



- 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 #4804100215F, REVISED April 2, 2014.
  7. THESE PROPERTIES ARE CURRENTLY ZONED GC - GENERAL COMMERCIAL.
  8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

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

**R.O.W.  
ABANDONMENT**

**N. Washington Ave. &  
E. 23rd Street**

As Show on Plat of Bryan Original Townsite  
Volume 'H', Page 721  
Bryan, Brazos County, Texas

September 2015

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

**Engineer:**  
 14 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

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

SEP 02 2015