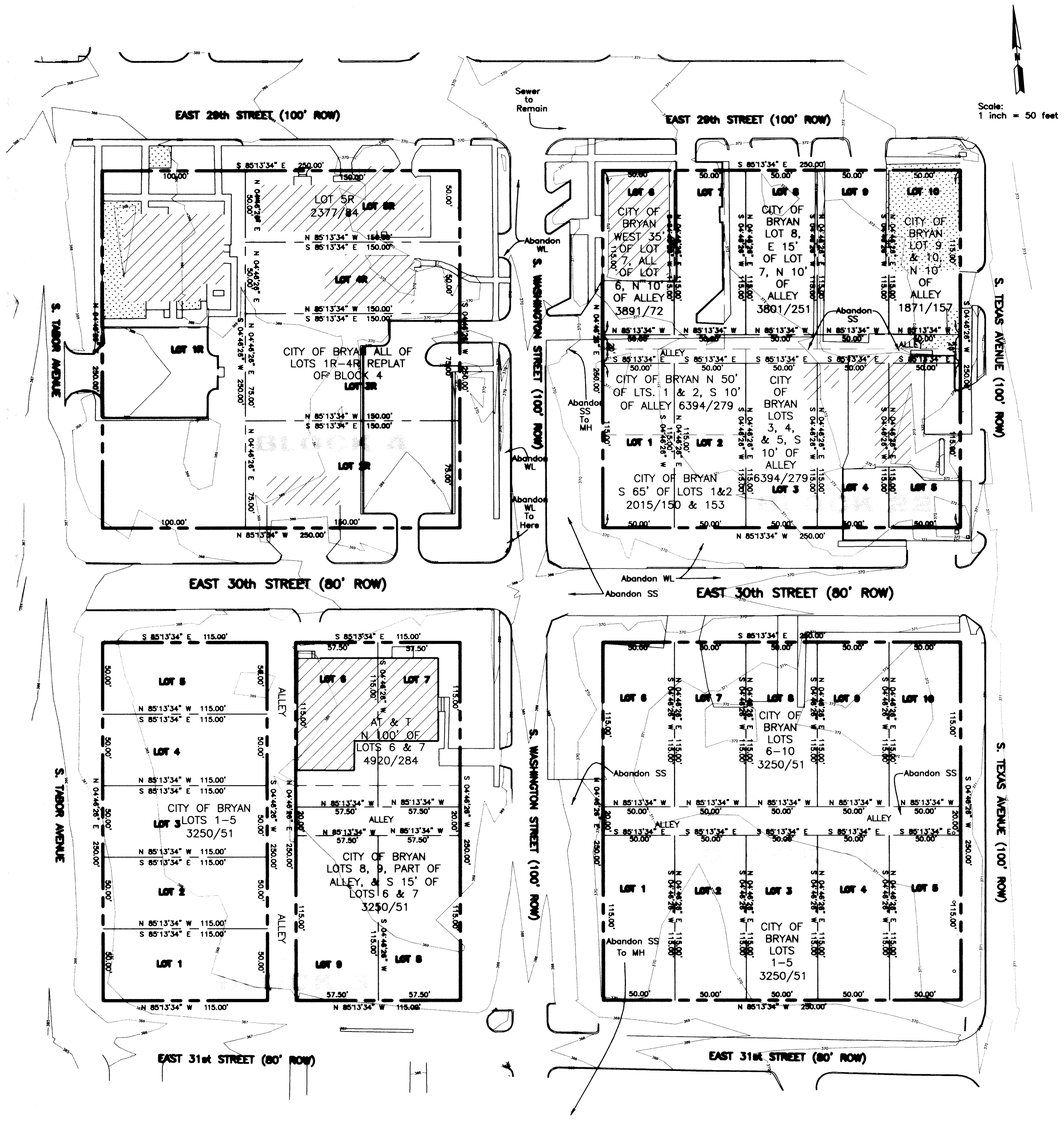
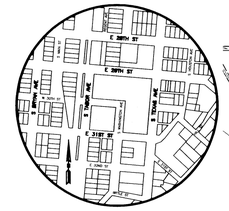


ORIGINAL PLAT



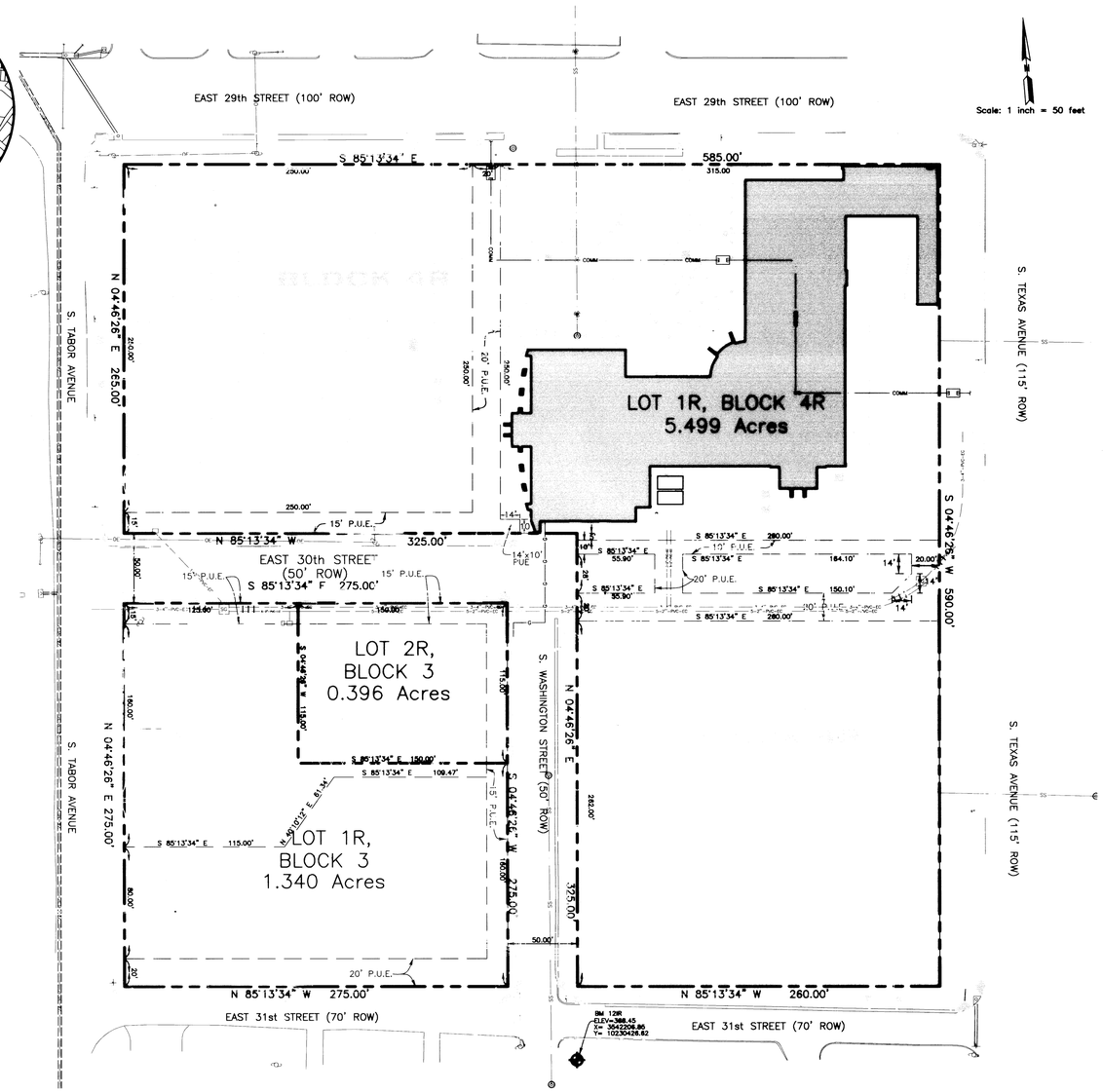
VICINITY MAP

NOT TO SCALE

Doc Bk Vol Pg
01004210 OR 8707 49

LEGEND:

- Existing Concrete Pavement and Sidewalks
- Existing Building
- Raised Planter



REPLAT

NOTES:

1. ZONING AND LAND USE: This property is Zoned DT-C,Downtown Civic.
2. Building setbacks are per City of Bryan Site Development Review Ordinance.
3. Bearing orientation for this plat is based on grid north by utilizing City GPS Monumentation. Coordinate System is based on NAD83 State Plane Central Zone projected to surface coordinates.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0133 C, effective July 2, 1992, no portion of this property is located within any Special Flood Hazard Areas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) D. Mark Conlee, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1-5, south 15' of Lots 6 and 7, Lots 8-9 of Block 3 & Blocks 4, 21 & 22, City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

City of Bryan D. Mark Conlee

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared D. Mark Conlee 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 10th day of July, 2008. f cab

Cynthia L. Bowman
Notary Public, Brazos County, Texas

CYNTHIA A. GUSSMAN
Notary Public, State of Texas
My Commission Expires
August 15, 2009

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Kevin Russell
Planning Administrator, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF Texas
COUNTY OF Brazos

I (We) Martin LaPointe, owner(s) and developer(s) of the land shown on this plat, and designated herein as north 100' of Lots 6 and 7, Block 3, City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

AT&T Communications of the Southwest, Inc.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Martin LaPointe 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 15th day of July, 2008.

Delores M. Soto
Notary Public, Brazos County, Texas

DELORES M. SOTO
Notary Public, State of Texas
My Commission Expires
NOV. 14, 2009

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.

W. Paul Hogan
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, H. Curtis Strong, Registered Public Surveyor No. 4961, 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.

H. Curtis Strong, R.P.L.S. No. 4961

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 11th day of July, 2008 in the Official Public Records of Brazos County, Texas, in Volume 8707, Page 49.

Karen McQueen
County Clerk
Brazos County, Texas
By: [illegible]

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JOHN R. CLARK, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 11TH day of July, 2008.

ATTEST:

City Secretary

Chairman

REPLAT
of
Lots 1-6, Block 21; Lots 1-9, Block 3; Lots 1-10, Block 22; Lots 1R-4R, Block 4

to

Lots 1R & 2R, Block 3
Lots 1R, Block 4R

CITY OF BRYAN
7.407 Acres
Bryan
Brazos County, Texas

OWNER:
City of Bryan
300 S. Texas Ave.
Bryan, Texas 77803
(979) 209-5090

OWNER:
AT&T Communications of the Southwest, Inc.
Property Tax Group
P.O. Box 7207
Bedminster, NJ 07921-7207

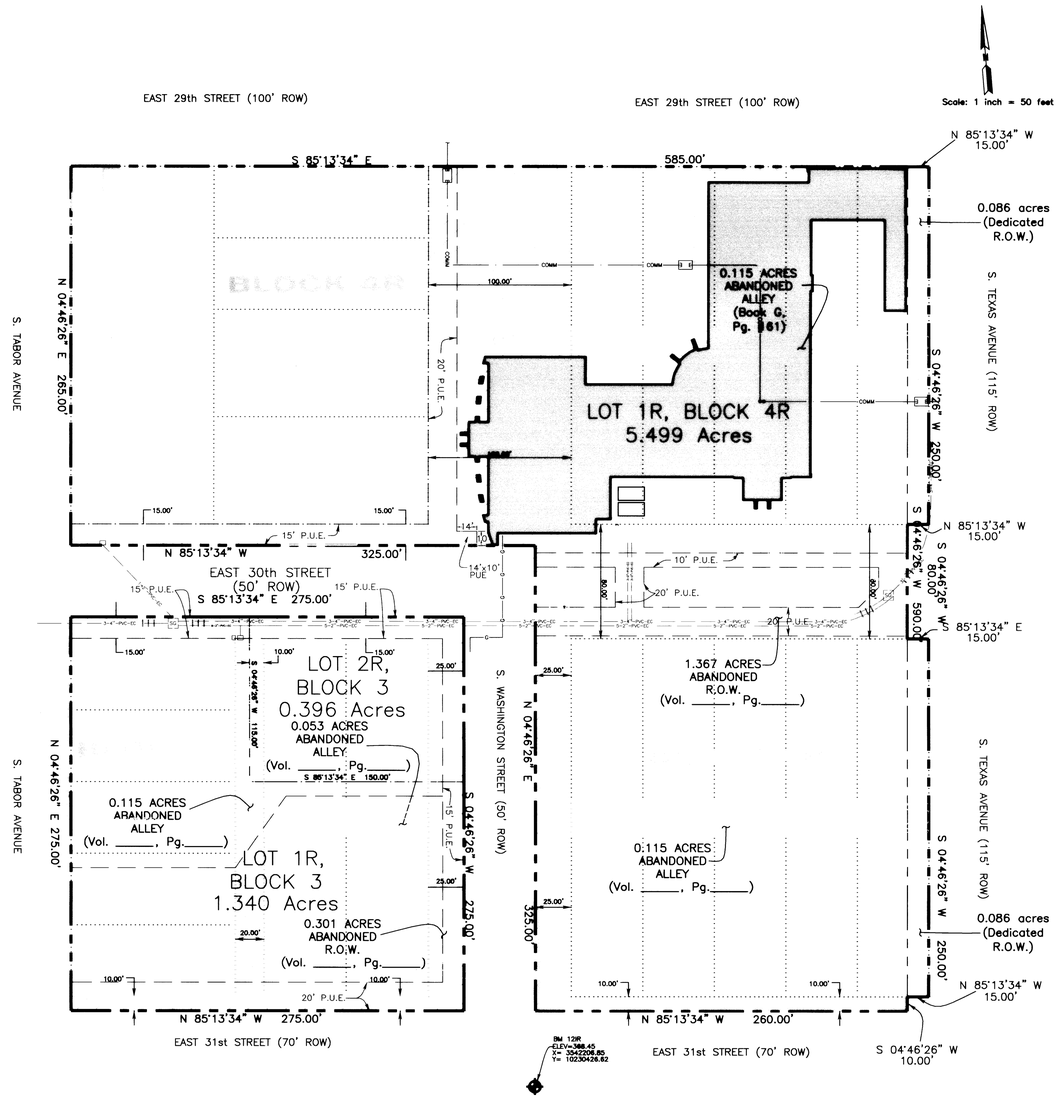
ENGINEER:
Mitchell & Morgan, L.L.P.
511 University Dr. E, Ste. 204
College Station, TX 77840
Phone (979) 260-6963
Fax (979) 260-3564

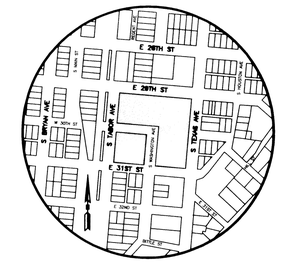
SURVEYOR:
Strong Surveying
1722 Broadmoor Dr. Ste 105
Bryan, Texas 77802
(979)-776-9836

PLAT PREPARED AND SUBMITTED
MAY 2005

SCALE:
1 INCH = 50 FEET

SHEET 1 OF 2





VICINITY MAP

NOT TO SCALE

LEGEND:

Abandoned Right Of Way

Abandoned Alley

Original Plat Lot Line

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Doc	Bk	Vol	Pg
01004210	OR	8707	50

Filed for Record in:
BRAZOS COUNTY

On: Jul 16,2008 at 03:45P

As a
Plats

Document Number: 01004210

Amount 58.00

Receipt Number - 346003
By,
Lynn Greer

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jul 16,2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FOR REFERENCE PURPOSE ONLY

R.O.W. & ALLEY ABANDONMENT

REPLAT
of

Lots 1–6, Block 21; Lots 1–9, Block 3; Lots 1–10, Block 22; Lots 1R–4R, Block 4

to

Lots 1R & 2R, Block 3
Lots 1R, Block 4R

CITY OF BRYAN
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Bryan
Brazos County, Texas

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AND SUBMITTED
MAY 2005

SCALE:
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SHEET 2 OF 2