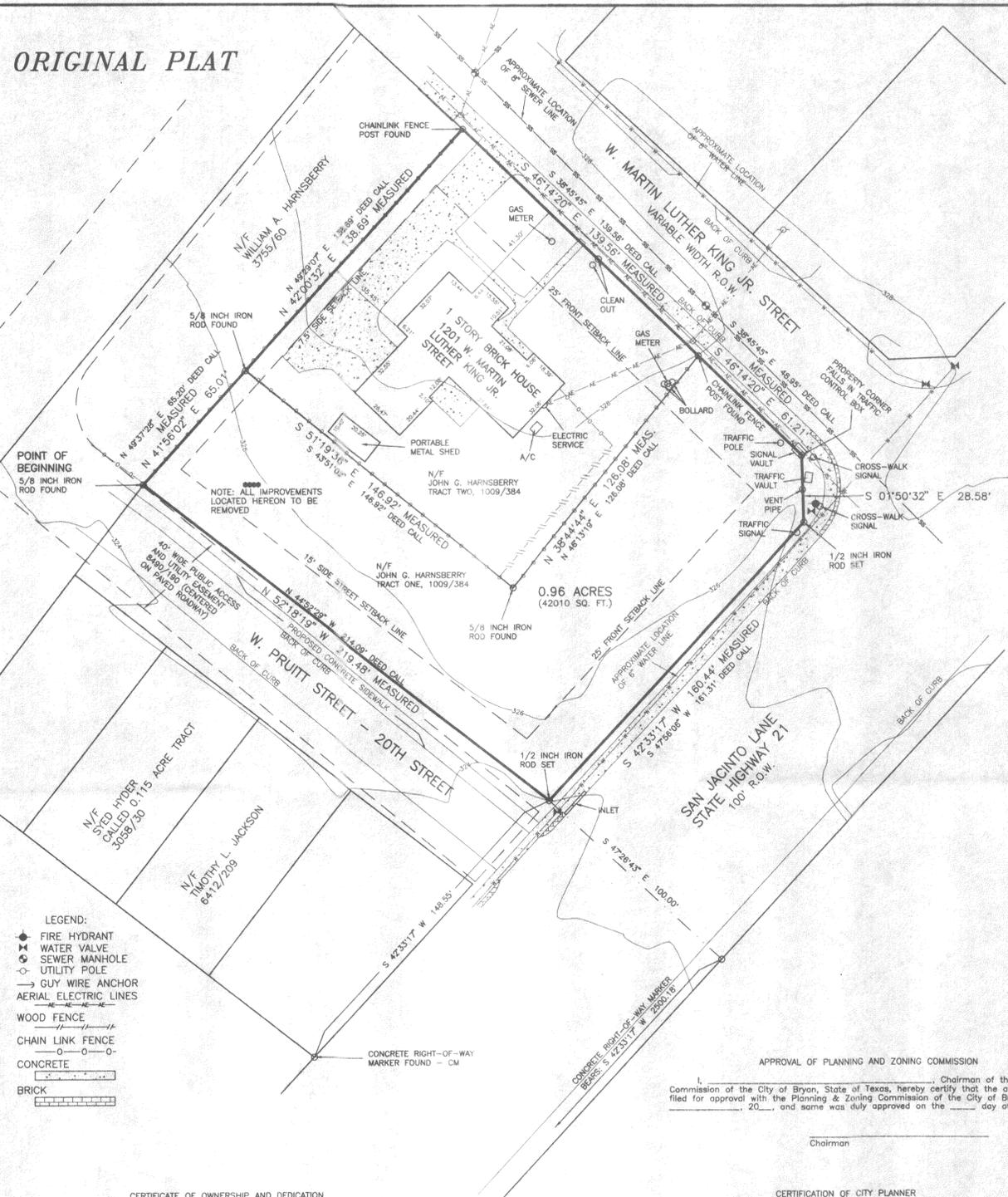
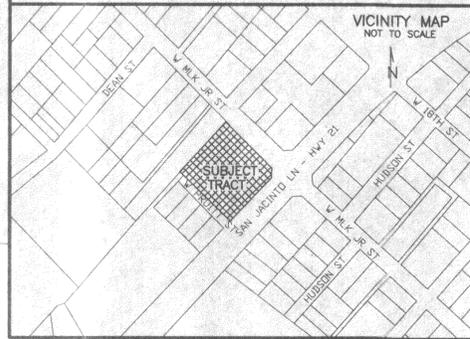
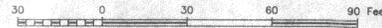


ORIGINAL PLAT

REPLAT

SCALE: 1" = 30'



- LEGEND: FIRE HYDRANT, WATER VALVE, SEWER MANHOLE, UTILITY POLE, GUY WIRE ANCHOR, AERIAL ELECTRIC LINES, WOOD FENCE, CHAIN LINK FENCE, CONCRETE, BRICK.

CERTIFICATE OF OWNERSHIP AND DEDICATION. STATE OF TEXAS, COUNTY OF BRAZOS. I (We) \_\_\_\_\_ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

APPROVAL OF PLANNING AND ZONING COMMISSION. I, \_\_\_\_\_, Chairman 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 & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CERTIFICATION OF CITY PLANNER. I, the undersigned, City Planner and/or designated Secretary of the Planning & 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\_\_\_\_.

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\_\_\_\_.

CERTIFICATE OF THE COUNTY CLERK. I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

METES AND BOUNDS DESCRIPTION OF A 0.96 ACRE TRACT PORTION OF BLOCK 1 WILSON BRADLEY'S DIVISION STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF BLOCK 1, WILSON BRADLEY'S DIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 54, PAGE 515 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED AS TRACTS ONE AND TWO BY A DEED TO JOHN G. HARNESBERRY RECORDED IN VOLUME 1009, PAGE 384 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF W. PRUITT STREET MARKING THE WEST CORNER OF SAID TRACT ONE;

THENCE: N 41° 56' 02" E ALONG THE NORTHWEST LINE OF SAID TRACT ONE FOR A DISTANCE OF 65.01 FEET (DEED CALL: N 49° 37' 28" E - 65.20 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID TRACT ONE AND THE WEST CORNER OF SAID TRACT TWO; FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT TWO BEARS: S 51° 19' 38" E FOR A DISTANCE OF 146.92 FEET (DEED CALL: S 43° 51' 02" E - 146.92 FEET).

THENCE: N 42° 00' 32" E ALONG THE NORTHWEST LINE OF SAID TRACT TWO FOR A DISTANCE OF 138.69 FEET (DEED CALL: N 49° 29' 07" E - 138.69 FEET) TO A CHAINLINK FENCE POST FOUND ON THE SOUTHWEST LINE OF W. MARTIN LUTHER KING JR. STREET (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID TRACT TWO;

THENCE: S 46° 14' 20" E ALONG THE SOUTHWEST LINE OF W. MARTIN LUTHER KING JR. STREET FOR A DISTANCE OF 139.56 FEET (DEED CALL: S 38° 45' 45" E - 139.56 FEET) TO A CHAINLINK FENCE POST FOUND MARKING THE EAST CORNER OF SAID TRACT TWO AND THE NORTHEAST CORNER OF SAID TRACT ONE;

THENCE: S 48° 14' 20" E CONTINUING ALONG THE SOUTHWEST LINE OF W. MARTIN LUTHER KING JR. STREET FOR A DISTANCE OF 61.21 FEET (DEED CALL: S 38° 45' 45" E - 48.95 FEET) TO A POINT IN A TRAFFIC CONTROL BOX;

THENCE: S 01° 50' 32" E FOR A DISTANCE OF 28.58 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST CORNER OF SAN JACINTO LANE (STATE HIGHWAY 21)(100' R.O.W.);

THENCE: S 42° 33' 17" W ALONG THE NORTHWEST LINE OF SAN JACINTO LANE FOR A DISTANCE OF 160.44 FEET (DEED CALL: S 47° 56' 06" W - 161.31 FEET) TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF SAN JACINTO LANE AND W. PRUITT STREET MARKING THE SOUTH CORNER OF SAID TRACT ONE; FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 42° 33' 17" W FOR A DISTANCE OF 148.55 FEET;

THENCE: N 52° 18' 19" W ALONG THE NORTHEAST LINE OF W. PRUITT STREET FOR A DISTANCE OF 219.48 FEET (DEED CALL: N 44° 52' 29" W - 214.09 FEET) TO THE POINT OF BEGINNING CONTAINING 0.96 OF AN ACRE OF LAND (42010 SQ. FT.) AS SURVEYED ON THE GROUND NOVEMBER, 2011, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS, COUNTY OF BRAZOS. I, Brod Kerr, Registered Public Surveyor No. 4502, 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.

Brod Kerr, R.P.L.S. No. 4502

GENERAL NOTES

- 1. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, EFFECTIVE DATE: 07-02-1992.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.
3. LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAPS PROVIDED BY CITY OF BRYAN AND AS LOCATED ON THE GROUND.
4. PROPERTY IS CURRENTLY ZONED 'MU-2' MIXED USE PER CITY OF BRYAN ORDINANCE.
5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

RECEIVED

REPLAT OF A PORTION OF BLOCK 1 WILSON BRADLEY'S DIVISION VOLUME 54, PAGE 515 TO CREATE LOT 1R, BLOCK 1 WILSON BRADLEY'S DIVISION 0.96 ACRES, S. F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS. SCALE: 1 INCH = 30 FEET. SURVEY DATE: 11-07-11. PLAT DATE: 12-12-11. REVISED: 01-10-11. JOB NUMBER: 11-674. CAD NAME: 11-674. CR5 FILE: BOT (cont); 11-574 (job). PREPARED BY: KERR SURVEYING, LLC. OWNER: JOHN G. HARNESBERRY.