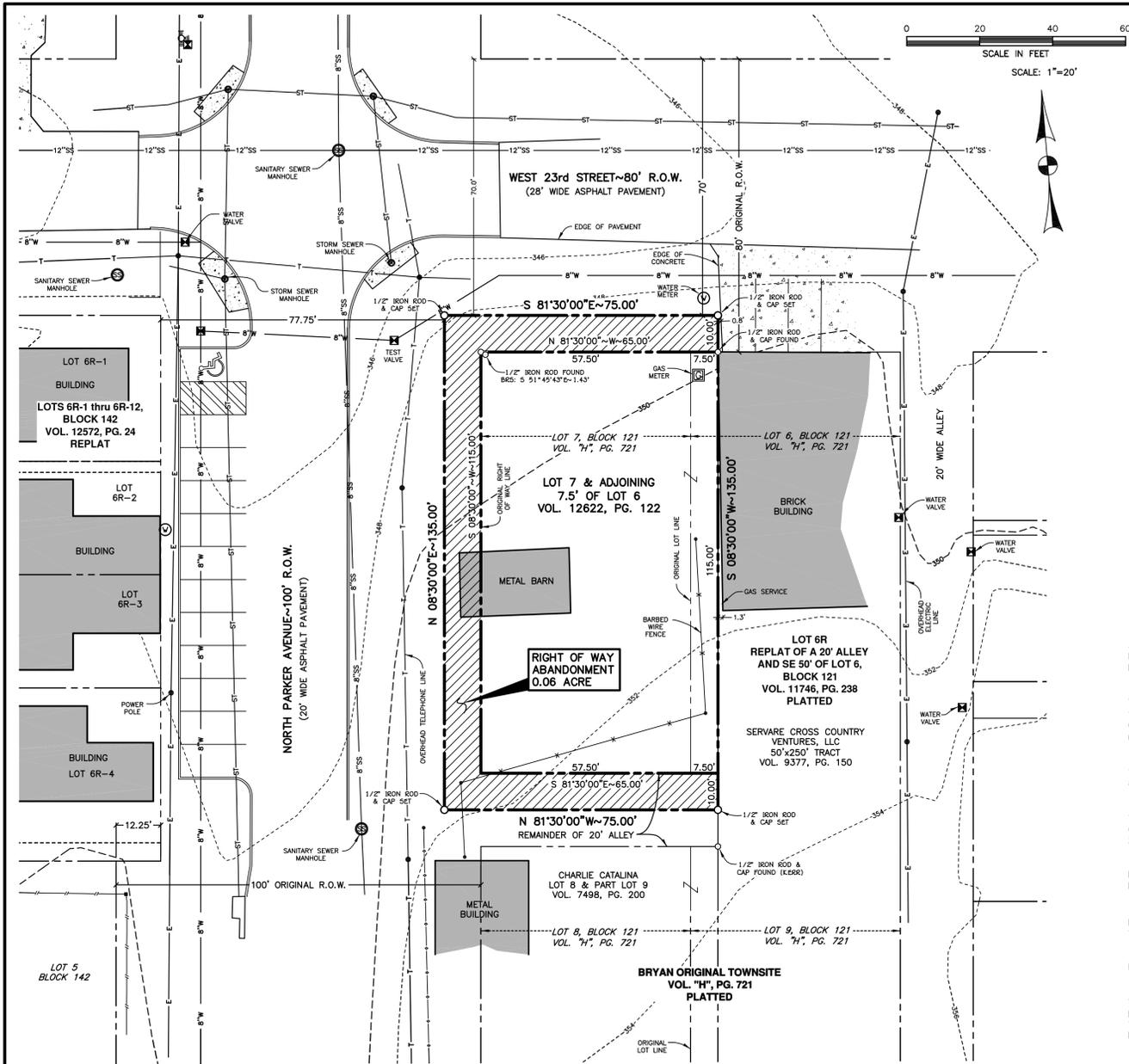


H:\Land Projects R2\041\Austin SF A-62\BOTS NAD83\Block 142 Area\dwg\Platting\Block 121\Lot 7\Replat.dwg 9/9/2016 7:59:26 AM CDT



ORIGINAL PLAT
VOL. "H", PG. 721

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BCSML PROPERTIES, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 12622, Page 122, 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.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chris Lawrence, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2016.

Chris Lawrence

Notary Public, Brazos County, Texas

APPROVAL OF THE 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2016 and same was duly approved on the _____ day of _____, 2016 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 _____, 2016.

City Planner, City of Bryan, Texas.

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 _____, 2016.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

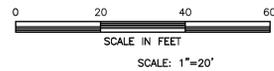
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003



Lot 7R
Block 121
Bryan Original Townsite
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes a 75' x 135' tract (0.23 acre) or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of Lot 7, and the adjoining 7.5 feet of Lot 6, Block 121, City of Bryan, as described in the deed to BCSML Properties, recorded in Volume 12622, Page 122, of the Official Records of Brazos County, Texas, together with the adjoining 10' right-of-way strip of West 23rd Street and the adjoining 10' right-of-way strip from North Parker Avenue, and the adjoining 10' right-of-way strip from the 20' rear alley, and said 0.23 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the northeast corner of the herein described tract;

THENCE S 08° 30' 00" W at a distance of 10.00 feet pass the northwest corner of Lot 6R, Replat of a 20' alley and SE 50' of Lot 6, Block 121, according to the plat recorded in Volume 11746, Page 238, of the Official Records of Brazos County, Texas, in the original right-of-way line of West 23rd Street, continue on, along the common line between the following two tracts: the beforementioned Lot 7 & adjoining 7.5 feet of Lot 6, and, the beforementioned Lot 6R, continue on, for a total distance of 135.00 feet to a 1/2" iron rod and cap set in the centerline of the 20' alley;

THENCE N 81° 30' 00" W along the centerline of the beforementioned 20' wide alley at a distance of 65.00 feet, pass the original east right-of-way line of North Parker Avenue - 100' wide right-of-way, continue on, for a total distance of 75.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E parallel to and 10 feet west of the original east right-of-way line of North Parker Avenue, for a distance of 135.00 feet to a 1/2" iron rod and cap set;

THENCE S 81° 30' 00" E parallel to and 10 feet north of the original south right-of-way line of West 23rd Street, for a distance of 75.00 feet to the PLACE OF BEGINNING, containing 0.23 acre of land, more or less.

10' Right-of-way Abandonment
West 23rd Street
Together with 10' Right-of-way Abandonment
North Parker Avenue
Together with 10' Alley Abandonment
Adjoining Lot 7 and the Adjoining 7.5 feet of Lot 6
Block 121
Bryan Original Townsite
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 10' wide right-of-way abandonment along West 23rd Street and North Parker Avenue, and a 10' alley abandonment adjoining Lot 7 and the adjoining 7.5 feet of Lot 6, Block 121, Bryan, Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and said strip of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the northwest corner of the beforementioned Lot 7, Block 121, said Lot 7 and the adjoining 7.5 feet of Lot 6, Block 121, being described in the deed from Lawrence J. Saladiner to BCSML Properties, recorded in Volume 12622, Page 122, of the Official Records of Brazos County, Texas, same being the intersection of the south 80' wide right-of-way line of West 23rd Street with the east 100' wide right-of-way line of North Parker Avenue;

THENCE S 08° 30' 00" W along the common line between the beforementioned Lot 7, Block 121, and North Parker Avenue - 100' wide right-of-way, for a distance of 115.00 feet to a 1/2" iron rod and cap set at the southwest corner of the said Lot 7;

THENCE S 81° 30' 00" E along the common line between the beforementioned Lot 7, Block 121, adjoining 7.5 feet of Lot 6, Block 121, and the 20' wide alley, for a distance of 65.00 feet and corner in the west line of Lot 6R, Block 121, according to a Replat recorded in Volume 11746, Page 238, of the Official Records of Brazos County, Texas;

THENCE S 08° 30' 00" W along the west line of the beforementioned Lot 6R, Block 121, Replat, for a distance of 10.00 feet to a 1/2" iron rod and cap set in the centerline of the beforementioned 20' wide alley;

THENCE N 81° 30' 00" W along the centerline of a 20' wide alley, at a distance of 65.0 feet, pass the east 100' wide right-of-way line of the beforementioned North Parker Avenue, continue on, for a total distance of 75.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E parallel to and 10 feet west of the east 100' wide right-of-way line of North Parker Avenue, for a distance of 135.00 feet to a 1/2" iron rod and cap set;

THENCE S 81° 30' 00" E parallel to and 10 feet north of the south 80' wide right-of-way line of the beforementioned West 23rd Street, for a distance of 75.00 feet to a 1/2" iron rod and cap set in the projection of the common line between the beforementioned parcel recorded in Volume 12622, Page 122, of the Official Records of Brazos County, Texas, and the beforementioned Lot 6R, Block 121, Replat;

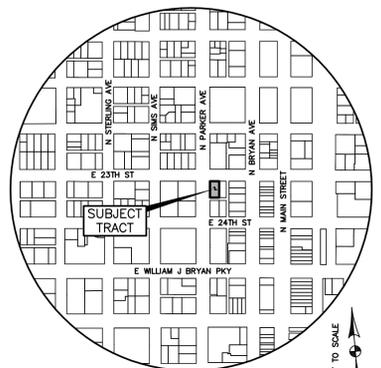
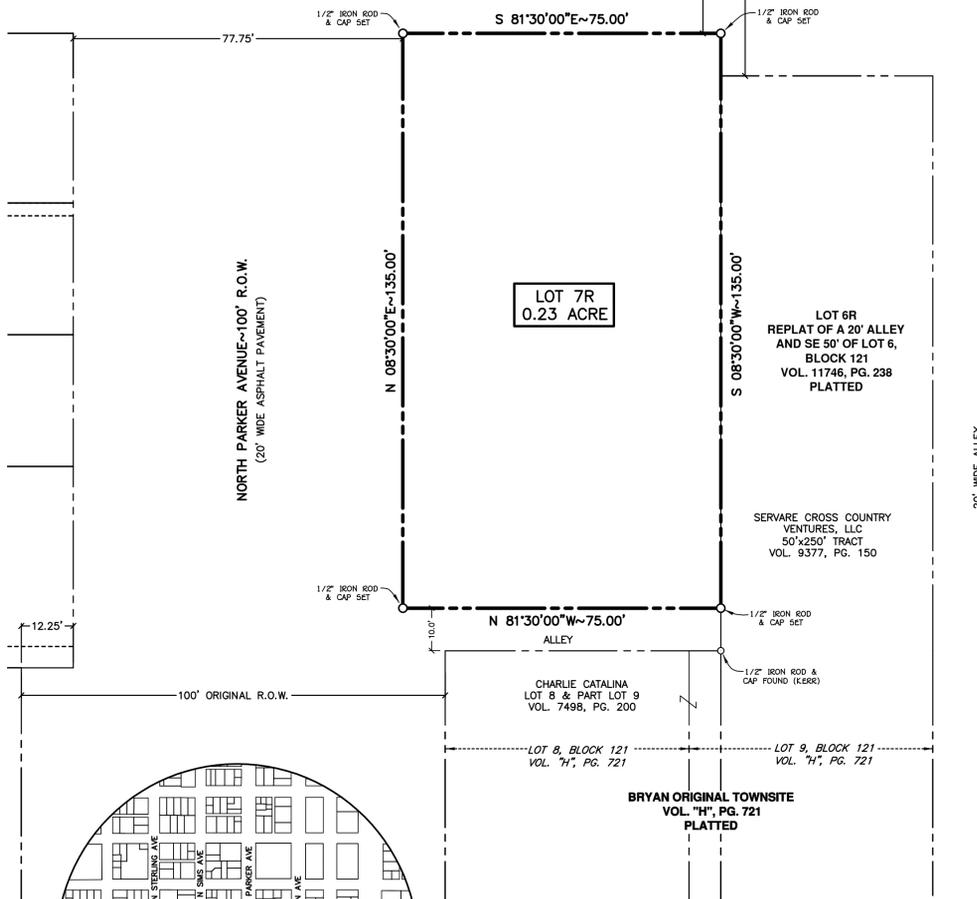
THENCE S 08° 30' 00" W along said projection, for a distance of 10.00 feet to a 1/2" iron rod found marking the common corner between the beforementioned parcel described in 12622/122 and the beforementioned Lot 6R, Block 121, Replat;

THENCE N 81° 30' 00" W along the south 80' wide right-of-way line of West 23rd Street, for a distance of 65.00 feet to the PLACE OF BEGINNING containing 0.06 acre of land, more or less.

NOTES:

- 1. BASIS OF BEARINGS IS AN ASSUMED N 81°30'E ALONG THE RECONSTRUCTED SOUTH RIGHT OF WAY LINE OF WEST 23RD STREET.
- 2. CURRENT TITLE APPEARS VESTED IN BCSML PROPERTIES BY VIRTUE OF DEED RECORDED IN VOL. 12622, PG. 122 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.
- 4. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.
- 5. CURRENT ZONING: DT-N (DOWNTOWN NORTH)
- SETBACKS INFORMATION:
 - IN THE DOWNTOWN ZONING DISTRICTS, A MINIMUM OF 75 PERCENT OF ALL FACADES MUST BE BUILT UP TO THE PROPERTY LINE.
- 6. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- 7. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.
- 8. THE 0.06 ACRE PORTION OF THE RIGHT OF WAY WAS ABANDONED BY ORDINANCE NO. _____ ADOPTED BY THE BRYAN CITY COUNCIL _____.

REPLAT
SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

LEGEND

SANITARY SEWER MANHOLE	SS
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	SS
STORM SEWER LINE	SS
TELEPHONE PEDESTAL	T
TELEPHONE LINE	T
TELEVISION PEDESTAL	T
TELEVISION CABLE	T
WATER METER	W
WATER LINE	W
WATER VALVE	W
FIRE HYDRANT	F
OVERHEAD ELECT. LINE	E
POWER POLE	P
LIGHT POLE	L
WOOD FENCE (& FENCE CORNER)	W
CHAIN LINK FENCE	CL

WEST 23rd STREET~80' R.O.W.
(28' WIDE ASPHALT PAVEMENT)

S 81°30'00"E~75.00'

LOT 7R
0.23 ACRE

N 81°30'00"W~75.00'

ALLEY

CHARLIE CATALINA
LOT 8 & PART LOT 9
VOL. 7498, PG. 200

LOT 8, BLOCK 121
VOL. "H", PG. 721

LOT 9, BLOCK 121
VOL. "H", PG. 721

REPLAT
OF
**LOT 7, THE WEST 7.5' OF LOT 6 AND
THE NORTH 1/2 OF 20' WIDE ALLEY
BLOCK 121**
**BRYAN ORIGINAL TOWNSITE
BEING A
FINAL PLAT**
OF
**LOT 7R, BLOCK 121
BRYAN ORIGINAL TOWNSITE**

0.23 ACRE

S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BCSML PROPERTIES
419 N. MAIN STREET, SUITE 120
BRYAN, TEXAS 77803

SCALE: 1"=20' SEPTEMBER, 2016

