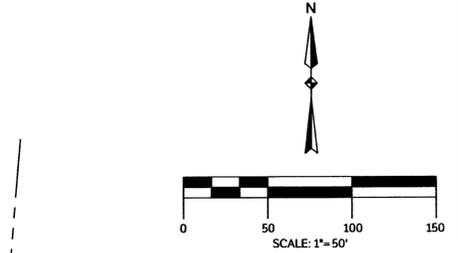
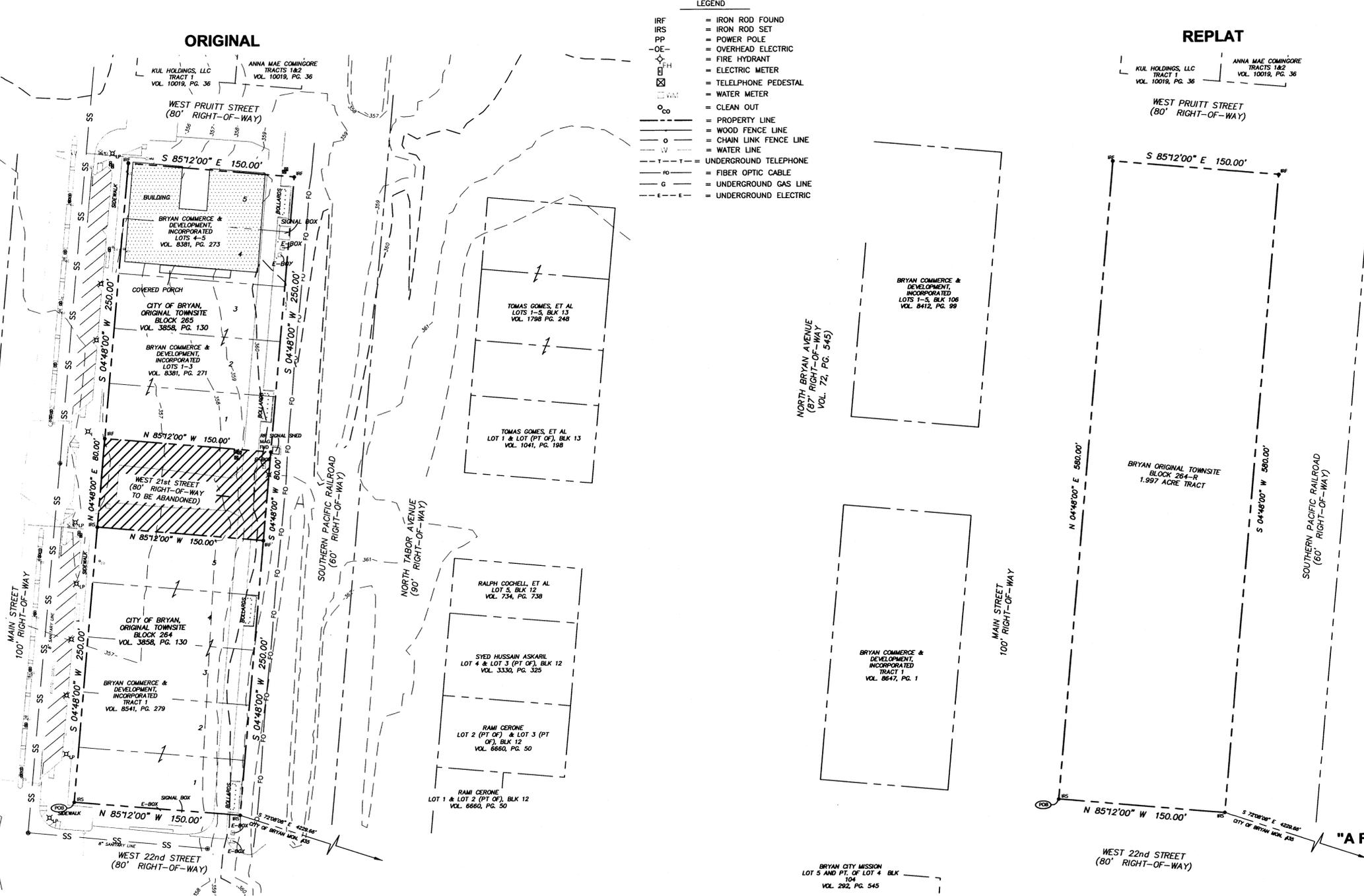




VICINITY MAP  
NOT TO SCALE



**LEGEND**

|       |                         |
|-------|-------------------------|
| IRF   | = IRON ROD FOUND        |
| IRS   | = IRON ROD SET          |
| PP    | = POWER POLE            |
| -OE-  | = OVERHEAD ELECTRIC     |
| ⊕     | = FIRE HYDRANT          |
| ⊖     | = ELECTRIC METER        |
| ⊗     | = TELEPHONE PEDESTAL    |
| ⊖     | = WATER METER           |
| ○     | = CLEAN OUT             |
| ---   | = PROPERTY LINE         |
| ---   | = WOOD FENCE LINE       |
| o     | = CHAIN LINK FENCE LINE |
| W     | = WATER LINE            |
| -T-T- | = UNDERGROUND TELEPHONE |
| -FO-  | = FIBER OPTIC CABLE     |
| -G-   | = UNDERGROUND GAS LINE  |
| -E-   | = UNDERGROUND ELECTRIC  |

**NOTES:**

- BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND GRID COORDINATES.
- THE PROPERTY IS CURRENTLY ZONED DT-N (DOWNTOWN NORTH) AS SHOWN ON SURVEY AND SUBJECT TO 75% MANDATORY MINIMUM FACADE LOCATION ALONG PROPERTY LINES.
- 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.
- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.

**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

**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 WEST 22ND STREET (80' RIGHT-OF-WAY) AND MAIN AVENUE (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 (O.R.B.C.T.), BEARS NORTH 88°12'00" WEST, 319.38 FEET;

THENCE NORTH 04°48'00" EAST, WITH THE EAST LINE OF MAIN AVENUE, 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 AVENUE (100' RIGHT-OF-WAY) AND WEST PRUITT STREET (80' RIGHT-OF-WAY);

THENCE SOUTH 85°12'00" EAST, WITH THE SOUTH LINE OF WEST 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 07°01'27" WEST, 0.46 FEET;

THENCE SOUTH 04°48'00" 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 WEST 22ND STREET (80' RIGHT-OF-WAY);

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

BEARINGS ARE BASED NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS.

**GESSNER ENGINEERING**

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TBP#LS F-10193910

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BRENNHAM 979.836.6866  
FORT WORTH 817.405.0774  
SAN ANTONIO 210.556.4124

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

Project Number: 15-0846  
Issue Date: 09-09-15  
Drawn By: AC  
Checked By: GH

**"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

Development Services  
OCT 14 2015  
RECEIVED