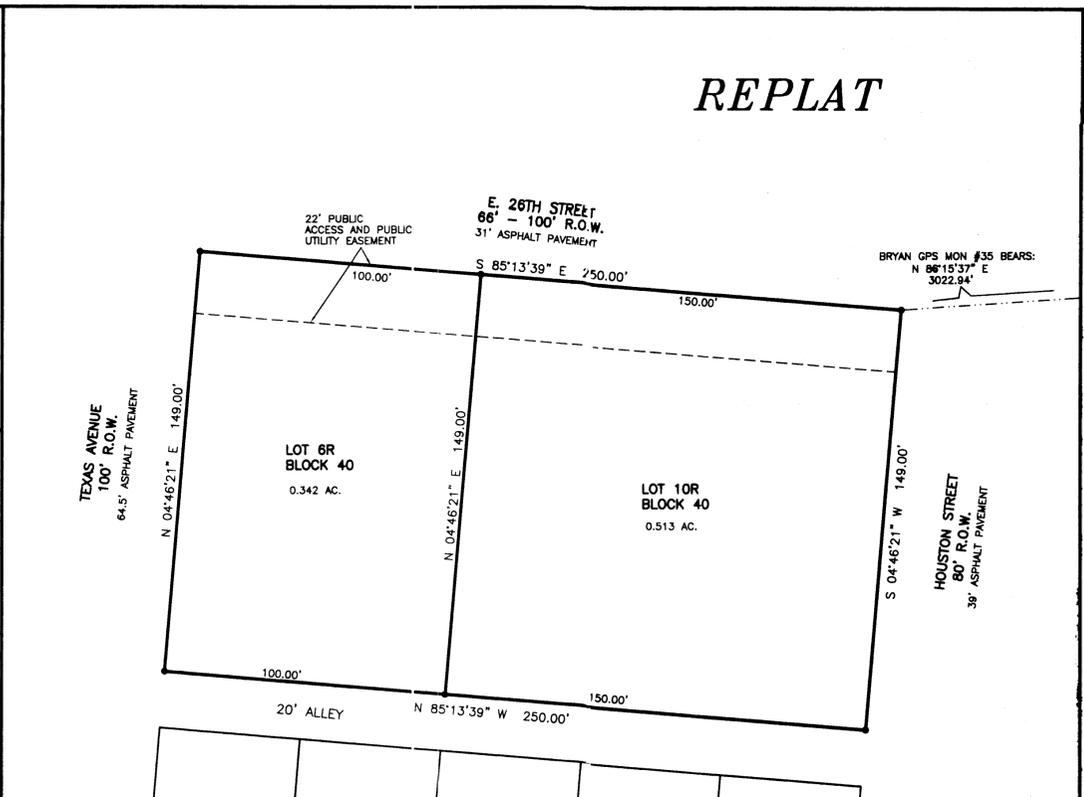
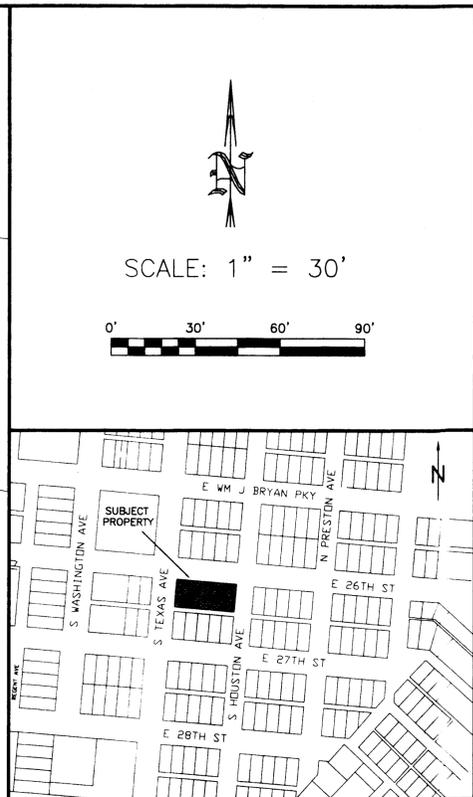
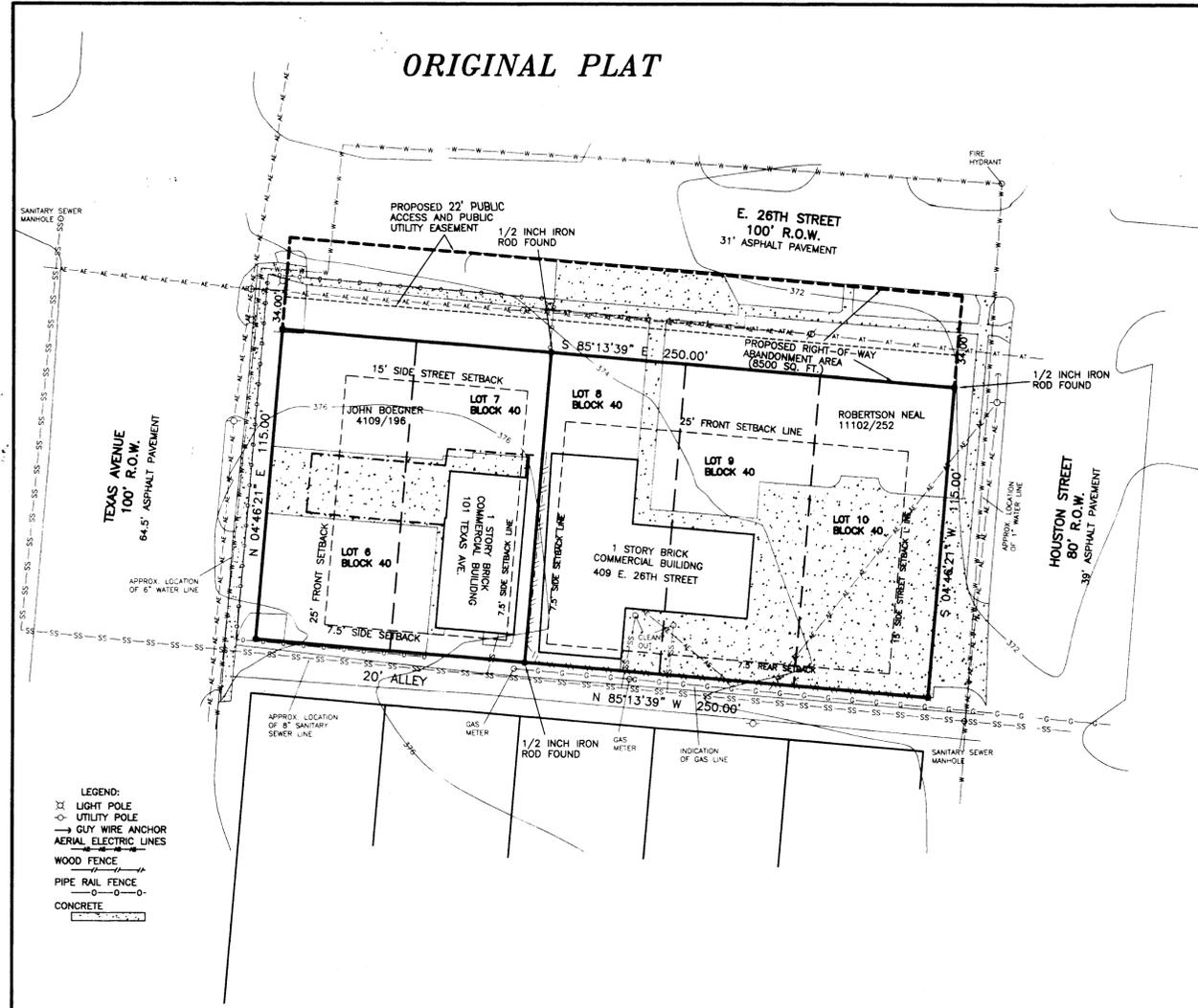


ORIGINAL PLAT

REPLAT



SCALE: 1" = 30'

- LEGEND: LIGHT POLE, UTILITY POLE, GUY WIRE ANCHOR, AERIAL ELECTRIC LINES, WOOD FENCE, PIPE RAIL FENCE, CONCRETE

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C 215C, DATED MAY 18, 2012.
3. UNDERGROUND UTILITY LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON DIGITAL MAPS AND ABOVE GROUND INDICATORS.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
6. SUBJECT PROPERTY IS CURRENTLY ZONED "C-2" RETAIL.

METES AND BOUNDS DESCRIPTION OF 0.855 ACRE TRACT BLOCK 40 BRYAN ORIGINAL TOWNSITE BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 40, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE ADJOINING 34.00 FEET OF E. 26TH STREET RIGHT-OF-WAY (100' R.O.W.).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, ROBERTSON NEAL, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11102, Page 252, 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 ROBERTSON NEAL, 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 on this ___ day of ___, 20__.

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 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, JOHN BOEGNER, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 4109, Page 196, 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 JOHN BOEGNER, 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 on this ___ day of ___, 20__.

APPROVAL OF PLANNING AND ZONING COMMISSION I, ___ Chairman 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 ___, 20__, and same was duly approved on the ___ day of ___, 20__.

CERTIFICATION OF CITY PLANNER I, the undersigned, City Planner and/or designated Secretary of 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 ___, 20__.

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 ___, 20__.

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 authentication was filed for record in my office on the ___ day of ___, 20__, in the Official Public Records of Brazos County, Texas, in Volume ___ Page ___.

REPLAT OF LOTS 6-10, BLOCK 40 BRYAN ORIGINAL TOWNSITE VOLUME H, PAGE 721 AND R.O.W. ABANDONMENT 34' OF E. 26TH STREET 0.855 ACRES BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1 INCH = 30 FEET SURVEY DATE: APRIL 2013 PLAT DATE: 05-09-13 MAY 13 2013 JOB NUMBER: 13-222 CAD NAME: 13-222 CR5 FILE: BOT (cont); 13-222 (job) PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3185 PREPARED FOR: ROBERTSON NEAL 409 E. 26TH STREET BRYAN, TEXAS 77803 PHONE (979) 220-1002