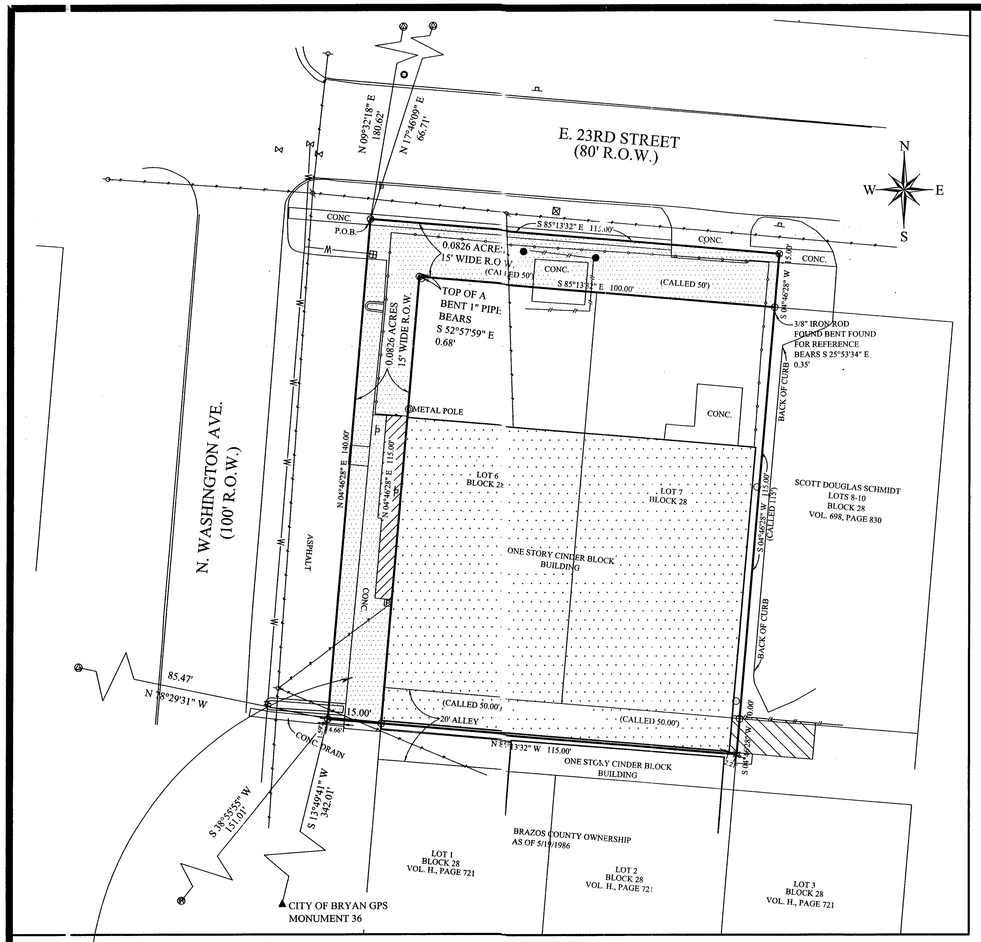

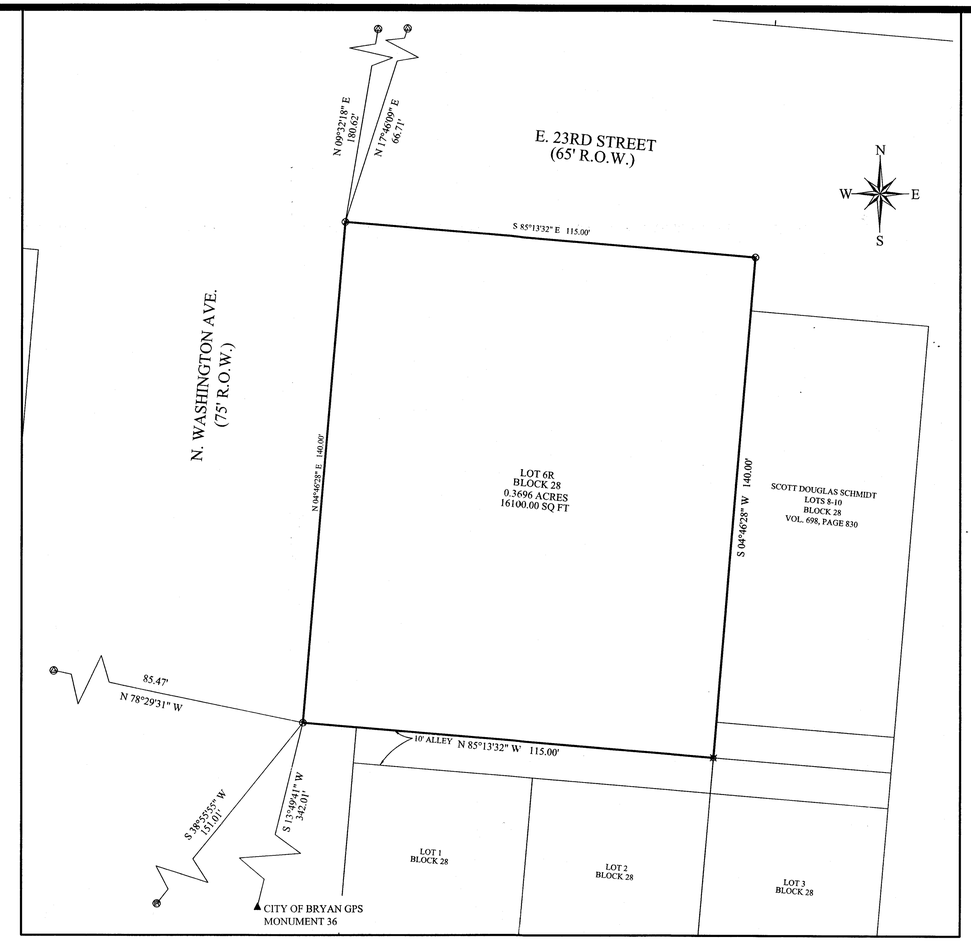

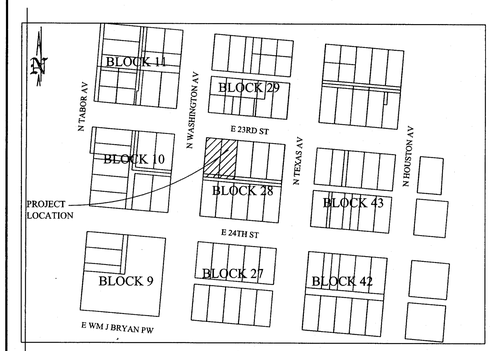

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)

2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215E EFFECTIVE DATE, 05/16/2012

3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3696 acres, and being in the Bryan Original Townsite, as recorded in Vol. H, Page 721, of the Brazos County Deed Records(B.C.D.R.), in the City of Bryan, Brazos County, Texas. Also being the same tract conveyed to Brent Hairston as recorded in Vol. 11273, Page 35, of the Brazos County Official Records(B.C.O.R.), All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary based on found iron rods in said addition, as surveyed on the ground on May 28th of 2013. This description is also referred to the plat prepared by ATM Surveying, Project No. 2013-0238, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with a yellow plastic cap marked "KERR RPLS 4502" found for the southwest corner of Block 29, of said Bryan Original Townsite, also being at the northeast intersection of N. Washington Street, and E. 23rd Street;

THENCE S 17°46'09" E, a distance of 66.71 feet to a point in said right-of-way line of E. 23rd Street for the **POINT OF BEGINNING** at an "X" set in concrete for the northwest corner of this tract;

THENCE South 85°13'32" East, a distance of 115.00 feet through said right-of-way line of E. 23rd Street to an "X" set in concrete for the northeast corner of this tract;

THENCE across said right-of-way line, then along the common line between this tract and the Scott Douglas Schmidt, called Lots 8-10, Block 28, as recorded in Vol. 698, Page 830, of the B.C.D.R., and then across a 10' alley, South 4°46'28" West, a distance of 140.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southeast corner of this tract, also being at the centerline of a 20' wide alley;

THENCE North 85°13'32" West, a distance of 115.00 feet along the common line between this tract and said centerline of a 20' alley to an "X" set in concrete for the southwest corner of this tract, in the right-of-way line of N. Washington Street;

THENCE across said right-of-way line of N. Washington Street North 4°46'28" East, a distance of 140.00 feet to the **PLACE OF BEGINNING** containing 0.3696 acres.

ORIGINAL PLAT

0.0826 ACRE 15' WIDE R.O.W. SHOWN WAS CLOSED BY BRYAN CITY COUNCIL, ON DATE _____, OF 2013, BY ORDINANCE # _____.

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 _____, 2012, and same was duly approved on the ____ day of _____, 2013.

_____
Chairman

Development Services
AUG 13 2013
RECEIVED

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on May 28th, 2013 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.

_____
Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS REGISTERED ADAM C. WALLACE 6132 PROFESSIONAL LAND SURVEYOR

File name: 2013-0238-WASHINGTON-N-309.DWG
Plot date: 05/28/13

SURVEY LEGEND

SUBJECT PROPERTY LINE	SEWER MANHOLE
ADJOINING PROPERTY LINE	WATER METER
UTILITY EASEMENT	WATER VALVE
ORDINANCE BUILDING LINE(B.L.)	ELECTRIC METER
ELECTRICAL LINE	POWER POLE
CHAIN LINK FENCE	METAL SIGN
WOOD FENCE	GAS METER
BARBED WIRE FENCE	LIGHT POLE
1/2" IRON ROD FOUND	SEWER CLEANOUT
5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND	
1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET	
"X" SET IN CONCRETE	
	COVERED CONC.

20 0 20 40 60 Feet
SCALE: 1" = 20'

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 authentification was filed for record in my office on the _____ day of _____, 2013, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

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 _____, 2013.

_____
City Planner, City of Bryan

REPLAT

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 _____, 2013.

_____
City Engineer, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 11273, Page 35, 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.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

LOT 6R
BLOCK 28
BRYAN ORIGINAL TOWNSITE
BEING 0.3696 ACRES

A REPLAT OF LOTS 6 AND 7
A PORTION OF A 20' ALLEY, BLOCK 28
A PORTION OF WASHINGTON STREET AND A
PORTION OF EAST 23RD(AUSTIN STREET)
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS
BEING 0.3696 ACRES

OWNER/DEVELOPER:
Brent Hairston
3009 Hummingbird Circle
Bryan TX 77807

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com