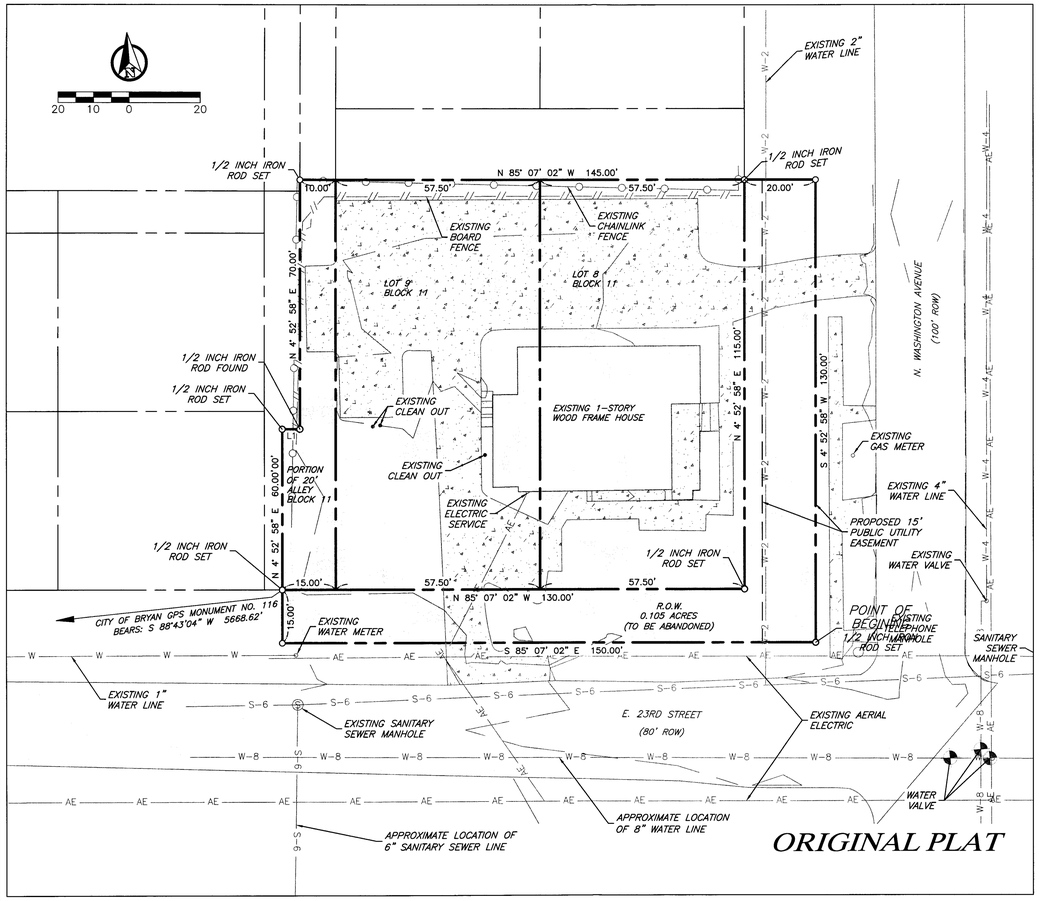
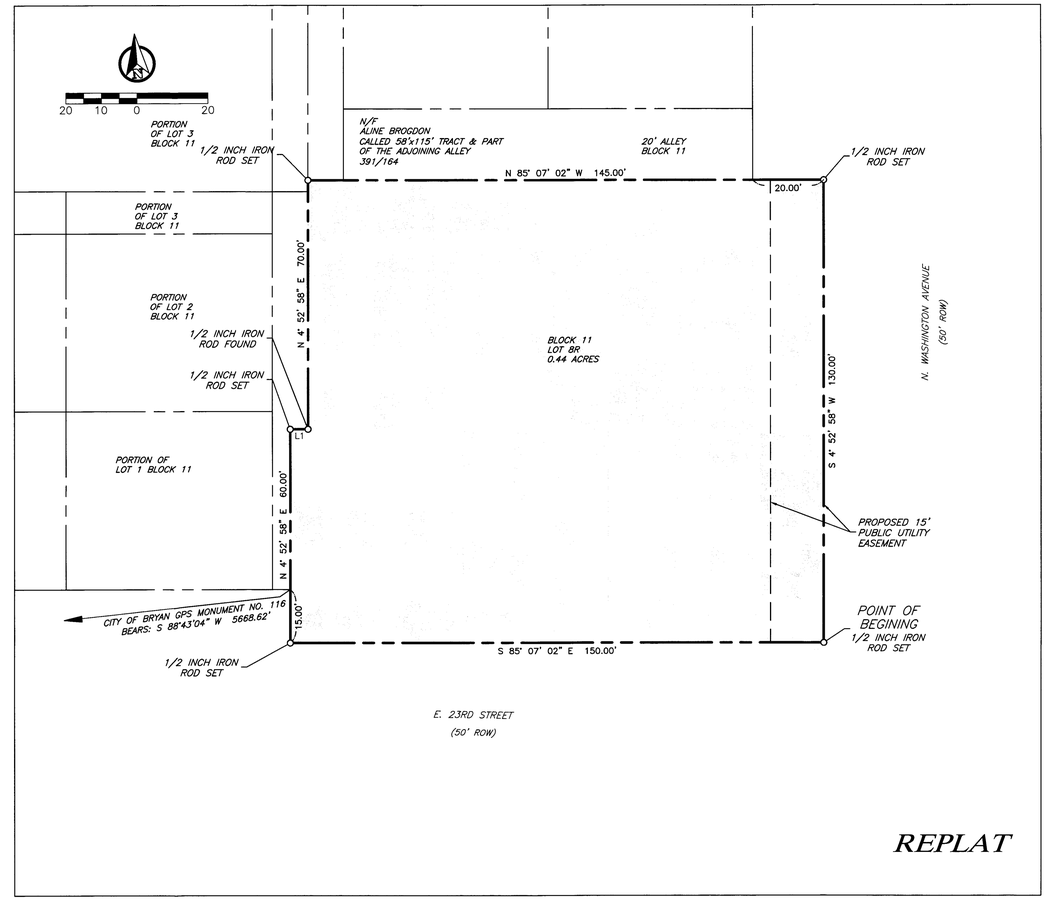




NOTES:

1. THE 0.105 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. _____, ADOPTED BY THE BRYAN CITY COUNCIL _____.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
6. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
7. THESE PROPERTIES ARE CURRENTLY ZONED C-1 OFFICE.
8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
9. THE PORTION OF BLOCK 11, 20' ALLEY SHOWN ON THIS REPLAT WAS ABANDONED BY CITY OF BRYAN ORDINANCE #1013.

SEP 09 2015

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Shane Phelps, President of Per Curiam Holdings LLC, owner and developer of the land shown on this plat, and designated herein as Lots 8-9 and Portions of Alley, Block 11, City of Bryan Townsite to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Shane Phelps, President of Per Curiam Holdings LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Shane Phelps, 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 _____, 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 the property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF CITY ENGINEER

I, _____, 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 College Station and was approved on the _____ day of _____, 20____.

_____
City Engineer
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

_____
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 and Zoning Commission of the City of Bryan of the ____ day of _____, 20_____ and same was duly approved on the ____ day of _____, 20_____ by said Commission.

CERTIFICATE OF THE COUNTY CLERK

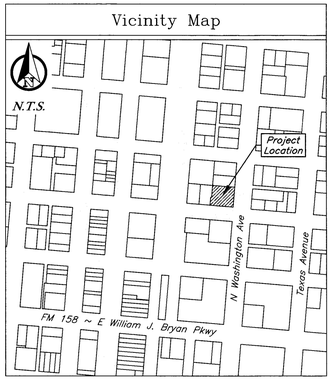
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N 85° 07' 02" W

Vicinity Map



FINAL PLAT

Bryan Original Townsite, Block 11, Lot 8R 0.44 Acres

Being a Replat of City of Bryan Townsite, Block 11, Lots 8-9, Portion of 20' Alley, and 0.105 Acre ROW Abandonment, Bryan Original Townsite
Bryan, Brazos County, Texas

September 2015

Owner:
Per Curiam Holdings LLC
Property Tax Department
400 N. Washington Ave
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951