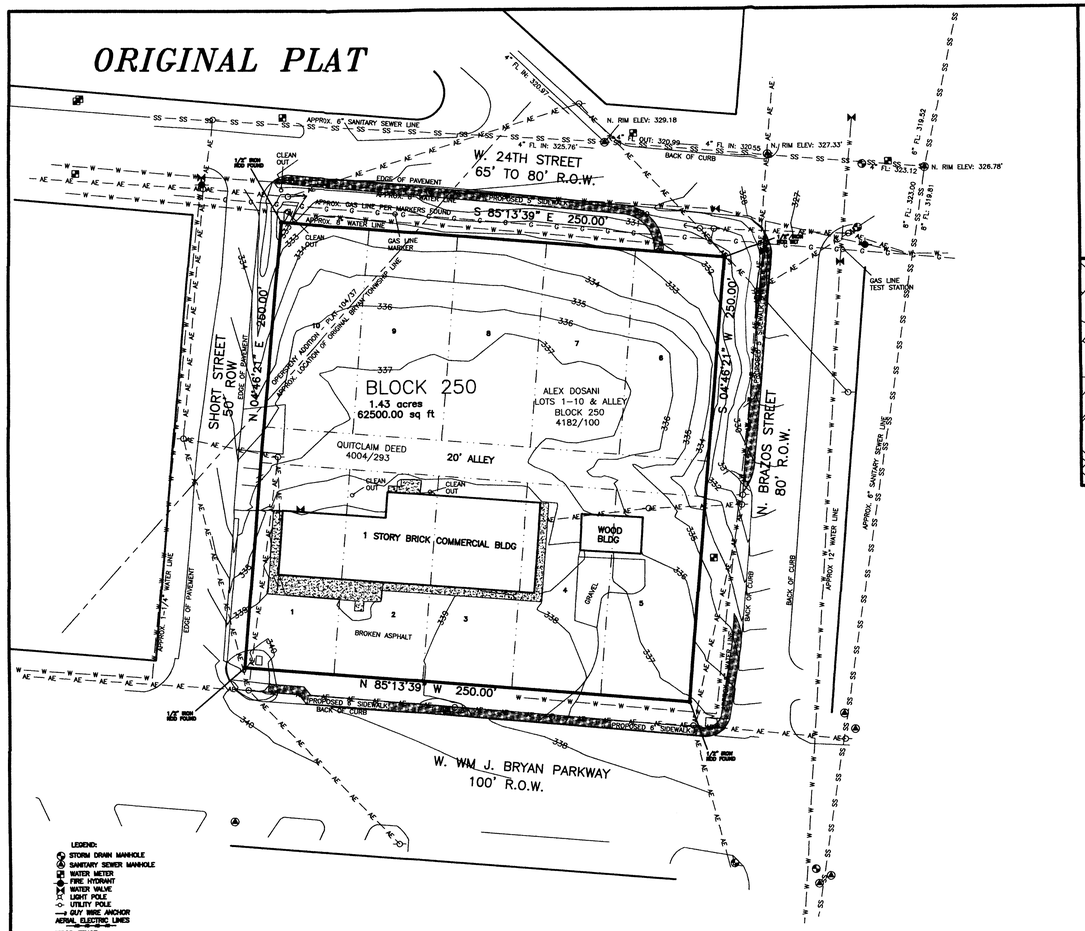
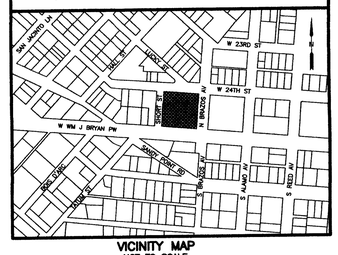
ORIGINAL PLAT



LEGEND:
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CONCRETE
- PROPOSED SIDEWALK

SCALE: 1" = 40'

0 40 80 120



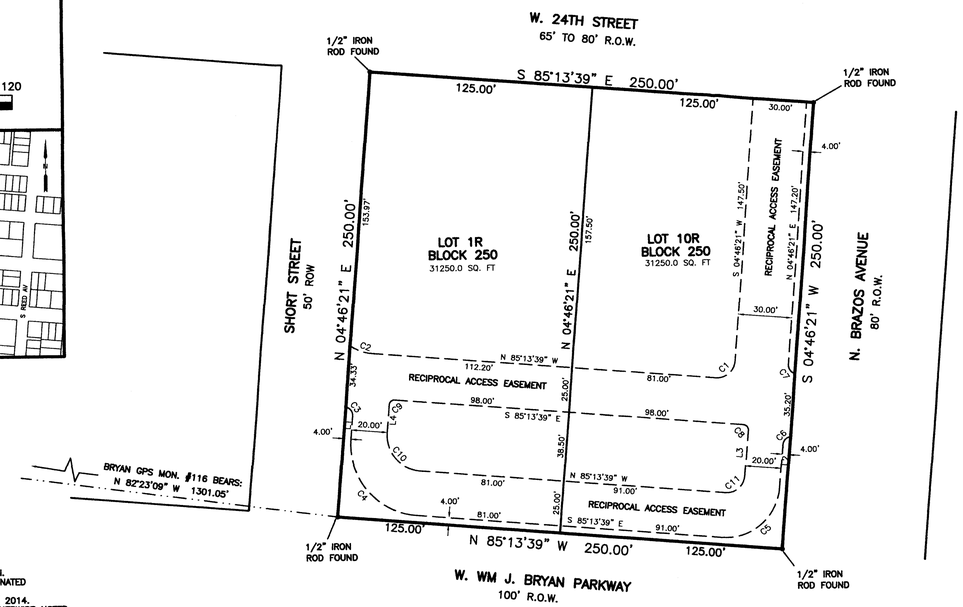
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4841C0195 E. DATED JULY 7, 2014.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. CONTOURS SHOWN HEREON PER AN ACTUAL ON-THE-GROUND SURVEY.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND VISIBLE INDICATIONS.
6. SUBJECT PROPERTY IS CURRENTLY ZONED C-3 COMMERCIAL.
7. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM W. WILLIAM JOEL BRYAN PARKWAY (FM 158).

NOTE: PROPOSED SIDEWALKS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY. PERMANENT LOCATIONS WILL BE DETERMINED BY SITE PLAN PRIOR TO REDEVELOPMENT.

REPLAT



LINE	BEARING	DISTANCE
L1	S 04°46'21" W	12.80'
L2	N 04°46'21" E	23.50'
L3	S 04°46'21" W	25.50'
L4	N 04°46'21" E	15.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71'	10.00'	90°00'04"	S 49°46'21" W	14.14'
C2	13.44'	25.00'	30°47'51"	N 69°49'44" W	13.28'
C3	6.85'	5.00'	78°27'47"	S 34°27'32" E	6.32'
C4	52.83'	40.00'	90°00'00"	S 40°13'39" E	58.57'
C5	47.12'	30.00'	90°00'00"	N 49°46'21" E	42.43'
C6	6.85'	5.00'	78°27'47"	N 44°00'14" E	6.32'
C7	6.85'	5.00'	78°27'47"	N 34°27'32" W	6.32'
C8	4.71'	3.00'	90°00'00"	N 40°13'39" W	4.24'
C9	4.71'	3.00'	90°00'00"	S 49°46'21" W	4.24'
C10	31.42'	20.00'	90°00'00"	S 40°13'39" E	28.28'
C11	15.71'	10.00'	90°00'00"	N 49°46'20" E	14.14'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I , ALEX DHOSANI, owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 4182, Page 100, 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.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____ 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad 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 describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designeted Secretary of the Painning & 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__.

_____
City Planner, 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 and was approved on the ____ day of _____, 20__.

_____
City Engineer, City of Bryan

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 _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
1.43 ACRE TRACT
S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1 THROUGH 10, ALL OF THE 20.00 FOOT ALLEY, BLOCK 250, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS, AND THE OPERSTENY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 37 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF W. WM. J. BRYAN PARKWAY (100' R.O.W.) AND THE EAST LINE OF SHORT STREET (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1

THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF SHORT STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 24TH STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 10;

THENCE: S 85° 13' 39" E ALONG THE SOUTH LINE OF W. 24TH STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF N. BRAZOS AVENUE (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE: S 04° 46' 21" W ALONG THE WEST LINE OF N. BRAZOS AVENUE FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF W. WM J. BRYAN PARKWAY MARKING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE: N 85° 13' 39" W ALONG THE NORTH LINE OF W. WM J. BRYAN PARKWAY FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
ALL OF BLOCK 250
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 791
OPERSTENY ADDITION
VOLUME 104, PAGE 37
TO CREATE
LOTS 1R & 10R. BLOCK 250
BRYAN ORIGINAL TOWNSITE
1.43 AC., S. F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: FEB. 2015
PLAT DATE: 06-21-15
REVISED: 07-07-15
JOB NUMBER: 15-378
CAD NAME: 15-378R
CR5 FILE: BOT-NEW (cont); 15-378 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: ALEX DHOSANI
9202 WATERFORD DRIVE
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2539