

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
COUNTY OF BRAZOS)

WE, WAYNE CARROLL ENTERPRISES, LLC, REPRESENTED BY WAYNE CARROLL, OWNER OF THE LAND SHOWN HEREON AS RECORDED IN VOL. 11383, PG. 242, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 1R, BLOCK 10, BRYAN ORIGINAL TOWN SITE, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN-FEE SIMPLE UNLESS OTHERWISE PROVIDED.

OWNER: Wayne Carroll
LIEN HOLDER:

STATE OF TEXAS)
COUNTY OF BRAZOS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 10th DAY OF October, 2018.

Notary Public, Brazos County, Texas

REMOVAL OF THE CITY PLANNER

I, THE UNDERSIGNED CITY PLANNER 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 24th DAY OF October, 2018.

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 25th DAY OF October, 2018.

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, KAREN McQUEEN, COUNTY CLERK IN AND I THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES FOR RECORD IN MY OFFICE THE OFFICIAL RECORDS OF BRAZOS, TEXAS, I

Filed for Record Official Public Records Of: Brazos County Clerk On: 10/26/2018 1:41:18 PM In the PLAT Records Doc Number: 2018-1344383 Volume-Page: 14984-232 Number of Pages: 1 Amount: 73.00 Order#: 2018102600064 By: PD

METES AND BOUNDS DESCRIPTION

BEING A 0.9786-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF BRYAN ORIGINAL TOWN SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 2, 3, 8 AND 9, AND 16.00' OF LOT 4 AND PART OF THE 20'-WIDE ALLEY, BLOCK 10, ORIGINAL TOWNSITE AND A 12'-WIDE AND 166'-LONG STRIP OF LAND PART OF TAVOR AVENUE ALONG THE WEST BOUNDARY OF SAID BLOCK, AND A 20'-WIDE BY 135' LONG STRIP OF LAND PART OF WASHINGTON AVENUE ALONG THE EAST BOUNDARY OF SAID LOT 10, THIS 0.9786-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 9, BLOCK 10, CITY OF BRYAN ORIGINAL TOWN SITE (BOTS), SAID ROD ALSO LOCATED ON THE NORTH RIGHT OF WAY LINE OF EAST 24TH STREET (100'-WIDE CITY OF BRYAN PUBLIC ROADWAY);

THENCE N 81°30'00" W, ALONG SAID EAST 24TH STREET NORTH RIGHT OF WAY LINE, AT 250.00' PASSING THE WEST CORNER OF SAID BLOCK 10 AND CONTINUING 12.00' THROUGH NORTH TAVOR AVENUE, A VARIABLE WIDTH CITY OF BRYAN PUBLIC ROADWAY, TO AN "X" FOUND CONCRETE MARKING THE SOUTHWEST END OF A 12'-STRIP OF LAND CLOSED AND ABANDONED BY THE CITY OF BRYAN BY COUNCIL MINUTES RECORDED IN VOLUME 255, PAGE 140, DEED RECORDS, BRAZOS COUNTY;

THENCE N 08°30'00" E, ALONG THE WESTERN BOUNDARY LINE OF SAID 12'-WIDE STRIP FOR A DISTANCE OF 166.00' TO A 5/8" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF THE BILLY WAYNE SHARP TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 6597, PAGE 167, OFFICIAL RECORDS, BRAZOS COUNTY;

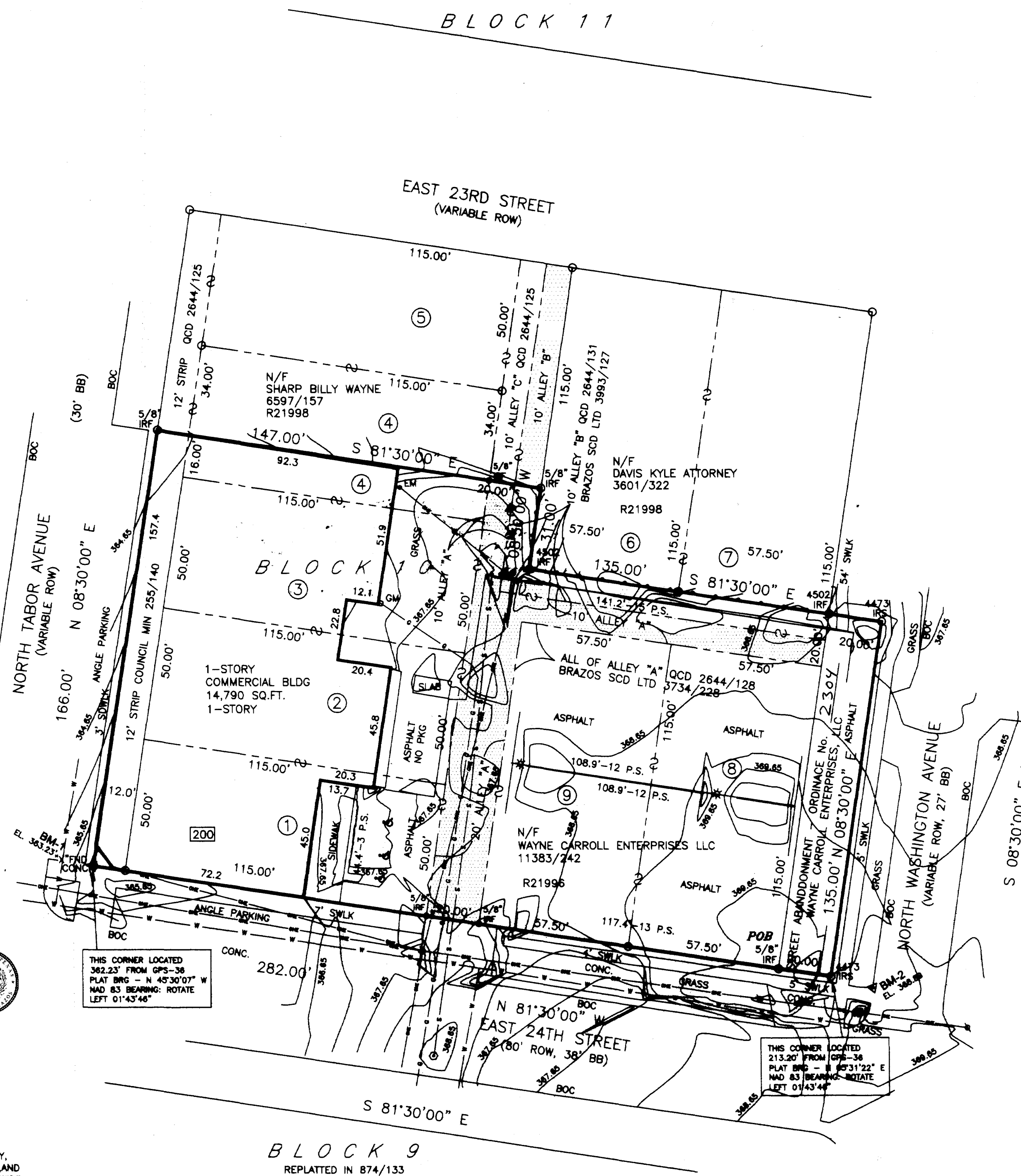
THENCE S 81°30'00" E, ALONG THE SOUTH BOUNDARY LINE OF SAID SHARP TRACT TO THE WESTERN BOUNDARY LINE OF LOT 6, BLOCK 10, BOTS, TO A 5/8" IRON ROD FOUND FOR A DISTANCE OF 147.00';

THENCE S 08°30'00" W ALONG THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 31.00' TO A IRON ROD FOUND CAPPED #4502;

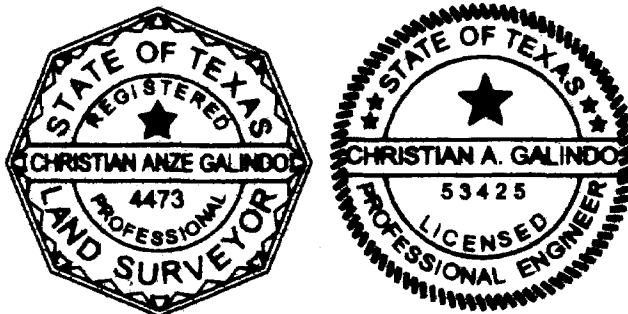
THENCE S 81°30'00" E, ALONG THE SOUTH BOUNDARY LINE OF LOTS 6 AND 7, BLOCK 10, BOTS, AT 115.00' PASSING AN IRON ROD FOUND CAPPED #4502, THE NEW WEST RIGHT OF WAY LINE OF WASHINGTON AVENUE TO A 1/2" IRON SET, CAPPED #4473, FOR A TOTAL DISTANCE OF 135.00';

THENCE S 08°30'00" W, ALONG SAID NEW WASHINGTON AVENUE RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF EAST 24TH STREET TO A 1/2" IRON ROD SET, CAPPED #4473, FOR A DISTANCE OF 135.00';

THENCE N 81°30'00" W, ALONG SAID EAST 24TH STREET NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING FOR A DISTANCE OF 20.00', CONTAINING 0.9786 ACRE OF LAND MORE OR LESS.



EXISTING PLAT VOL. H, PG. 721



CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

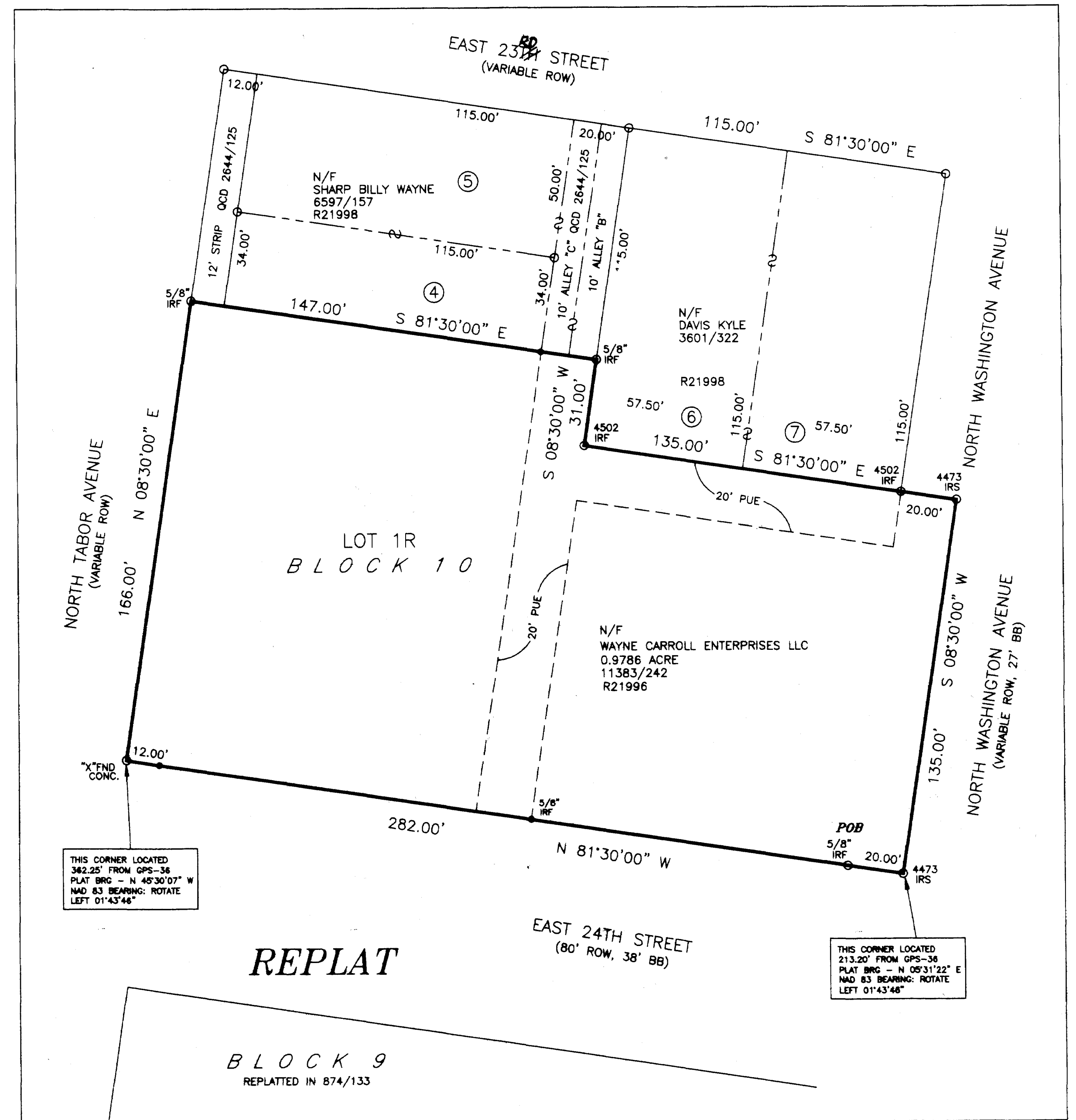
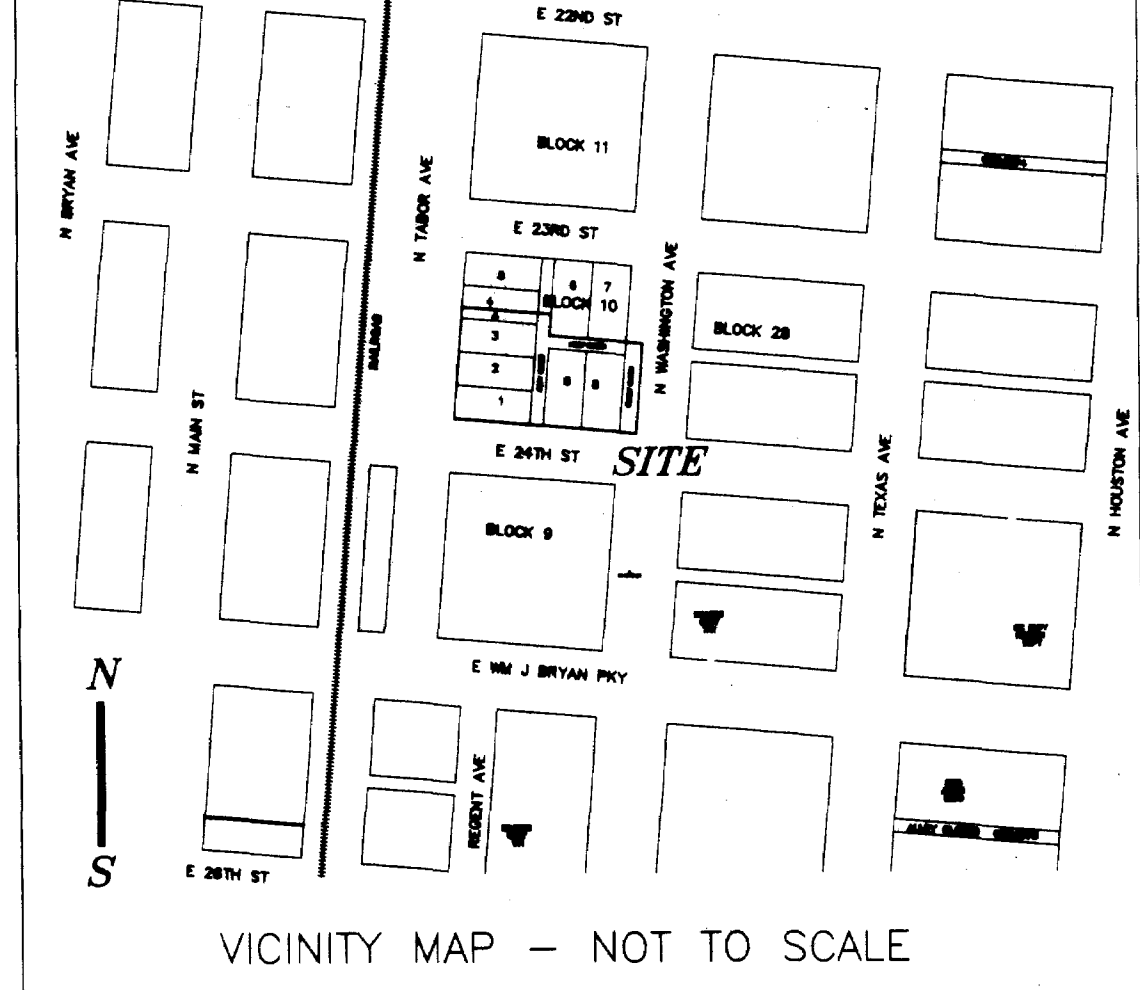
Signature of Christian Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S. DATE: SEPTEMBER 21, 2018

ALINDO ENGINEERS AND PLANNERS, INC. 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868 FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

- NOTES: 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL CALLS ARE MEASURED CALLS. 3. TOTAL AREA = 0.9166 ACR. 4. BEARING SOURCE IS THE REPLAT OF BLOCK 9, BRYAN ORIGINAL TOWN SITE, RECORDED IN 874/133. 5. BASE LINE IS NOTED WITH **. 6. BLS ARE SET BY CITY ZONING ORDINANCE. 7. LOT NUMBERS ARE DEPICTED WITH CIRCLES OR OVALS. 8. CITY OF BRYAN RETAINED PUBLIC UTILITY EASEMENT RIGHTS IN ALL CLOSED ALLEYS AS SET FORTH IN THE QUIT CLAIM DEEDS REFERRED TO HEREON. 9. THIS TRACT DOES NOT LIE WITHIN A FEMA REGULATED FLOOD PLAIN PER FIRM PANEL 48041C0215C FOR BRAZOS COUNTY DATED APRIL 2, 2014. 10. TOPOGRAPHIC MAP DEVELOPED BY THE UNDERSIGNED. 11. REFERENCE MONUMENTS (MAD 88) GPS-36 N=10,230,985.460' E=10,231,375.303' W=3,545,537.335' EL. 331.46 NAVD 88 N=10,231,375.303' E=10,231,375.303' W=3,541,898.795' EL. 371.66 NAVD 88 12. SITE ELEVATION BENCH MARKS: B-M 1, XOUT ON CONCRETE, ELEV. 366.23' B-M 2, MARK ON CONCRETE, ELEV. 368.89' 13. COMMITMENT REF: NONE 14. ZONING DISTRICT IS C-1.

- LEGEND: IR = IRON ROD, CM = CONCRETE MARKER, etc.



FINAL PLAT OF LOT 1R, BLOCK 10 BRYAN ORIGINAL TOWN SITE

0.9786 ACRE 200 EAST 24TH STREET

Table with 4 columns: OWNER/DEVELOPER (Wayne Carroll, Wayne Carroll Enterprises LLC), A REPLAT OF PART OF BLOCK AND PART OF ADJACENT WASHINGTON AVENUE, DATE (September 21, 2018), PROJECT (16-18). Includes sheet number 1 of 1.