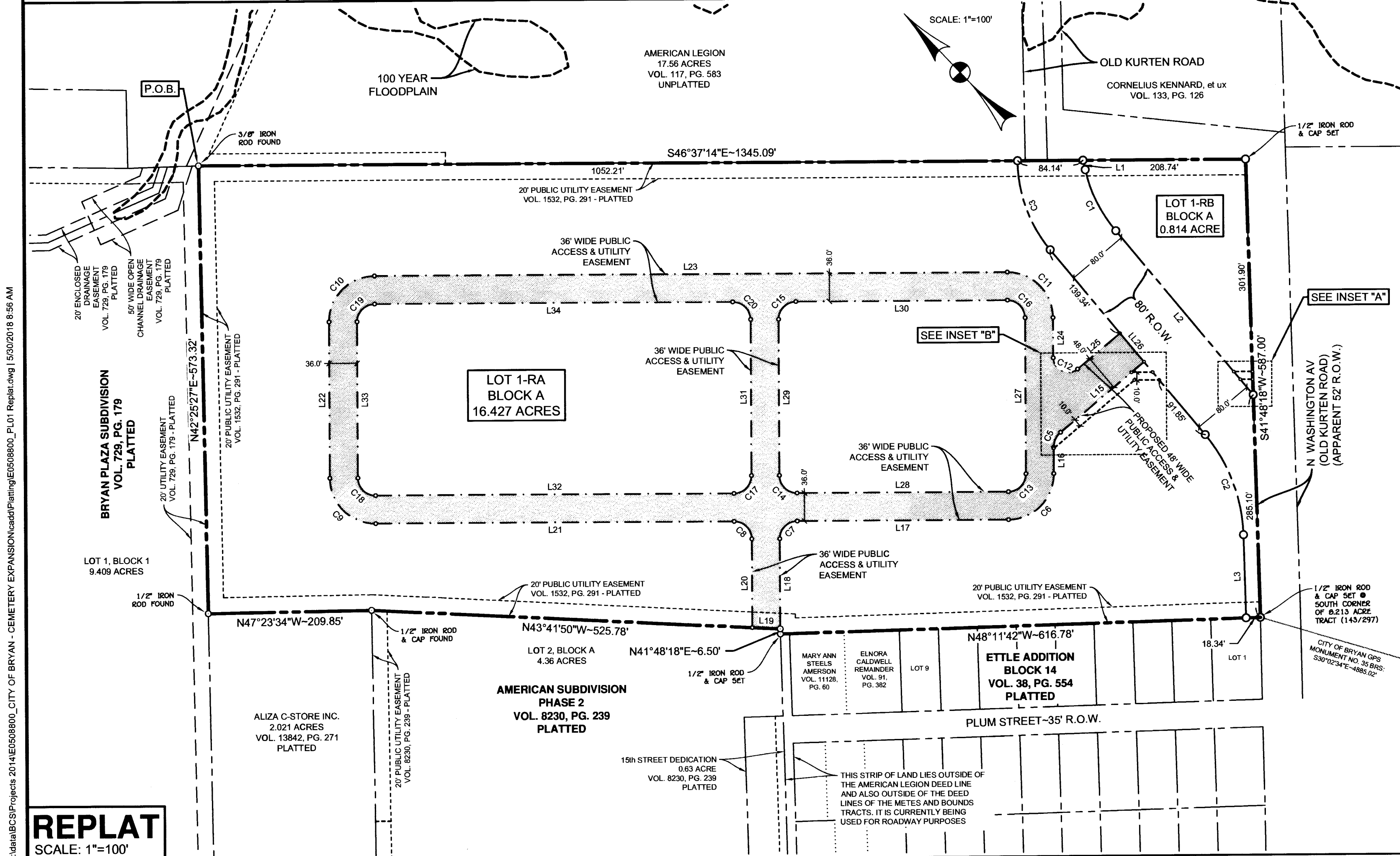


ORIGINAL PLAT
VOL. 1532, PG. 291



REPLAT
SCALE: 1"=100'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	88.59	190.00	26°42'55"	S17°02'01"W-87.79'
C2	139.75	210.00	38°07'44"	N22°44'20"E-137.18'
C3	124.04	180.00	39°29'04"	N23°29'06"E-121.60'
C4	21.89	25.00	50°09'41"	N88°27'36"W-21.20'
C5	21.89	25.00	50°09'41"	S88°27'36"W-21.20'
C6	91.90	58.51	90°00'00"	S88°22'46"W-82.74'
C7	35.34	22.50	90°00'00"	S88°22'46"W-31.82'
C8	35.34	22.50	90°00'00"	N01°37'14"W-31.82'
C9	91.90	58.50	90°00'00"	N01°37'14"W-82.73'
C10	91.89	58.50	90°00'00"	N88°22'46"E-82.73'
C11	91.90	58.51	90°00'00"	S01°37'14"E-82.74'
C12	43.06	19.00	129°50'19"	S21°32'24"E-34.42'
C13	35.34	22.50	90°00'00"	S88°22'46"W-31.82'
C14	35.34	22.50	90°00'00"	N01°37'14"W-31.82'
C15	35.34	22.50	90°00'00"	N88°22'46"E-31.82'
C16	35.34	22.50	90°00'00"	S01°37'14"E-31.82'
C17	35.34	22.50	90°00'00"	S88°22'46"W-31.82'
C18	35.34	22.50	90°00'00"	N01°37'14"W-31.82'
C19	35.34	22.50	90°00'00"	N88°22'46"E-31.82'
C20	35.34	22.50	90°00'00"	S01°37'14"E-31.82'

80' R.O.W. Line Table

Line	Direction	Length
L1	S30°23'29"W	12.29'
L2	S03°40'34"W	274.43'
L3	N41°48'18"E	106.33'
L4	N03°40'34"E	309.75'

10' WIDE PUBLIC UTILITY EASEMENT NO. 1 Line Table

Line	Direction	Length
L5	S41°48'18"W	10.00'
L6	N48°37'39"W	15.94'
L7	N03°40'34"E	13.00'
L8	S46°37'39"E	23.96'

10' WIDE PUBLIC UTILITY EASEMENT NO. 2 Line Table

Line	Direction	Length
L9	N48°37'39"W	32.09'
L10	N88°27'33"W	135.44'
L11	N43°22'46"E	1.32'
L12	S88°27'33"E	119.01'
L13	S46°37'39"E	27.42'
L14	S03°40'34"W	13.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, the City of Bryan, Texas, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 143, Page 297 and Volume 942, Page 756 and whose names are 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.

Andrew Nelson, Mayor
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Andrew Nelson, 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 on this 21st day of May, 2018.

Cheryl McQuinn
Notary Public, State of Texas
My Commission Expires November 21, 2021

APPROVAL OF THE CITY ENGINEER

W. A. Johnson
City Engineer, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/14/2018 3:48:23 PM
In the PLAT Records

Doc Number: 2018-1340127
Volume - Page: 14900 - 131
Number of Pages: 1
Amount: 73.00
Order#: 2018094000132
By: MO

APPROVAL OF THE CITY PLANNER

I, Andrew Nelson, 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 21st day of May, 2018.

Andrew Nelson
City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

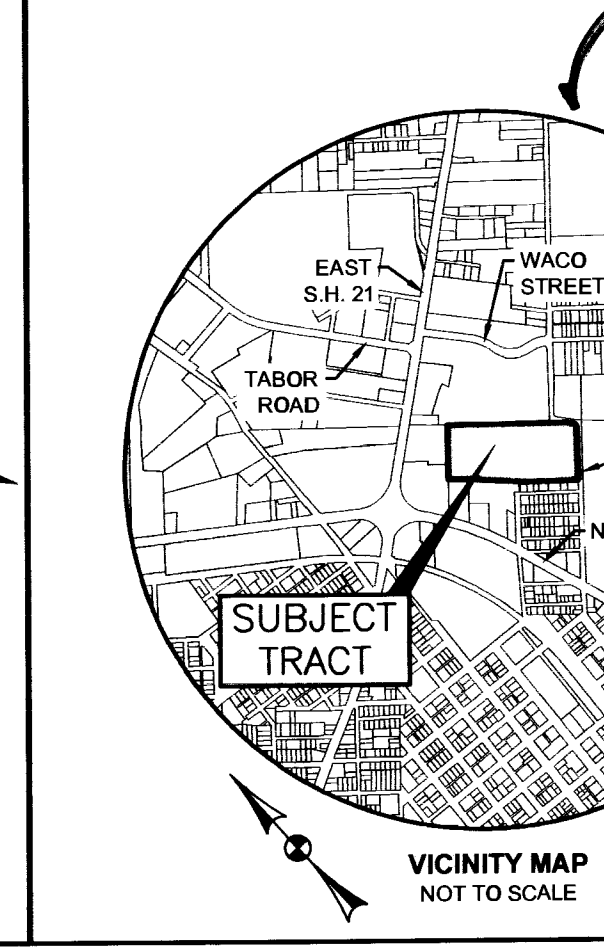
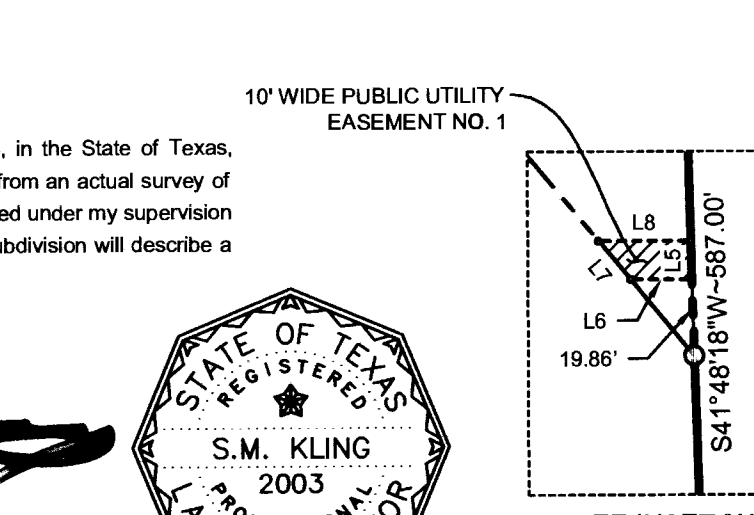
I, Bobby Gutierrez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 21st day of May, 2018 and same was duly approved on the 29th day of May, 2018 by said Commission.

Bobby Gutierrez
Chair, Planning & Zoning Commission
City of Bryan, 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.

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



NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED N.W. LINE OF N. WASHINGTON AVE. (OLD KURTEN ROAD) DESCRIBED IN VOL. 1532, PG. 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 41°48'18"W.
2. CURRENT TITLE APPEARS VESTED IN CITY OF BRYAN BY VIRTUE OF DEED RECORDED IN VOL. 143, PG. 297 & VOL. 942, PG. 756 OF THE DEED & 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. 480802, PANEL NO. 0215F, MAP NO. 480410215F. EFFECTIVE DATE: APRIL 2, 2014.
4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.
6. AS NOTED ON REPLAT (1532/291): "AT SUCH TIME AS THE RELOCATION OF OLD KURTEN ROAD ALLOWS THE UTILIZATION OF THIS AREA (0.03 ACRE), THE BOUNDARY OF LOT 1-R WILL EXTEND TO THE ORIGINAL DEED LINES."
7. ZONING: RESIDENTIAL DISTRICT - 5000 (RD-5)
8. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
9. PROPOSED USE: CITY CEMETERY.

Lot 1-RA, & Lot 1-RB, Block A
18.174 Acres
American Subdivision
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of an 18.174 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of Lot 1 - 9.807 acres and Lot 2 - 8.620 acres, American Subdivision, Phase 1, according to the plat recorded in Volume 936, Page 237, of the Official Records of Brazos County, Texas, and further being all of the 8.213 acre tract described in the deed to the City of Bryan, recorded in Volume 143, Page 297, of the Deed Records of Brazos County, Texas, and further being all of the 9.807 acre tract described in the deed to the City of Bryan, recorded in Volume 942, Page 756, of the Official Records of Brazos County, Texas, and said 18.174 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found marking the common corner between the beforementioned Lot 1 - 9.807 acres, and Lot 1, Block 1 - 9.409 acres, Bryan Plaza Subdivision, according to the plat recorded in Volume 729, Page 179, of the Official Records of Brazos County, Texas, said 3/8" iron rod also lying in the southwest line of a 17.56 acre tract described in the deed to the American Legion Post No. 159, recorded in Volume 117, Page 583, of the Deed Records of Brazos County, Texas;

THENCE S 46° 37' 14" E along the common line between the beforementioned American Subdivision, Phase 1, lying to the southwest, and the following two tracts, lying to the northeast: the beforementioned American Legion - 17.56 acre tract and a 1.5 acre tract described in the deed to Cornelius Kennard, recorded in Volume 133, Page 126, of the Deed Records of Brazos County, Texas, at a distance of 1090 feet pass the common corner between the said 17.56 acre tract and the 1.5 acre tract, same being in Old Kurten Road, continue on, at a distance of 1272.65 feet pass the north corner of a triangular shaped 0.03 acre tract as shown adjacent to Lot 1-R, Block A - 18.145 acres, according to the replat of American Subdivision, recorded in Volume 1532, Page 291, of the Official Records of Brazos County, Texas, continue on, for a total distance of 1345.09 feet to a 1/2" iron rod and cap set at the east corner of the beforementioned Lot 2 - 8.620 acres, same being the east corner of the beforementioned 8.213 acre tract, and in the northwest right-of-way line of North Washington Avenue;

THENCE S 41° 48' 18" W along the common line between the beforementioned Lot 2 - 8.620 acres, same being the east line of the beforementioned 8.213 acre tract, and North Washington Avenue, for a distance of 587.00 feet to a 1/2" iron rod and cap set at the south corner of the said Lot 2 - 8.620 acres, same being the east corner of Lot 1, Block 14, Ette Addition, according to the plat recorded in Volume 38, Page 554, of the Deed Records of Brazos County, Texas;

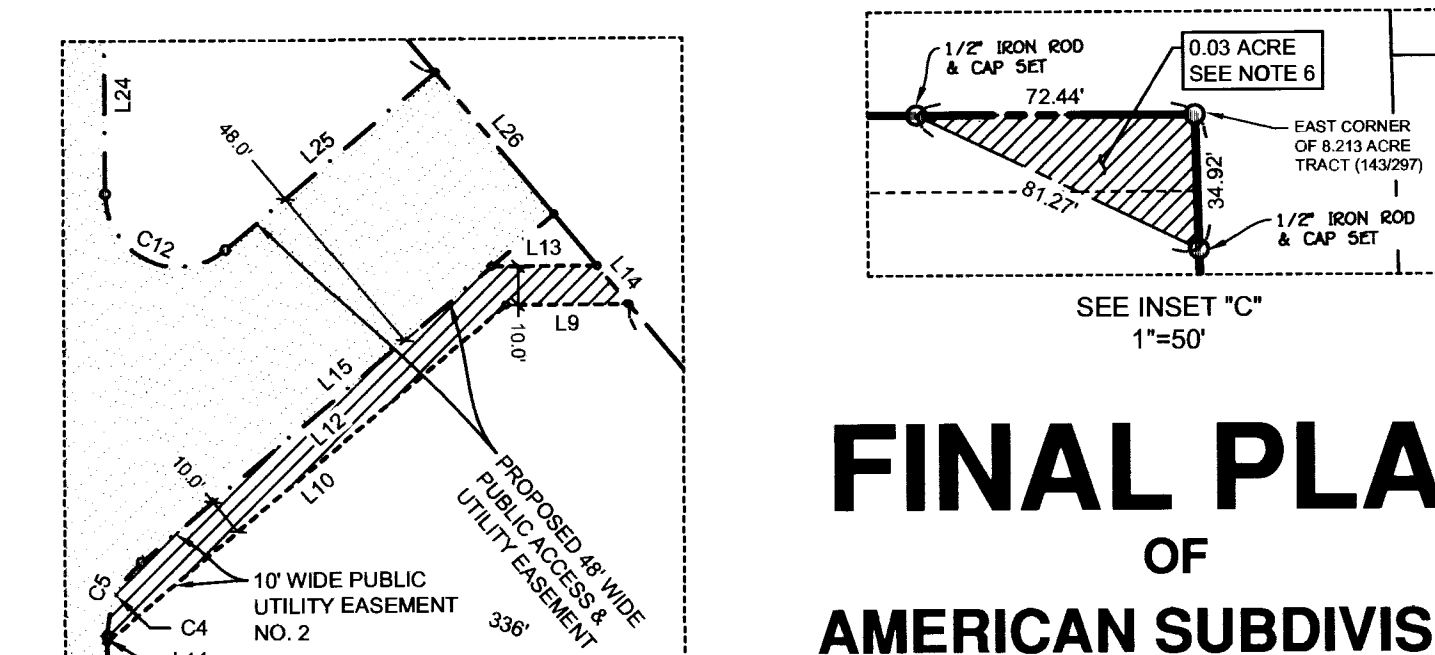
THENCE N 48° 11' 42" W along the common line between the beforementioned Lot 2 - 8.620 acres, and Block 14, Ette Addition, for a distance of 616.78 feet to a 1/2" iron rod and cap set at the west corner of the said Lot 2 - 8.620 acres, same being the west corner of the beforementioned 8.213 acre tract;

THENCE N 41° 48' 18" E along the common line between the beforementioned Lot 2 - 8.620 acres, and Lot 2, Block A - 4.36 acres, American Subdivision, Phase 2, according to the plat recorded in Volume 8230, Page 239, of the Official Records of Brazos County, Texas, for a distance of 6.50 feet to a 1/2" iron rod and cap found marking the south corner of the beforementioned Lot 1 - 9.807 acres;

THENCE N 43° 41' 50" W along the common line between the beforementioned Lot 1 - 9.807 acres, and Lot 2, Block A - 4.36 acres, for a distance of 525.78 feet to a 1/2" iron rod and cap found marking the common corner between the said Lot 2, Block A, and a 2.021 acre tract as shown on the plat of ALIZA C-STORE INC., recorded in 13842, Page 271, of the Official Records of Brazos County, Texas;

THENCE N 47° 23' 34" W along the common line between the beforementioned Lot 1 - 9.807 acres, and beforementioned ALIZA C-STORE INC., - 2.021 acres, for a distance of 209.85 feet to a 1/2" iron rod found in the southeast line of the beforementioned Lot 1, Block 1 - 9.409 acres, Bryan Plaza Subdivision, and at the west corner of the said Lot 1 - 9.807 acres;

THENCE N 42° 25' 27" E along the common line between the beforementioned Lot 1 - 9.807 acres and the beforementioned Lot 1, Block 1 - Bryan Plaza Subdivision, for a distance of 573.32 feet to the PLACE OF BEGINNING, containing 18.174 acres of land, more or less.



FINAL PLAT
OF
AMERICAN SUBDIVISION
BLOCK A, LOT 1-RA
A TOTAL OF 18.174 ACRES
BEING A REPLAT OF
AMERICAN SUBDIVISION
BLOCK A, LOT 1-R
S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS
77805-1000
SCALE: 1"=100' MAY, 2018
GEC CIVIL ENGINEERING CONSULTANTS
4111 S. TEXAS AV. #16 A
BRYAN, TX 77802
TEXAS FIRM REGISTRATION NUMBERS
ENG. P-2214 & SURVEYING 100410-00