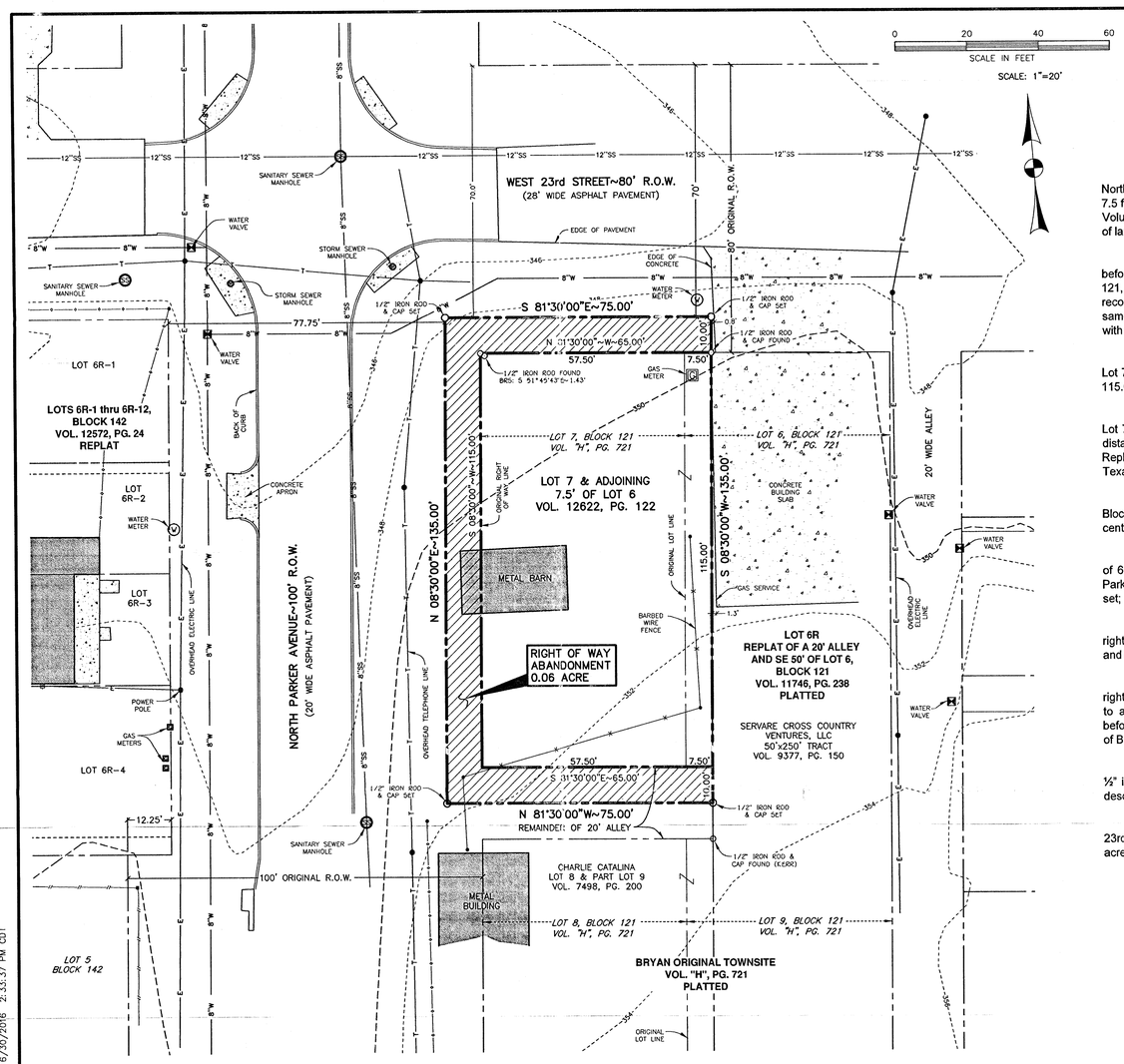


ORIGINAL PLAT
VOL. "H", PG. 721

10' Right-of-way Abandonment
West 23rd Street
Together with 10' Right-of-way Abandonment
North Parker Avenue
Together with 10' Alley Abandonment
Adjoining Lot 7 and the Adjoining 7.5 feet of Lot 6
Block 121
Bryan Original Townsite
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 10' wide right-of-way abandonment along West 23rd Street and North Parker Avenue, and a 10' alley abandonment adjoining Lot 7 and the adjoining 7.5 feet of Lot 6, Block 121, Bryan, Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and said strip of land being more particularly described as follows:

BEGINNING at a ½" iron rod and cap set at the northwest corner of the beforementioned Lot 7, Block 121, said Lot 7 and the adjoining 7.5 feet of Lot 6, Block 121, being described in the deed from Lawrence J. Saladiner to BCSML Properties, recorded in Volume 12622, Page 122, of the Official Records of Brazos County, Texas, same being the intersection of the south 80' wide right-of-way line of West 23rd Street with the east 100' wide right-of-way line of North Parker Avenue;

THENCE S 08° 30' 00" W along the common line between the beforementioned Lot 7, Block 121, and North Parker Avenue - 100' wide right-of-way, for a distance of 115.00 feet to a ½" iron rod and cap set at the southwest corner of the said Lot 7;

THENCE S 81° 30' 00" E along the common line between the beforementioned Lot 7, Block 121, adjoining 7.5 feet of Lot 6, Block 121, and the 20' wide alley, for a distance of 65.00 feet and corner in the west line of Lot 6R, Block 121, according to a Replat recorded in Volume 11746, Page 238, of the Official Records of Brazos County, Texas;

THENCE S 08° 30' 00" W along the west line of the beforementioned Lot 6R, Block 121, Replat, for a distance of 10.00 feet to a ½" iron rod and cap set in the centerline of the beforementioned 20' wide alley;

THENCE N 81° 30' 00" W along the centerline of a 20' wide alley, at a distance of 65.0 feet, pass the east 100' wide right-of-way line of the beforementioned North Parker Avenue, continue on, for a total distance of 75.00 feet to a ½" iron rod and cap set;

THENCE N 08° 30' 00" E parallel to and 10 feet west of the east 100' wide right-of-way line of North Parker Avenue, for a distance of 135.00 feet to a ½" iron rod and cap set;

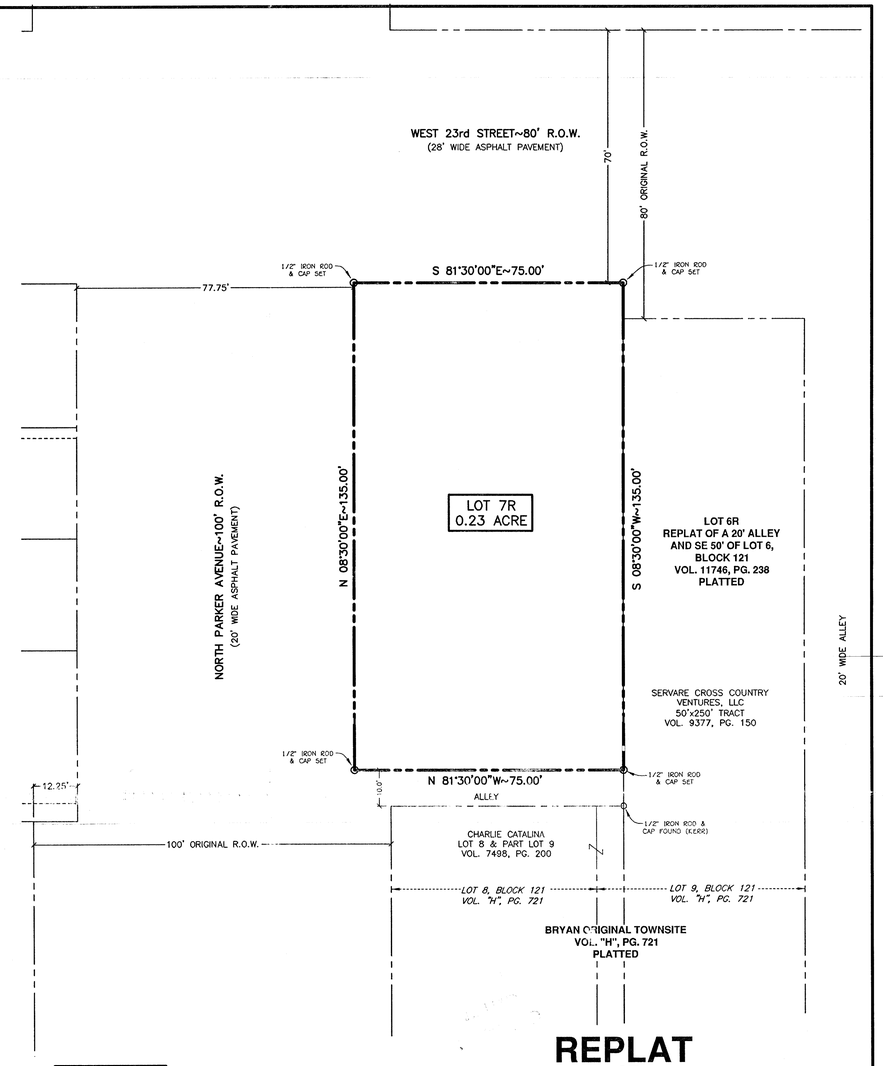
THENCE S 81° 30' 00" E parallel to and 10 feet north of the south 80' wide right-of-way line of the beforementioned West 23rd Street, for a distance of 75.00 feet to a ½" iron rod and cap set in the projection of the common line between the beforementioned parcel recorded in Volume 12622, Page 122, of the Official Records of Brazos County, Texas, and the beforementioned Lot 6R, Block 121, Replat;

THENCE S 08° 30' 00" W along said projection, for a distance of 10.00 feet to a ½" iron rod found marking the common corner between the beforementioned parcel described in 12622/122 and the beforementioned Lot 6R, Block 121, Replat;

THENCE N 81° 30' 00" W along the south 80' wide right-of-way line of West 23rd Street, for a distance of 65.00 feet to the **PLACE OF BEGINNING** containing 0.06 acre of land, more or less.

LEGEND

SANITARY SEWER MANHOLE	
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	
TELEPHONE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	



REPLAT
SCALE: 1"=20'

REPLAT
OF
LOT 7, THE WEST 7.5' OF LOT 6 AND THE NORTH 1/2 OF 20' WIDE ALLEY BLOCK 121
BRYAN ORIGINAL TOWNSITE
BEING A
FINAL PLAT
OF
LOT 7R, BLOCK 121
BRYAN ORIGINAL TOWNSITE

0.23 ACRE

S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BCSML PROPERTIES
419 N. MAIN STREET, SUITE 120
BRYAN, TEXAS 77803

SCALE: 1"=20' JUNE, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BCSML PROPERTIES, the 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 12622, Page 122, 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.

_____
Chris Lawrence

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chris Lawrence, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2016.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2016 and same was duly approved on the _____ day of _____, 2016 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 _____, 2016.

_____
City Planner, City of Bryan, Texas.

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 _____, 2016.

_____
City Engineer, Bryan, Texas

CERTIFICATION BY 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 the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
S. M. Kling, R.P.L.S. No. 2003

NOTES:

1. BASIS OF BEARINGS IS AN ASSUMED N 8°130'E ALONG THE RECONSTRUCTED SOUTH RIGHT OF WAY LINE OF WEST 23rd STREET.

2. CURRENT TITLE APPEARS VESTED IN BCSML PROPERTIES BY VIRTUE OF DEED RECORDED IN VOL. 12622, PG. 122 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 215E, MAP NO. 48041C0215E. EFFECTIVE DATE: APRIL 2, 2014.

4. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.

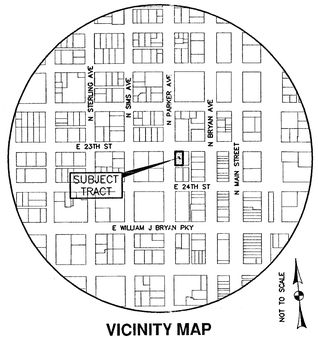
5. CURRENT ZONING: DT-S (DOWNTOWN SOUTH)

SETBACKS INFORMATION:

- IN THE DOWNTOWN ZONING DISTRICTS, A MINIMUM OF 75 PERCENT OF ALL FACADES MUST BE BUILT UP TO THE PROPERTY LINE.

6. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

7. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.



VICINITY MAP
NOT TO SCALE

H:\Land Projects R2\041\Austin SF A-62\BOTS NAD83\Block 142 Area\dwg\Plotting\Block 121\Lot 7\Replat.dwg 6/30/2016 2:33:37 PM CDT