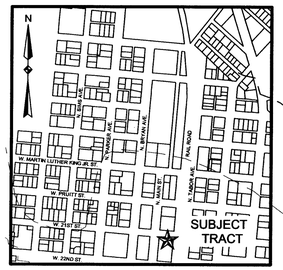
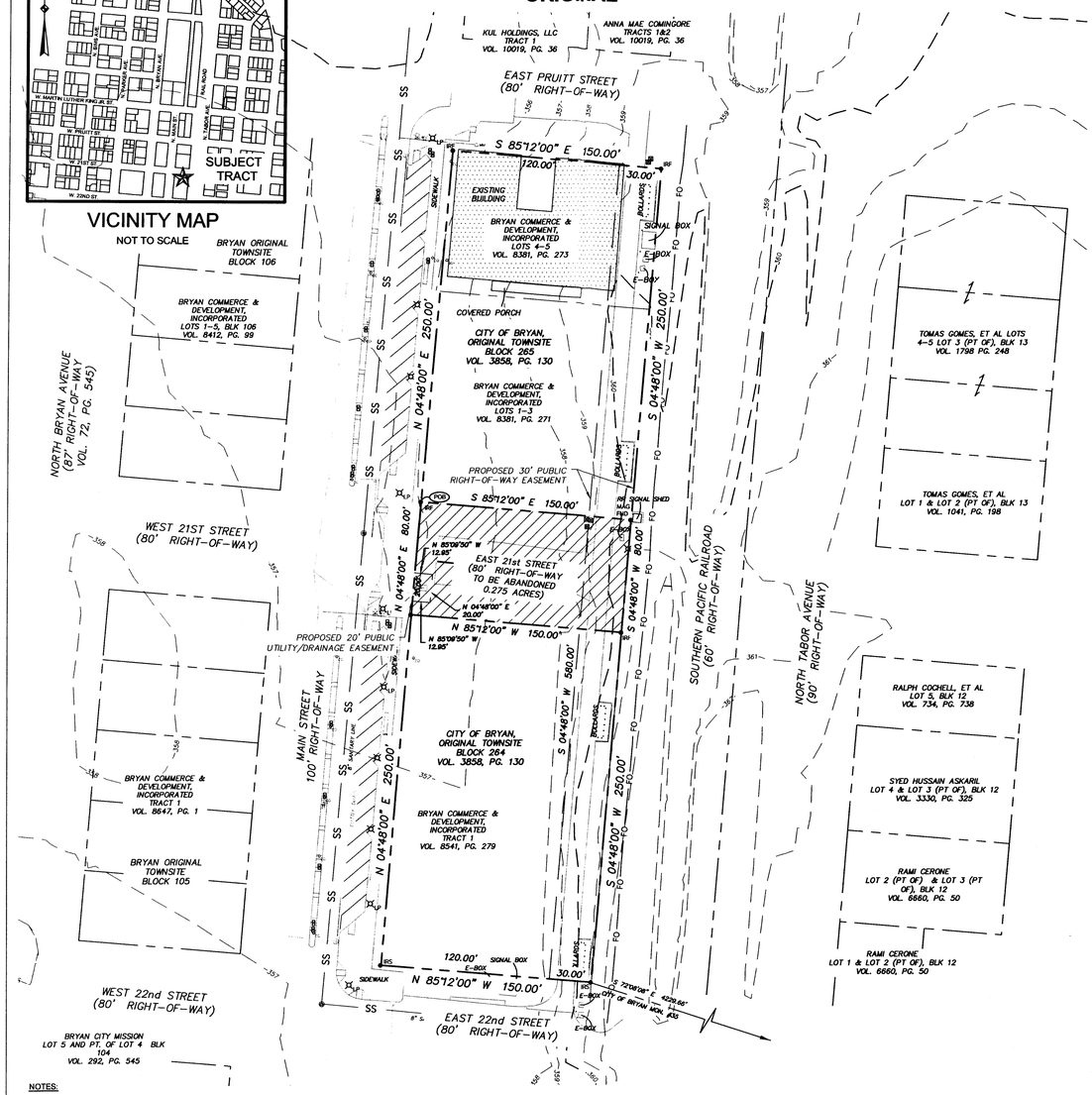


VICINITY MAP

NOT TO SCALE

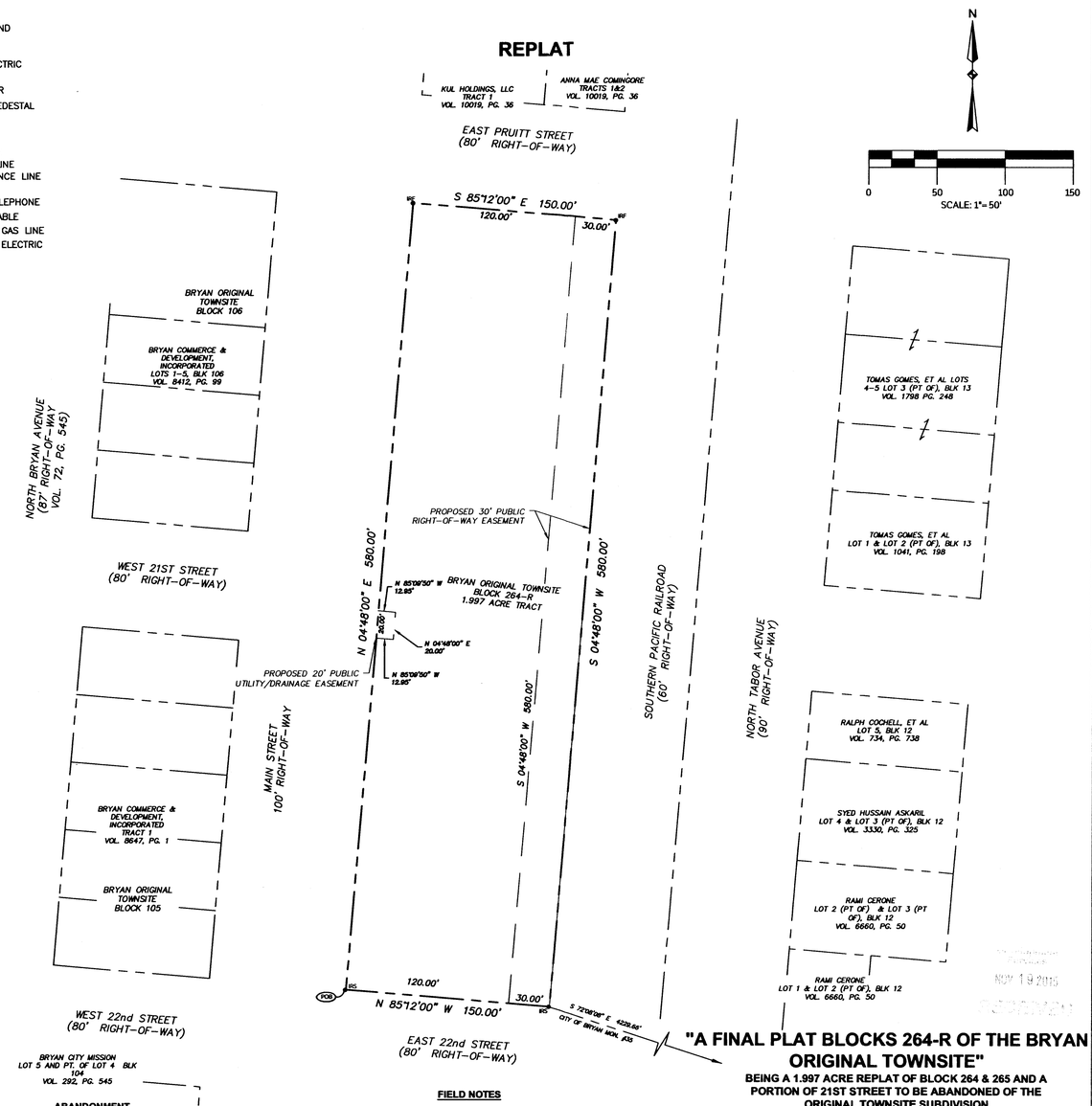
ORIGINAL



LEGEND

IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
OE	= OVERHEAD ELECTRIC
FH	= FIRE HYDRANT
	= ELECTRIC METER
	= TELELPHONE PEDESTAL
WM	= WATER METER
CO	= CLEAN OUT
	= PROPERTY LINE
	= WOOD FENCE LINE
O	= CHAIN LINK FENCE LINE
W	= WATER LINE
T	= UNDERGROUND TELEPHONE
FO	= FIBER OPTIC CABLE
G	= UNDERGROUND GAS LINE
E	= UNDERGROUND ELECTRIC

REPLAT



N

0 50 100 150

SCALE: 1"=50'

NOTES:

1. BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND GRID COORDINATES.
2. THE PROPERTY IS CURRENTLY ZONED DT-N (DOWNTOWN NORTH) AS SHOWN ON SURVEY AND SUBJECT TO 75% MANDATORY MINIMUM FACADE LOCATION ALONG PROPERTY LINES.
3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0215F, MAP NO. 48041C0215F REVISED DATE OF APRIL 2, 2014.
4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
5. THE "PROPOSED 30' RIGHT OF WAY EASEMENT" IS FOR PUBLIC USES SUCH AS, BUT NOT LIMITED TO VEHICLES, PEDESTRIANS, ALLEY ACCESS, GARBAGE AND REFUGE PICK UP, AND UTILITY ACCESS.
6. 21ST STREET ROW WAS CLOSED AND ABANDONED BY VOTE OF THE BRYAN CITY COUNCIL ON _____

STATE OF TEXAS
REGISTERED
GREGORY HOPCUS
6047
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

_____
GREGORY HOPCUS R.P.L.S. NO. 6047
OCTOBER 2015

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER 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 ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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

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 DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

_____
COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____

NOTARY PUBLIC CERTIFICATION

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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE ___ DAY OF _____, 2015.

_____
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

ABANDONMENT

ALL THAT CERTAIN 0.275 ACRE TRACT OF LAND, LYING AND BEING A PORTION OF EAST 21ST STREET (CALLED 80' RIGHT OF WAY) LYING BETWEEN BLOCK 264, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3858, PAGE 130, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, SAME TRACT BEING DESCRIBED AS TRACT ONE, IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8541, PAGE 279, (O.R.B.C.T.), AND BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3858, PAGE 130, (O.R.B.C.T.) SAME BEING A TRACT OF LAND DESCRIBED AS LOTS ONE (1), TWO (2), AND THREE (3), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8381, PAGE 271, AND BEING LOTS FOUR (4) AND FIVE (5), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8381, PAGE 273, (O.R.B.C.T.) TO WHICH REFERENCE IS HEREBY MADE TO, FOR ANY AND ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF EAST 21ST STREET (80' RIGHT-OF-WAY) AND MAIN STREET (100' RIGHT-OF-WAY). FOR REFERENCE, A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWESTERN CORNER OF BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3858, PAGE 130, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), BEARS NORTH 04 DEGREES 50 MINUTES 10 SECONDS EAST, 250.00 FEET;

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF EAST 21ST STREET, 150.00 FEET, TO A MAGNAIL FOUND FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF EAST 21ST STREET (80' RIGHT-OF-WAY) AND THE WEST MARGIN OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY);

THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID RAILROAD, 80.00 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY).

THENCE NORTH 85 DEGREES 12 MINUTES 00 SECONDS WEST, WITH NORTH LINE OF 21ST STREET, 150.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF WEST 21ST STREET (80' RIGHT-OF-WAY);

THENCE, NORTH 04 DEGREES 48 MINUTES 00 SECONDS EAST, 80.00 FEET, CROSSING SAID RIGHT-OF-WAY OF WEST 21ST STREET, TO THE POINT OF BEGINNING, AND CONTAINING 0.275 ACRES OF LAND, MORE OR LESS.

FIELD NOTES

ALL THAT CERTAIN 1.997 ACRE TRACT OF LAND, LYING AND BEING ALL OF BLOCK 264, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3858, PAGE 130, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, SAME TRACT BEING DESCRIBED AS TRACT ONE, IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8541, PAGE 279, (O.R.B.C.T.), AND ALL OF BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3858, PAGE 130, (O.R.B.C.T.) SAME BEING A TRACT OF LAND DESCRIBED AS LOTS ONE (1), TWO (2), AND THREE (3), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8381, PAGE 271, AND BEING LOTS FOUR (4) AND FIVE (5), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8381, PAGE 273, (O.R.B.C.T.) TO WHICH REFERENCE IS HEREBY MADE TO, FOR ANY AND ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF EAST 22ND STREET (80' RIGHT-OF-WAY) AND MAIN STREET (100' RIGHT-OF-WAY). FOR REFERENCE, A 1/2-INCH IRON ROD FOUND, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF BLOCK 123, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), BEARS NORTH 85 DEGREES 12 MINUTES 00 SECONDS WEST, 319.38 FEET;

THENCE NORTH 04 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF MAIN STREET, 580.00 FEET, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF MAIN STREET (100' RIGHT-OF-WAY) AND WEST PRUITT STREET (80' RIGHT-OF-WAY);

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF EAST 21ST STREET, 150.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 06°01'27" WEST, 0.46 FEET;

THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF RAILROAD RIGHT-OF-WAY, 580.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET (80' RIGHT-OF-WAY);

THENCE, NORTH 85 DEGREES 12 MINUTES 00 SECONDS WEST, 250.00 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.997 ACRES OF LAND, MORE OR LESS.

"A FINAL PLAT BLOCKS 264-R OF THE BRYAN ORIGINAL TOWNSITE"

BEING A 1.997 ACRE REPLAT OF BLOCK 264 & 265 AND A PORTION OF 21ST STREET TO BE ABANDONED OF THE ORIGINAL TOWNSITE SUBDIVISION

STEPHEN F AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLS F-10193910

COLLEGE STATION	979.680.8840
BRENHAM	979.836.6855
FORT WORTH	817.405.0774
SAN ANTONIO	210.556.4124

GESSNER ENGINEERING
PLAN | DESIGN | VERIFY

PREPARED FOR:
BRYAN COMMERCE & DEVELOPMENT INC.
PO BOX 1000
BRYAN, TX 77805

Project Number:	15-0846	**Drawn By:**	AC
Issue Date:	11-18-15	**Checked By:**	GH