

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, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN 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 ORDINANCES 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 TO 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 OFFICIAL 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



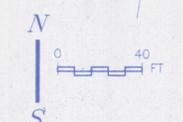
EXISTING PLAT
VOL. H, PG. 721

BEING A 1.7332-ACRE TRACT OR PARCEL OF LAND LYING AND 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, CITY OF 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 SET 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 38, BRYAN ORIGINAL TOWN SITE RECORDED IN VOLUME 3752, PAGE 35, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

- LEGEND
IRON ROD
IRON PIPE
MARK ON CONCRETE
CAPPED
SET
ROUND
RIGHT OF WAY OF CURB
BUILDING LINE
PUBLIC UTILITY EASMT.
WATER VAULT
GAS VAULT
POWER POLE
LIGHT POLE
MANHOLE
CLEAN OUT
WATER
ELECTRICAL UNDERGROUND ELEC
WATER VALVE
SANITARY SEWER
FIRE HYDRANT
COMMUNICATION
COLLIEN
METER/MARKER
AIR CONDITIONER
PROPANE
EDGE OF PAVEMENT
BACK OF CURB
BOLLARD
FIRE CONNECTION
IRON
ACCESS CONTROL
ROAD ACCESS EASEMENT
PEDESTRIAN ACCESS EASMT.
POINT OF BEGINNING
POINT OF COMMENCING
LIVE OAK
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 38, BRYAN ORIGINAL TOWN SITE, 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 OF LOT 1R, BLOCK 38 AND SURROUNDING STREETS
1.7332 ACRES

Table with 3 columns: OWNER'S CONTACT (Wayne Carroll Enterprises LLC), DATE (April 9, 2015), PROJECT (7-15), APPROVED BY (JNR), DRAWN BY (CAG), SHEET (1 of 1), REVISIONS (May 18, 2015; May 29, 2015), PROJECT (7-15), SHEET (1 of 1)

ALINDO ENGINEERS AND PLANNERS, INC.
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FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00