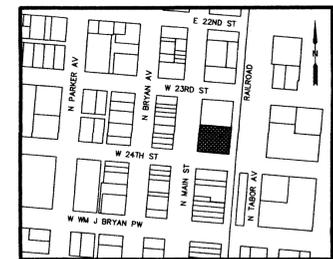


GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215F DATED APRIL 2, 2014.
3. PROPERTY IS ZONED DT-N, DOWNTOWN NORTH.
4. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND SURVEY PERFORMED IN JULY 2015.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE EVIDENCE.



ORIGINAL PLAT

REPLAT

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 12943, Page 83, 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(s)

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 _____, 20____.

City Planner, City of Bryan

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 _____, 20____.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
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 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.

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

METES AND BOUNDS DESCRIPTION OF A 0.377 ACRE TRACT BRYAN ORIGINAL TOWNSITE BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO 301 N. MAIN, LLC RECORDED IN VOLUME 12943, PAGE 83 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1, 2, AND A PORTION OF LOT 3, BLOCK 262, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HOLE FOUND IN CONCRETE ON THE NORTH LINE OF E. 24TH STREET (80' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: N 85° 13' 39" W ALONG THE NORTH LINE OF E. 24TH STREET AND THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 150.00 FEET TO AN 'X' FOUND IN CONCRETE ON THE EAST LINE OF N. MAIN STREET (120' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF N. MAIN STREET AND THE WEST LINE OF SAID LOTS 1, 2, AND 3 FOR A DISTANCE OF 109.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 MARKING THE SOUTHWEST CORNER OF A CALLED 0.484 ACRE TRACT OF LAND AS DESCRIBED AS LOTS 4, 5, AND A PORTION OF LOT 3, BLOCK 262, BY A DEED TO 301 N. MAIN, LLC RECORDED IN VOLUME 12943, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 85° 13' 39" E THROUGH SAID LOT 3 AND ALONG THE SOUTH LINE OF SAID 0.484 ACRE TRACT, AT 148.90 FEET PASS AN 'X' FOUND ON A CONCRETE RETAINING WALL, CONTINUE ON FOR A TOTAL DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT MARKING THE SOUTHEAST CORNER OF SAID 0.484 ACRE TRACT;

THENCE: S 04° 46' 21" W ALONG THE EAST LINE OF SAID LOTS 1, 2, AND 3 AND THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 109.42 FEET TO THE POINT OF BEGINNING CONTAINING 0.377 ACRES OF LAND (16,413 SQ. FT.), AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FINAL PLAT
OF
LOT 1R, BLOCK 262
BRYAN ORIGINAL TOWNSITE
0.377 AC., S. F. AUSTIN LEAGUE #9, A-62

BEING A **REPLAT** OF
LOTS 1, 2, AND A
PORTION OF LOT 3, BLOCK 262
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 03-29-16
PLAT DATE: 04-01-16
REVISED: 04-19-16

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER: 301 N. MAIN, LLC
100 W. WILLIAM J. BRYAN PARKWAY
BRYAN, TEXAS 77803