

- NOTES:
1. THE 0.105 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE BRYAN CITY COUNCIL \_\_\_\_\_.
  2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
  4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
  5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
  6. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
  7. THESE PROPERTIES ARE CURRENTLY ZONED C-1 OFFICE.
  8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
  9. THE PORTION OF BLOCK 11, 20' ALLEY SHOWN ON THIS REPLAT WAS ABANDONED BY CITY OF BRYAN ORDINANCE #1013.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Shane Phelps, President of Per Curiam Holdings LLC, owner and developer of the land shown on this plat, and designated herein as Lots 8-9 and Portions of Alley, Block 11, City of Bryan Townsite to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Shane Phelps, President of Per Curiam Holdings LLC

**STATE OF TEXAS  
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Shane Phelps, 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 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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_, 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 College Station and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer  
Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, City Planner 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 Planner  
Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair 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 and Zoning Commission of the City of Bryan of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

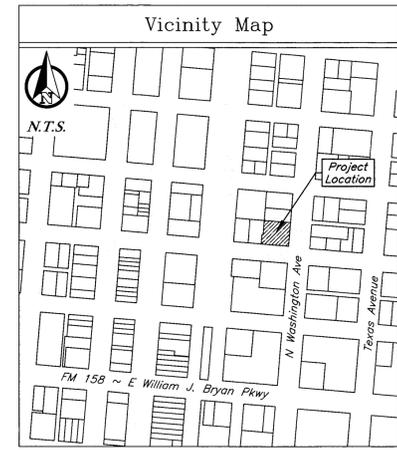
**CERTIFICATE OF THE COUNTY CLERK**

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 Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N 85° 07' 02" W



**FINAL PLAT**

**Bryan Original Townsite,  
Block 11, Lot 8R  
0.44 Acres**

*Being a Replat of City of Bryan Townsite, Block 11,  
Lots 8-9, Portion of 20' Alley, and 0.105 Acre ROW  
Abandonment, Bryan Original Townsite  
Bryan, Brazos County, Texas*

September 2015

**Owner:**  
Per Curiam Holdings LLC  
Property Tax Department  
400 N. Washington Ave  
Bryan, TX 77803

**Engineer:**  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-5951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

SEP 09 2015