as Replat of Block 118 in the 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)
Garland L. Sparks

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, John R. Clark, 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 _____, 2009.

_____
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 _____, 2009, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
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

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 _____, 2009.

_____
Notary Public, Brazos County, Texas

FIELDNOTE DESCRIPTION OF 1.578 ACRES
S.F. AUSTIN NO. 9 LEAGUE
BRAZOS COUNTY, TEXAS

FIELDNOTES to all that certain tract or parcel of land, being 1.578 acres, more or less, located in the S.F. AUSTIN NO.9 LEAGUE, BRAZOS COUNTY, TEXAS, being part of South Parker Avenue (100' right of way), Block 118 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 set for the northwest corner of Block 118, of the Original Townsite of the City of Bryan, from which a 1/2-inch iron rod found bears N 85° 12' 58" W 100.00 feet, same being along the existing south right of way line of West 26th Street (100' right of way) and in the existing west right of way of South Parker Avenue (100' right of way);

THENCE S 85° 12' 58" E 250.00 feet, along the existing south right of way line of West 26th Street, to an x cut in concrete for corner in the west right of way of South Bryan Avenue (100' right of way), same being the northeast corner of Block 118, of the Original Townsite of the City of Bryan to the PLACE OF BEGINNING;

THENCE S 04° 47' 02" W 250.00 feet, along the existing west right of way line of South Bryan Avenue, to an "x" cut in concrete for corner in the north right of way of West 27th Street (100' right of way), same being the southeast corner of Block 118, of the Original Townsite of the City of Bryan;

THENCE N 85° 12' 58" W 275.00 feet with the north right of way of West 27th Street to an "x" cut in concrete for corner;

THENCE N 04° 47' 02" E, 250.00 feet to an "x" cut in concrete for corner;

THENCE S 85° 12' 58" E 275.00 feet to the PLACE OF BEGINNING, and containing 1.578 acres, more or less.

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 the 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.

_____
Registered Professional Land Surveyor 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 Map 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 **8/26/09**. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

REPLAT OF BLOCK 118, OF THE BRYAN ORIGINAL TOWNSITE

RECORDED IN VOLUME H, PAGE 721
CITY OF BRYAN,
S. F. AUSTIN N0. 9 LEAGUE
BRAZOS COUNTY, TEXAS
AUGUST, 2009

OWNER/DEVELOPER:
ST. ANDREWS EPISCOPAL CHURCH
217 WEST 26TH STREET
BRYAN, TEXAS 77802

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

RECEIVED
SEP 16 2009
Development Services

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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