CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WAYNE CARROLL ENTERPRISES LLC, REPRESENTED BY WAYNE CARROLL, OWNER OF THE PROPERTY SHOWN ON THIS PLAT CONVEYED BY DEED RECORDED IN VOL. 12472, PG. 061, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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 SHWON HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

_____

_____
LIENHOLDER (IF ANY) APPROVAL

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_____ DAY OF _____, 2015.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINACES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2015.

_____
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY FO 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 _____, 2015.

_____
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, 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_____, 2015 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2015.

_____
CHAIR, PLANNING AND 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 THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2015 AND RECORDED IN THE OFFIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____ PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

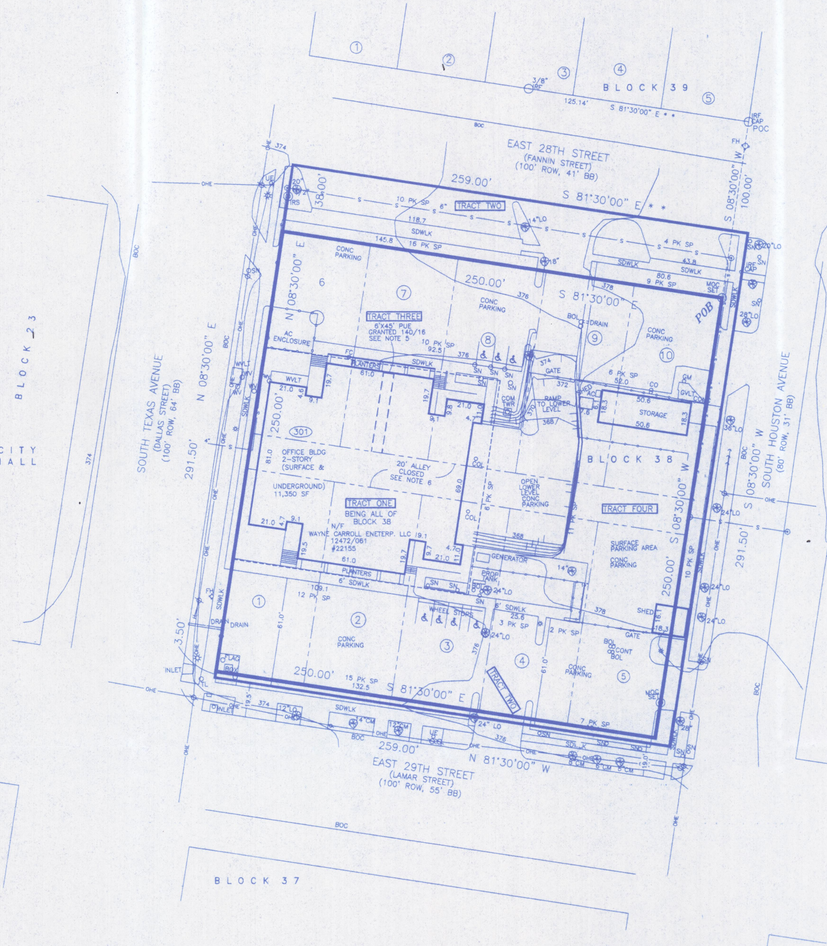
STATE OF TEXAS
COUNTY OF BRAZOS

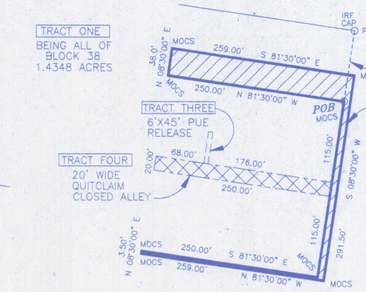
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE WITH AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION, SUPERVISION AND CONTROL. THAT THE METES AND BOUNDS DESCRIBING THIS PROPERTY DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

_____
CHRISTIAN A. GALINDO, P.E.# 53425, R.P.L.S.# 4473
MAY 29, 2015

STATE OF TEXAS · CHRISTIAN A. GALINDO · 53425 · LICENSED · PROFESSIONAL ENGINEER

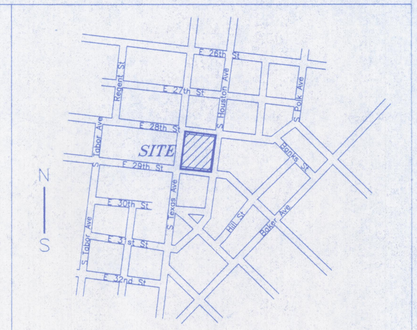
STATE OF TEXAS · REGISTERED · CHRISTIAN ANZE GALINDO · 4473 · PROFESSIONAL · LAND SURVEYOR



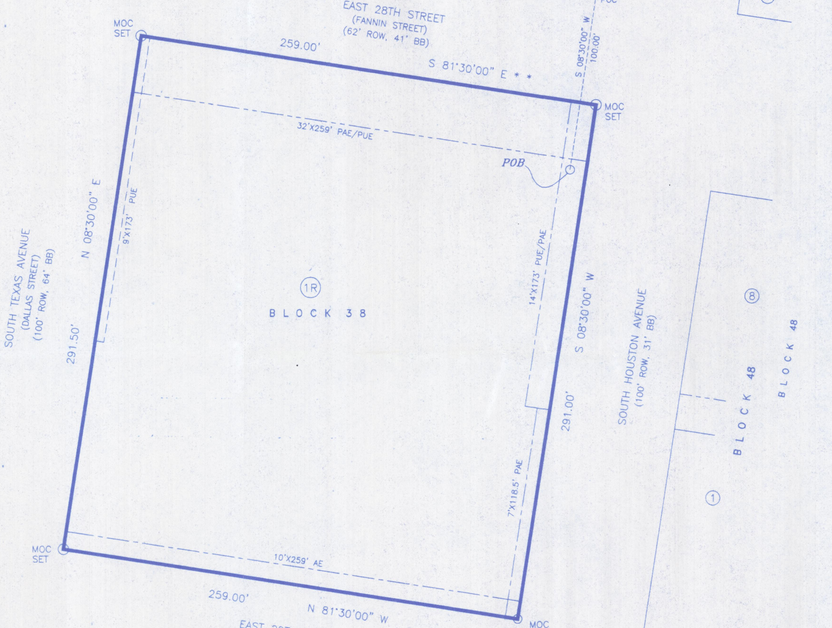


NOTES ON DESCRIPTIONS

DESCRIPTIONS FOR TRACTS 3 AND 4 FOUR ARE BEING SUBMITTED SEPARATELY



VICINITY MAP – NOT TO SCALE



EXISTING PLAT
VOL. H, PG. 721

PLATTED AREA – 1.7332 ACRES

BEING A 1.7332-ACRE TRACT OR PARCEL OF LAND LYING AN BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE FOLLOWING TWO TRACTS:

TRACT ONE (ORIGINAL BLOCK 38)

BEING A 1.4348-ACRE TRACT OF LAND AND BEING ALL OF BLOCK 38, CITY OF BRYAN ORIGINAL TOWN SITE IN THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS.

TRACT TWO (CLOSED PORTIONS OF ADJOINING STREETS)

BEING A 0.2984-ACRE (12,999-SQ. FT.) TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND BEING A PART OF THE LAND ADJACENT TO BLOCK 38, BRYAN ORIGINAL TOWN SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.2984-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF BLOCK 39, CITY OF BRYAN ORIGINAL TOWN SITE, SAID ROD ALSO MARKING THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF SOUTH HOUSTON AVENUE, AN 80'-WIDE PUBLIC RIGHT OF WAY AND THE NORTHERN RIGHT OF WAY LINE OF EAST 28TH STREET (AKA FANNIN STREET) A 100'-WIDE PUBLIC RIGHT OF WAY;

THENCE S 08°30'00" W, THROUGH SAID EAST 28TH STREET, FOR A DISTANCE OF 100.00' TO A MARK ON CONCRETE SET MARKING THE EASTERNMOST CORNER OF BLOCK 38, OF SAID CITY OF BRYAN ORIGINAL TOWN SITE, SAID MARK ON CONCRETE BEING THE POINT OF BEGINNING;

THENCE N 81°30'00" W, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID EAST 28TH STREET FOR A DISTANCE OF 250.00' TO A MARK IN CONCRETE SET FOR THE NORTHERNMOST CORNER OF SAID BLOCK 38;

THENCE N 08°30'00" E, THROUGH SAID EAST 28TH STREET, FOR A DISTANCE OF 38.00' TO A MARK ON CONCRETE SET WITHIN THE SAID RIGHT OF WAY;

THENCE S 81°30'00" E, CONTINUING INSIDE SAID EAST 28TH STREET RIGHT OF WAY, FOR A DISTANCE OF 259.00' TO A MARK ON CONCRETE SET WITHIN THE RIGHT OF WAY OF SOUTH HOUSTON AVENUE;

THENCE S 08°30'00" W, INSIDE THE RIGHT OF WAY OF SOUTH HOUSTON AVENUE, FOR A DISTANCE OF 291.50' TO A MARK ON CONCRETE SET WITHIN THE RIGHT OF WAY OF EAST 29TH STREET (AKA LAMAR STREET), A 100'-WIDE PUBLIC RIGHT OF WAY;

THENCE N 81°30'00" W, INSIDE THE RIGHT OF WAY OF EAST 29TH STREET, TO THE EASTERN RIGHT OF WAY LINE OF SOUTH TEXAS AVENUE (AKA DALLAS STREET), A 100'-WIDE PUBLIC RIGHT OF WAY, FOR A DISTANCE OF 259.00' TO A MARK ON CONCRETE SET;

THENCE N 08°30'00" E, ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH TEXAS AVENUE FOR A DISTANCE OF 3.50' TO A MARK ON CONCRETE FOUND FOR THE WESTERNMOST CORNER OF SAID BLOCK 38;

THENCE S 81°30'00" E, ALONG THE SOUTHERN BOUNDARY LINE OF SAID BLOCK 38 TO THE SOUTHERNMOST CORNER OF SAID BLOCK TO A MARK ON CONCRETE SET, FOR A DISTANCE OF 250.00';

THENCE N 08°30'00" E, ALONG THE EASTERN RIGHT OF WAY LINE SOUTH HOUSTON AVENUE TO THE POINT OF BEGINNING, FOR A DISTANCE OF 250.00' CONTAINING A 0.2984 ACRE OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE REPLAT OF BLOCK 35, BRYAN ORIGINAL TOWN SITE RECORDED IN VOLUME 3752, PAGE 35, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
MOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
ROW	= RIGHT OF WAY
BB	= BACK = BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
WVLT	= WATER VAULT
GVLT	= GAS VAULT
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
E	= ELECTRICAL
UE	= UNDERGROUND ELEC
WV	= WATER VALVE
S	= SANITARY SEWER
FH	= FIRE HYDRANT
COM	= COMMUNICATION
COL	= COLUMN
M	= METER/MARKER
AC	= AIR CONDITIONER ,
PROP	= PROPANE
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
BOL	= BOLLARD
FC	= FIRE CONNECTION
SN	= SIGN
CON	= ACCESS CONTROL
AE	= ROAD ACCESS EASEMENT
PAE	= PEDESTRIAN ACCESS EASMT.
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
LO	= LIVE OAK
CM	= CREPE MYRTLE

PLAT NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA BLOCK 38 = 1.4348 ACR.
3. BEARING SOURCE IS THE REPLAT OF BLOCK 35, BRYAN ORIGINAL TOWNSITE, IN 3752/35.
4. BASE LINE IS NOTED WITH * *.
5. PUE GRANTED IN 140/16 WAS RELEASED IN _____/_____
6. 20' ALLEY IN BLOCK 38 WAS CLOSED BY CITY COUNCIL ACTION ON AUG. 13, 1968 AND QUIT CLAIMED IN _____/_____
7. COMMITMENT REF: STEWART TITLE GUARANTY CO., GF# BC1403009.
8. ACCORDING TO FEMA'S FIRM PANEL# 48041 C0215 F FOR BRAZOS COUNTY, TX, DATED APRIL 2, 2014, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YR FLOOD PLAIN.
9. TOPOGRAPHIC DATA OBTAINED FROM CITY OF BRYAN RECORDS.

REPLAT

N
0 40 FT
S

REPLAT OF LOT 1R, BLOCK 38 AND SURROUNDING STREETS
1.7332 ACRES

OWNER'S CONTACT:			
WAYNE CARROLL ENTERPRISES LLC C/O WAYNE CARROLL 2200 EAST VILLA MARIA RD. BRYAN, TX 77802 TEL: 979-776-7700 EMAIL: otis@otisinstruments.com	*301 SOUTH TEXAS AVENUE* *A REPLAT OF ALL OF BLOCK 38 AND ADJACENT PORTIONS OF EAST 28TH STREET, SOUTH HOUSTON AVENUE AND EAST 29TH STREET* *VOL. H, PAGE 721, DEED RECORDS* *BRYAN, BRAZOS COUNTY, TEXAS*	DATE: APRIL 9, 2015 DRAWN BY: JNR APPROVED BY: CAG REVISIONS: MAY 18, 2015 MAY 29, 2015	PROJECT 7-15 SHEET 1 OF 1

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00