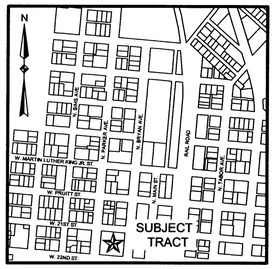


VICINITY MAP

NOT TO SCALE

LEGEND

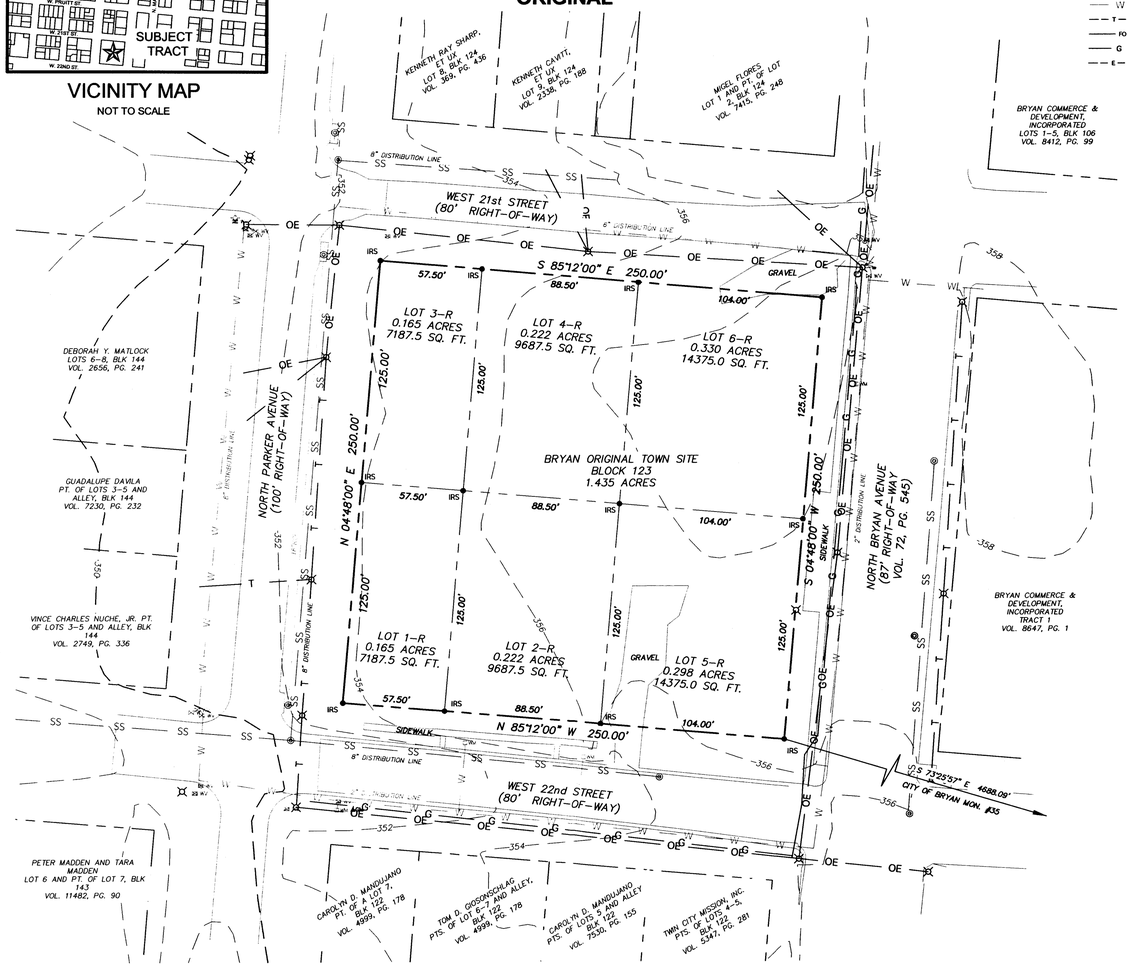
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
–OE–	= OVERHEAD ELECTRIC
FH	= FIRE HYDRANT
	= ELECTRIC METER
	= TELELPHONE PEDESTAL
WM	= WATER METER
CO	= CLEAN OUT
	= PROPERTY LINE
	= WOOD FENCE LINE
	= CHAIN LINK FENCE LINE
	= WATER LINE
	= UNDERGROUND TELEPHONE
	= FIBER OPTIC CABLE
	= UNDERGROUND GAS LINE
	= UNDERGROUND ELECTRIC

N

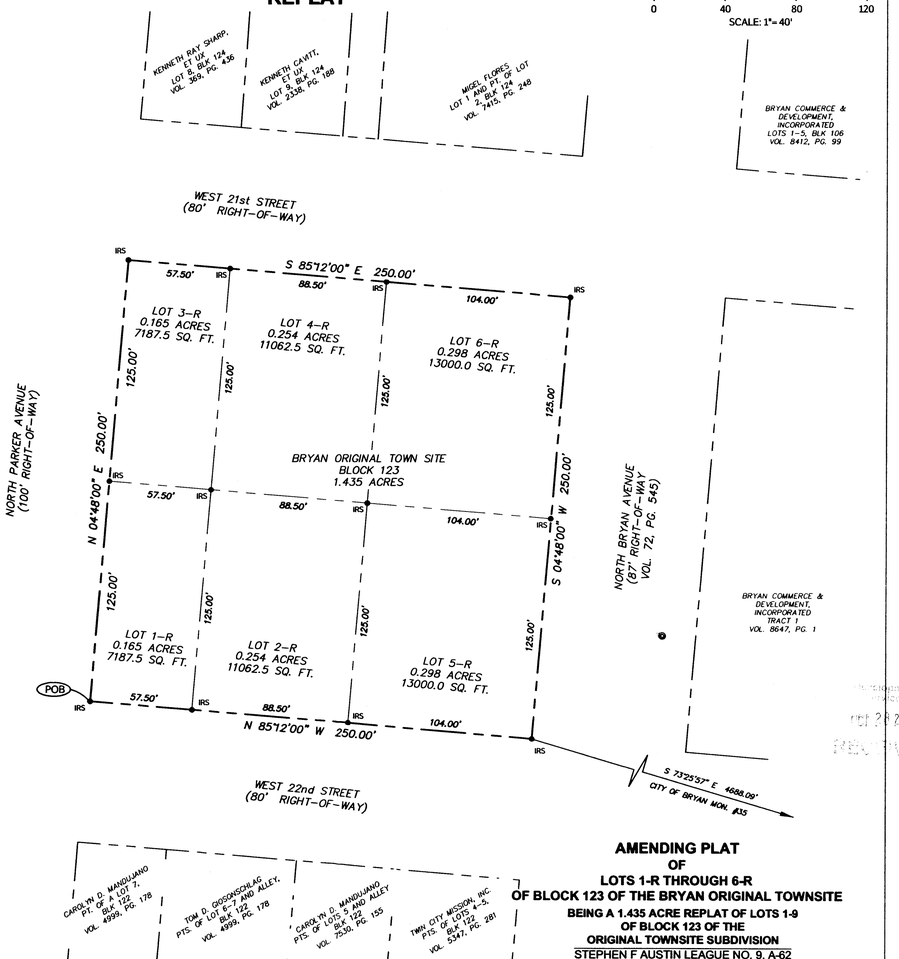
0 40 80 120

SCALE: 1"= 40'

ORIGINAL



REPLAT



AMENDING PLAT OF LOTS 1-R THROUGH 6-R OF BLOCK 123 OF THE BRYAN ORIGINAL TOWNSITE

BEING A 1.435 ACRE REPLAT OF LOTS 1-9 OF BLOCK 123 OF THE ORIGINAL TOWNSITE SUBDIVISION

STEPHEN F AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

NOTES:

1. BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND GRID COORDINATES.
2. THE PROPERTY IS CURRENTLY ZONED DT-N (DOWNTOWN NORTH) AS SHOWN ON SURVEY AND SUBJECT TO 75% MANDATORY MINIMUM FACADE LOCATION ALONG PROPERTY LINES.
3. 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.
4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
5. ALLEY RIGHTS-OF-WAY IN THIS BLOCK ABANDONED AS PER ORDINANCE NO. 1228.

NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ACREAGES IN PREVIOUSLY RECORDED PLAT.

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.

STATE OF TEXAS REGISTERED GREGORY HOPCUS 6047 PROFESSIONAL LAND SURVEYOR

GREGORY HOPCUS R.P.L.S. NO. 6047
AUGUST, 2015
REVISED 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

FIELD NOTES

ALL THAT CERTAIN 1.435 ACRE TRACT OF LAND, LYING AND BEING BLOCK 123, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, SAME BEING TWO TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8647, PAGE 001, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (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 NORTH PARKER AVENUE (100' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 48°48'29" WEST, 1.09 FEET;

THENCE NORTH 04°48'00" EAST, WITH THE EAST LINE OF NORTH PARKER AVENUE, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (80' RIGHT-OF-WAY) AND NORTH PARKER AVENUE (100' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 10°11'15" WEST, 1.70 FEET;

THENCE SOUTH 85°12'00" EAST, WITH THE SOUTH LINE OF WEST 21ST STREET, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (80' RIGHT-OF-WAY) AND NORTH BRYAN AVENUE (87' RIGHT-OF-WAY);

THENCE SOUTH 04°48'00" WEST, WITH THE WEST LINE OF NORTH BRYAN AVENUE, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 22ND STREET (80' RIGHT-OF-WAY) AND NORTH BRYAN STREET (87' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 45°06'30" EAST, 0.64 FEET;

THENCE, NORTH 85°12'00" WEST, 250.00 FEET, WITH THE NORTH LINE OF WEST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.435 ACRES OF LAND, MORE OR LESS.

GESSNER ENGINEERING
PLAN | DESIGN | VERIFY

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

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TBPLS F-10193910

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BRENHAM	979.836.6855
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SAN ANTONIO	210.556.4124

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

Project Number:	15-0649	**Drawn By:**	MK
Issue Date:	10-28-15	**Checked By:**	GH

OCT 28 2015
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