

GENERAL NOTES:

- 1) THERE SHALL BE A 5 FOOT MINIMUM SETBACK ON ALL SIDE AND REAR LOT LINES.
- 2) THIS SUBDIVISION CONSISTS OF ONE LOT CONTAINING 18.145 ACRES TO BE USED FOR THE BRYAN CITY CEMETERY EXPANSION.
- 3) AT SUCH TIME AS THE RELOCATION OF OLD KURTEN ROAD ALLOWS THE UTILIZATION OF THIS AREA (0.03 ACRES), THE BOUNDARIES OF LOT 1-R WILL EXTEND TO THE ORIGINAL DEED LINES AS SHOWN ON LOT 2 OF THE "VACATING" SIDE OF THE REPLAT.
- 4) THE PURPOSE OF THIS REPLAT IS TWO FOLDED:
 - A) TO REMOVE THE LOT LINE AND UTILITY EASEMENT BETWEEN LOTS 1 & 2 SO THAT LOT 1-R CAN BE DEVELOPED AS AN EXPANSION OF THE BRYAN CITY CEMETERY.
 - B) TO CORRECT THE ERRONEOUS LOCATION OF THE NORTHEAST LINES OF LOT 1 & 2 (VOL. 936, PG. 237). THE INTENT OF LOT 2 AMERICAN SUBD. WAS TO BE ALL OF THE DEED TO THE CITY OF BRYAN VOL. 143, PG. 297. THE LOCATION OF THE NORTH AND EAST CORNERS OF LOT 2, AMERICAN SUBD. AS SHOWN ON THE FINAL PLAT RECORDED IN VOL. 936, PG. 237 ARE MISLOCATED AS FOLLOWS:
 - FROM THE NORTH CORNER OF LOT 2 (936/237), THE NORTH CORNER OF THE CITY OF BRYAN 8.213 ACRE TRACT BEARS S 25°46'27"E-21.66'.
 - FROM THE EAST CORNER OF LOT 2 (936/237), THE EAST CORNER OF THE CITY OF BRYAN 8.213 ACRE TRACT BEARS S 41°48'18"W-18.99'.

IN SUMMARY, THE NORTH CORNER OF LOT 1, AMERICAN SUBD. HAS NOT CHANGED, THE EAST CORNER OF LOT 2, AMERICAN SUBD. HAS MOVED 18.99' SOUTHWEST AND THE NORTHEAST LINES OF LOT 1 & 2 ARE NOW A STRAIGHT LINE BETWEEN SAID POINTS.

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., 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.

Bruce Karr
 Bruce Karr, P.E., City Engineer
 City of Bryan, Texas

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanas, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Rafeek Shanas
 Rafeek Shanas, Ph.D., City Planner
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art King, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the 7TH day of JUNE, 1991, and same was duly approved on the 20TH day of JUNE, 1991.

Art King
 Art King, Chairman, Bryan Planning and Zoning Commission, City of Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS }
 COUNTY OF BRAZOS }

I, Mary Ann Ward, 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 24TH day of *June*, 1991, in the Official Records of Brazos County, Texas, in Volume *1632* Page *201*.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Wardly Barbara Johnson
 Mary Ann Ward, County Clerk Brazos County *County Clerk*

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS }
 COUNTY OF BRAZOS }

The City of Bryan, Texas, owner and developer of the land shown on this plat, being the called 8.213 acre tract as recorded in 143/297 and the called 9.807 acre tract described in 942/756, and designated herein as the Replat of American Subdivision, Phase I, 18.145 acres, in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Marvin Tate
 Owner, City of Bryan, Texas
 Mayor, Marvin Tate

STATE OF TEXAS }
 COUNTY OF BRAZOS }

Before me, the undersigned authority, on this day personally appeared Marvin Tate, Mayor of the City of Bryan, Texas, 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 purposes and considerations therein stated.

Given under my hand and seal this *24th* day of *June*, 1991.

493994

FILED

92 JUN 24 AM 10:09

BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
Barbara Johnson

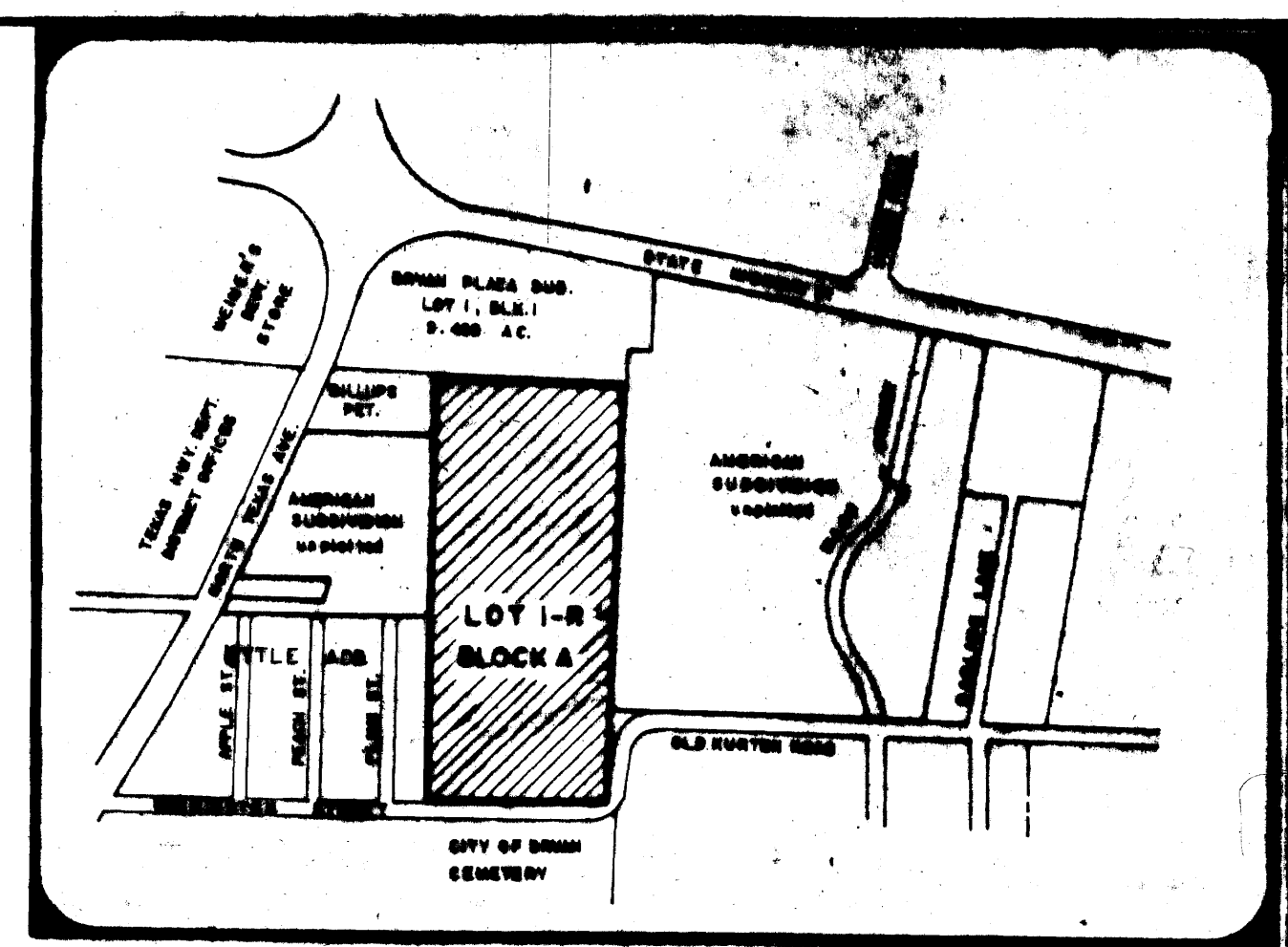
Barbara Johnson
 Notary Public in and for the State of Texas

Printed Name: *BARBARA A. JOHNSON*
 My Commission Expires: *11/11/92*

CERTIFICATE OF SURVEYOR

I, S.M. Kling, Professional Land Surveyor No. 2003, in the State of Texas, hereby certify and correct and was prepared from an actual survey of the property under ground.

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



VICINITY MAP - Not to Scale

City of Bryan
 18.145 Acre Tract
 S.F. Austin Survey, A-63
 Bryan, Brazos County, Texas

Field notes of an 18.145 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 the called 8.213 acre tract described in the deed from Earl Graham Post 159, American Legion, to the City of Bryan, Brazos County, Texas, as recorded in Volume 143, Page 297 of the Deed Records of Brazos County, Texas, and all of the called 9.807 acre tract described in the deed from American Legion, Post 159, and through its commander, George E. Kristynik, et al, as recorded in Volume 942, Page 756 of the Official Records of Brazos County, Texas, the above mentioned tracts being shown as Lot 1 & 2, Block A, of the American Subdivision - Phase I, according to the plat recorded in Volume 936, Page 237 of the Official Records of Brazos County, Texas and said 18.145 acre tract being more particularly described as follows:

BEGINNING at the 3/8" iron rod found marking the north corner of the beforementioned 9.807 acre tract, same being the north corner of the beforementioned Lot 1, Block A, and same being the east corner of Bryan Plaza Subdivision, according to the plat recorded in Volume 729, Page 1790 of the Official Records of Brazos County, Texas, and same being the north corner of that certain tract described in the deed to the Earl Graham Post No. 159, American Legion as recorded in Volume 117, Page 118 of the Deed Records of Brazos County, Texas;

THENCE S 46° 37' 14" E along the reconstructed northeast line of the beforementioned tract, (Vol 117, Pg.118), same being southwest of the plotted northeast line of the beforementioned American Subdivision, at a distance of 748.1 feet, pass the reconstructed north corner of the beforementioned 8.213 acre tract, continue on for a total distance of 1272.65 feet to a 1/2" iron rod set in the existing fenced westerly line of Old Kurten Road, from which the east corner of the 8.213 acre tract bears S 46° 37' 14" E 72.44 feet;

THENCE S 21° 11' 02" E along the fenced westerly line of Old Kurten Road, through the interior of the beforementioned 8.213 acre tract, at a distance of 73.3 feet, pass a cross-tie fence angle point, continue for a total distance of 81.27 feet to a 1/2" iron rod set in the southeast line of the 8.213 acre tract, in the northwest line of Old Kurten Road;

THENCE S 41° 48' 18" W along the northwest line of the beforementioned Old Kurten Road and the southeast line of the beforementioned 8.213 acre tract, adjacent to and approximately 6 feet southeast of a fence line for a distance of 552.08 feet to a 1/2" iron rod found marking the south corner of the 8.213 acre tract and the south corner of the beforementioned Lot 2, Block A and same being the east corner of 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 8.213 acre tract and the beforementioned Ette Addition, same being the southwest line of the beforementioned Lot 2, Block A, at a distance of 607.00 feet, pass the west corner of the 8.213 acre tract, continue on for a total distance of 616.78 feet to a 1/2" iron rod found marking the west corner of the beforementioned Lot 2, Block A;

THENCE N 41° 48' 18" E along the northwest line of the beforementioned Lot 2, Block A for a distance of 6.50 feet to a 1/2" iron rod found marking the south corner of the beforementioned Lot 1, Block A;

THENCE along the southwest and northwest lines of the beforementioned Lot 1, Block A - American Subdivision, same being the lines of the beforementioned 9.807 acre tract as follows:

N 43° 41' 49" W for a distance of 525.78 feet to a 1/2" iron rod found marking the west corner of Lot 1, Block A;
 N 47° 23' 34" W for a distance of 209.85 feet to a 1/2" iron rod found at the west corner of Lot 1, Block A;
 N 42° 25' 27" E for a distance of 573.32 feet to the PLACE OF BEGINNING, containing 18.145 acres of land more or less.

REPLAT OF
 AMERICAN SUBDIVISION
 PHASE I-VOL. 936, PG. 237

18.145 ACRE TRACT

S.F. AUSTIN SURVEY, A-63

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' MAY, 1991

OWNED & DEVELOPED BY:
 CITY OF BRYAN
 P.O. BOX 1000
 BRYAN, TEXAS 77805
 PH. (409) 361-3600

PREPARED BY:

KLING ENGINEERING & SURVEYING
 4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

0.2711