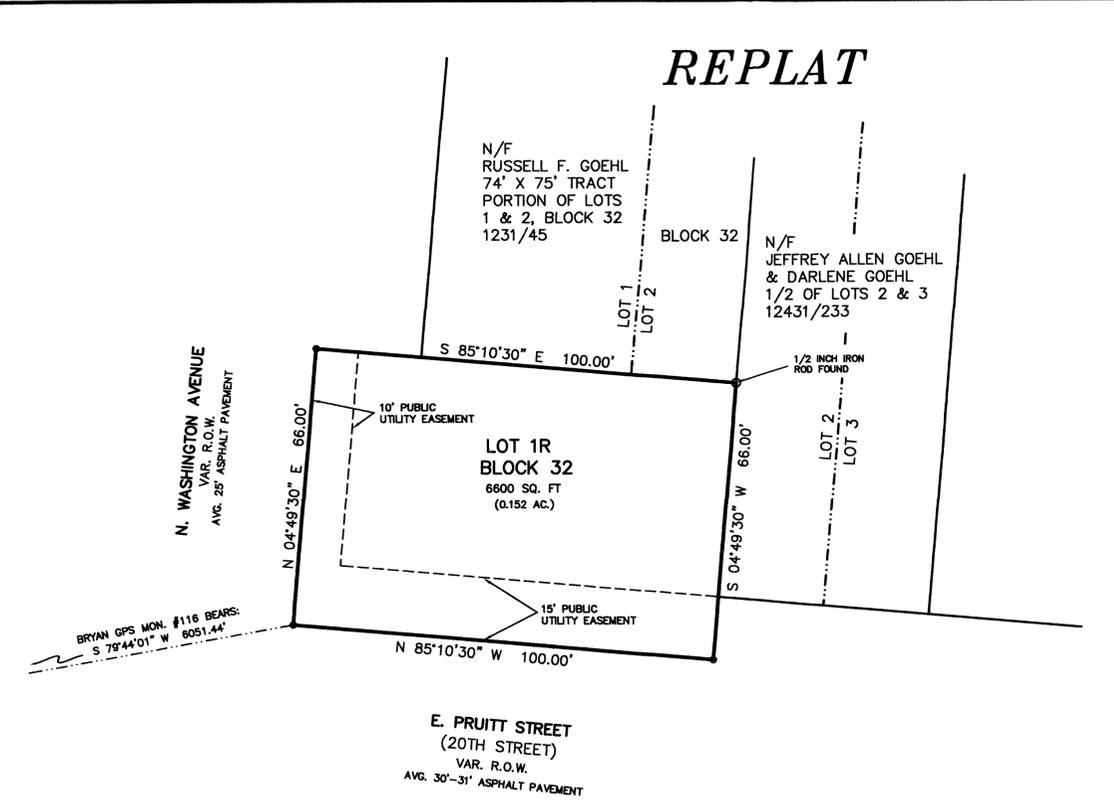
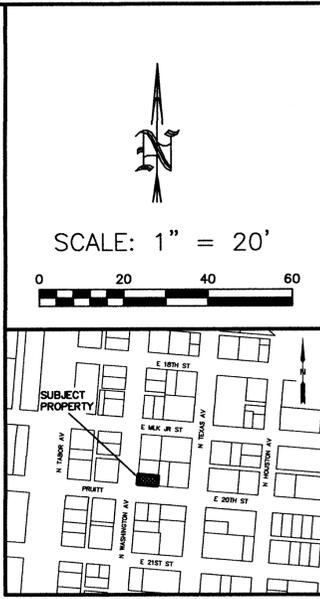
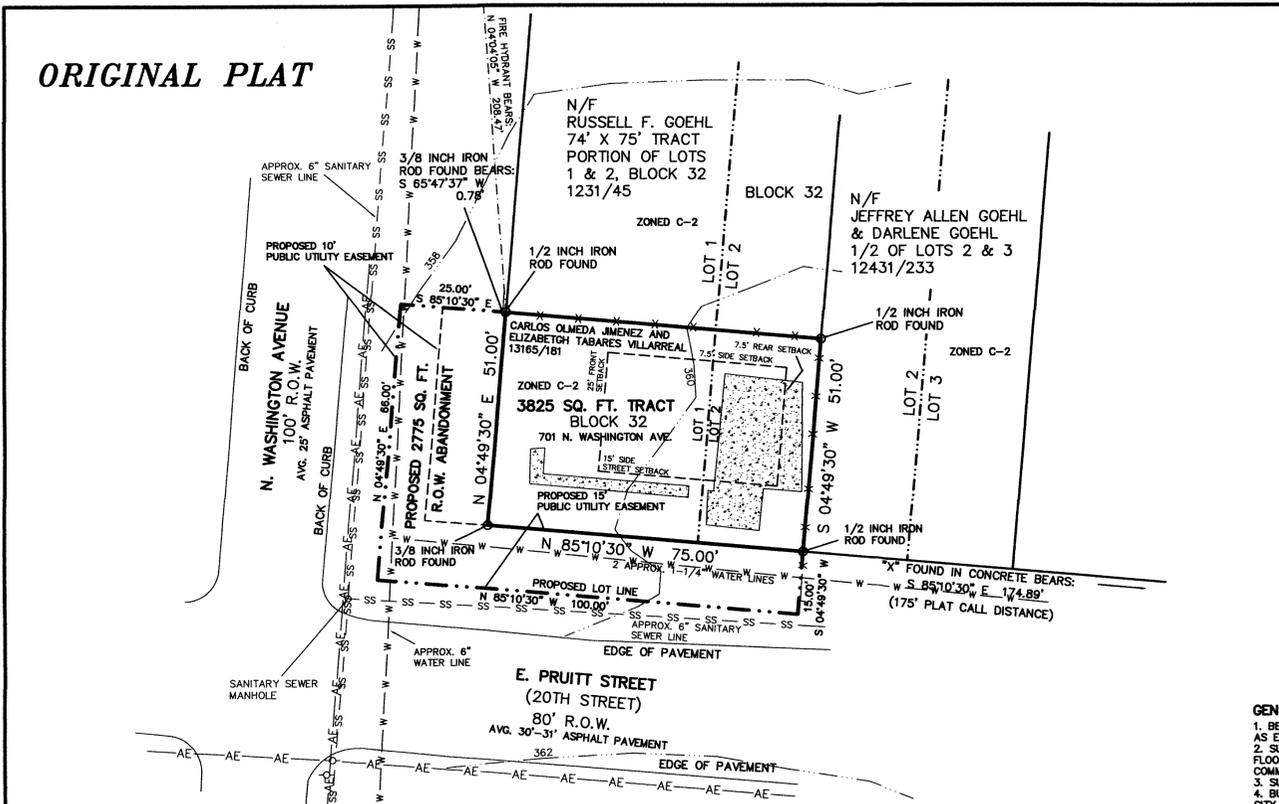


ORIGINAL PLAT

REPLAT



- LEGEND:
 ○ UTILITY POLE
 ○ AERIAL ELECTRIC LINES
 - - - EXISTING FENCE
 X X CONCRETE

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. 480410215F DATED APRIL 2, 2012.
 3. SUBJECT PROPERTY IS CURRENTLY ZONED C-2 RETAIL.
 4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
 5. LOCATION OF WATER AND SEWER LINES SHOWN ARE PER CITY OF BRYAN MAPPING AND VISIBLE EVIDENCE.
 6. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING.
 7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

METES AND BOUNDS DESCRIPTION
 OF A
 0.152 ACRE TRACT
 S. F. AUSTIN LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF WASHINGTON AVENUE RIGHT-OF-WAY (100' R.O.W.) AND A PORTION OF PRUITT STREET RIGHT-OF-WAY (20TH STREET - 80' R.O.W.) ADJOINING LOTS 1 AND 2, BLOCK 32, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 3825 SQUARE FOOT TRACT DESCRIBED AS BEING A PORTION OF SAID LOTS 1 AND 2 BY A DEED TO CARLOS OLMEDA JIMENEZ AND ELIZABETH TABARES VILLARREAL RECORDED IN VOLUME 13165, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED TRACT OF LAND DESCRIBED AS BEING 1/2 OF LOTS 2 AND 3, BLOCK 32, BY A DEED TO JEFFREY ALLEN GOEHL AND DARLENE GOEHL RECORDED IN VOLUME 12431, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF SAID 3825 SQUARE FOOT TRACT AND THE SOUTHEAST CORNER OF A 74' X 75' TRACT DESCRIBED AS BEING A PORTION OF SAID LOTS 1 AND 2 BY A DEED TO RUSSELL F. GOEHL RECORDED IN VOLUME 1231, PAGE 45 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 04° 49' 30" W ALONG THE COMMON LINE OF SAID 3825 SQUARE FOOT TRACT AND SAID JEFFREY GOEHL TRACT, AT 51.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF E. PRUITT STREET (20TH STREET) MARKING THE COMMON CORNER OF SAID 3825 SQUARE FOOT TRACT AND SAID JEFFREY GOEHL TRACT, CONTINUE ON THROUGH THE RIGHT-OF-WAY OF PRUITT STREET FOR A TOTAL DISTANCE OF 66.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID RIGHT-OF-WAYS OF PRUITT STREET (20TH STREET) AND WASHINGTON AVENUE FOR THE FOLLOWING CALLS:
 N 85° 10' 30" W, 15.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF PRUITT STREET, FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET;

N 04° 49' 30" E, 25.00 FEET FROM AND PARALLEL TO THE EAST LINE OF WASHINGTON AVENUE, FOR A DISTANCE OF 66.00 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: S 85° 10' 30" E THROUGH SAID RIGHT-OF-WAY OF WASHINGTON AVENUE AND ALONG THE EXTENSION OF THE COMMON LINE OF SAID 3825 SQUARE FOOT TRACT AND SAID RUSSELL GOEHL TRACT, AT 25.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF WASHINGTON AVENUE MARKING THE COMMON CORNER OF SAID 3825 SQUARE FOOT TRACT AND SAID RUSSELL GOEHL TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.152 OF AN ACRE (6600 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, CARLOS OLMEDO JIMENEZ and ELIZABETH TABARES VILLARREAL, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 13165, Page 181, 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)

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.
 Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

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

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

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

FINAL PLAT
 OF
 LOT 1R, BLOCK 32
 BRYAN ORIGINAL TOWNSITE
 0.152 AC., S. F. AUSTIN LEAGUE, A-62
 BEING A
REPLAT
 OF A POTION OF LOTS 1 & 2, BLOCK 32
 BRYAN ORIGINAL TOWNSITE
 VOLUME H, PAGE 721
 AND
RIGHT-OF-WAY ABANDONMENT
 OF A PORTION OF N. WASHINGTON AVENUE
 AND E. PRUITT STREET
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: APRIL 2016
 PLAT DATE: 04-26-16
 JOB NUMBER: 16-249
 CAD NAME: 16-249
 CR5 FILE: BOT (cont); 16-249 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 OWNER: CARLOS JIMENEZ
 301 MANUEL DRIVE, APT. D
 COLLEGE STATION, TEXAS 77840

APR 26 2016
 KERR SURVEYING