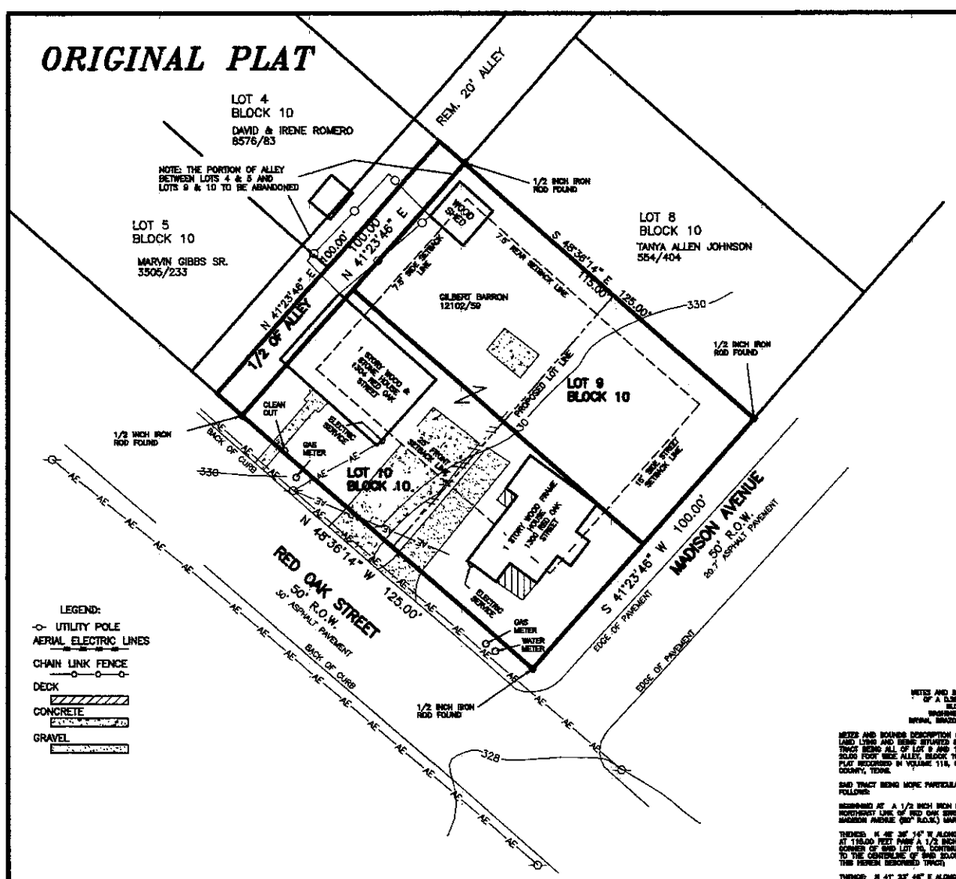

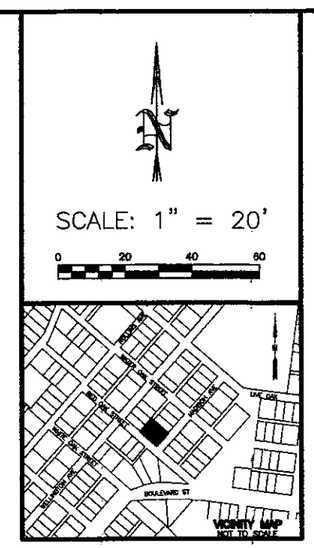

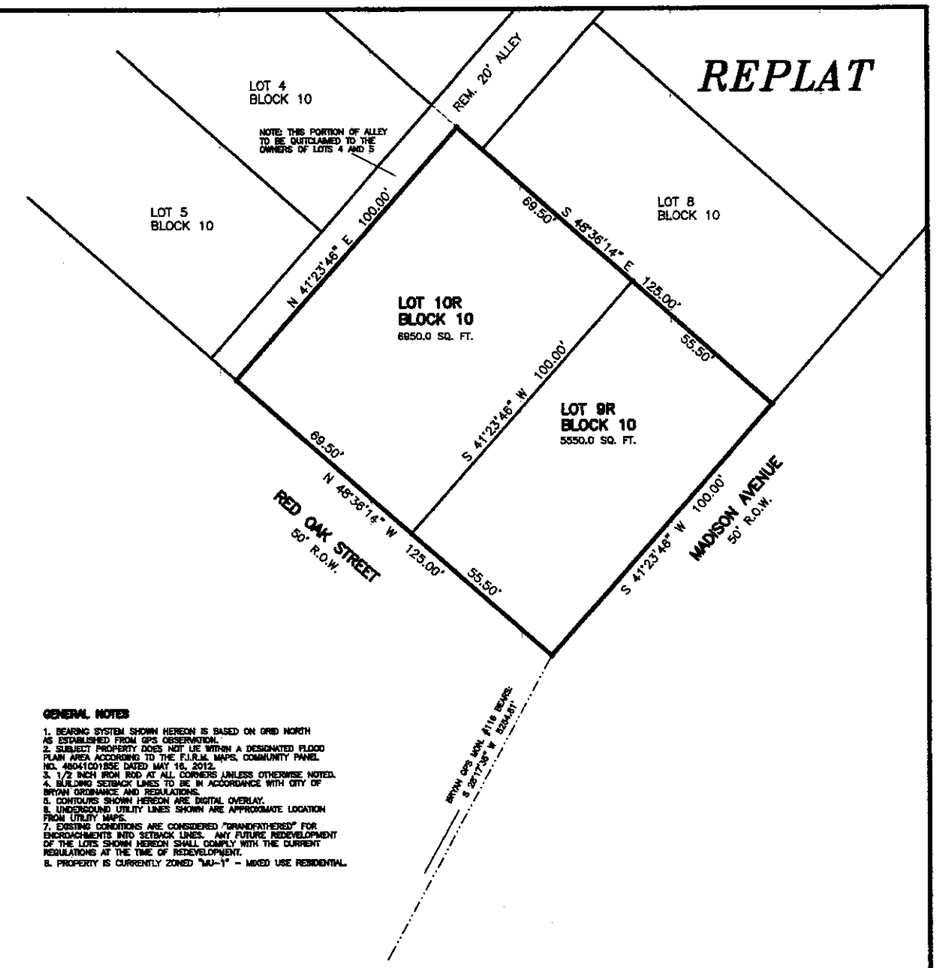

APPROVAL OF PLANNING AND ZONING COMMISSION

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I GILBERT BARRON, owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 12102, Page 59, 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 GILBERT BARRON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes stated.

Given under my hand and seal on this _____ day of _____ 20___

_____
Notary Public, Brazos County, Texas

NOTES AND BOUNDS DESCRIPTION
OF A 0.287 ACRE TRACT
BLOCK 10
WASHINGTON HEIGHTS
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 ALL OF LOT 9 AND 10, AND THE ADJOINING 10.00 FEET OF A 20.00 FOOT WIDE ALLEY, BLOCK 10, WASHINGTON HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 431 OF THE DEED 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 AT THE INTERSECTION OF THE NORTHWEST LINE OF RED OAK STREET (50' R.O.W.) AND THE NORTHEAST LINE OF MADISON AVENUE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 10.

THENCE: N 48° 36' 14" W ALONG THE NORTHWEST LINE OF RED OAK STREET, AT 125.00 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 10, CONTINUE ON FOR A TOTAL DISTANCE OF 135.00 FEET TO THE CENTERLINE OF SAID 20.00 FOOT WIDE ALLEY FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 23' 46" E ALONG THE CENTERLINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 36' 14" E CONTINUING THROUGH SAID ALLEY, AT 10.00 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 9 AND THE WEST CORNER OF LOT 8, BLOCK 10, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 8 FOR A TOTAL DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF MADISON AVENUE MARKING THE EAST CORNER OF SAID LOT 9;

THENCE: S 41° 23' 46" W ALONG THE NORTHWEST LINE OF MADISON AVENUE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.287 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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. 48041C0195E DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE LOCATION FROM UTILITY MAPS.
7. EXISTING CONDITIONS ARE CONSIDERED "GRANDFATHERED" FOR ENCROACHMENTS INTO SETBACK LINES. ANY FUTURE REDEVELOPMENT OF THE LOTS SHOWN HEREON SHALL COMPLY WITH THE CURRENT REGULATIONS AT THE TIME OF REDEVELOPMENT.
8. PROPERTY IS CURRENTLY ZONED "MU-1" - MIXED USE RESIDENTIAL.

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

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

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 certificate of authentification 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

REPLAT
AND PARTIAL ALLEY ABANDONMENT
OF
LOTS 9 & 10, BLOCK 10
WASHINGTON HEIGHTS
VOLUME 116, PAGE 431
0.287 ACRES, S. F. AUSTIN #9. A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: SEPT. 2014
PLAT DATE: 10-14-14
REVISED: 10-28-14
JOB NUMBER: 14-515
CAD NAME: 14-515
CR5 FILE: BOT (cont); 14-515 (job)

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

PREPARED FOR: GILBERT BARRON
105 S. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 2203405