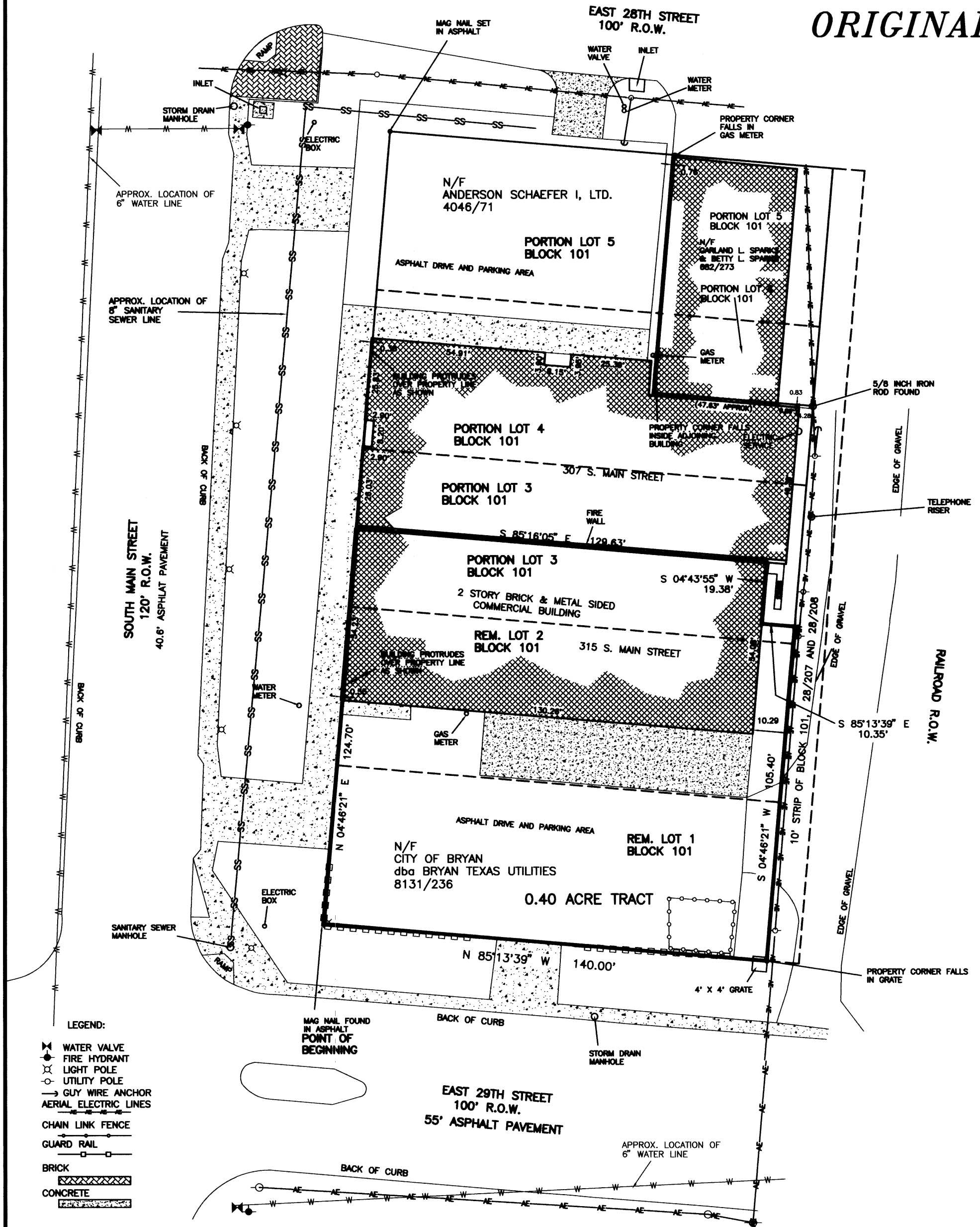


**ORIGINAL PLAT**

**REPLAT**



Doc Bk Vol Pg  
01011795 BR 8828 47

Filed for Record in:  
BRAZOS COUNTY

On: Oct 06, 2008 at 03:55P

As a  
Plat

Document Number: 01011795

Amount: 58.00

Receipt Number - 351629

By:  
Kim Green

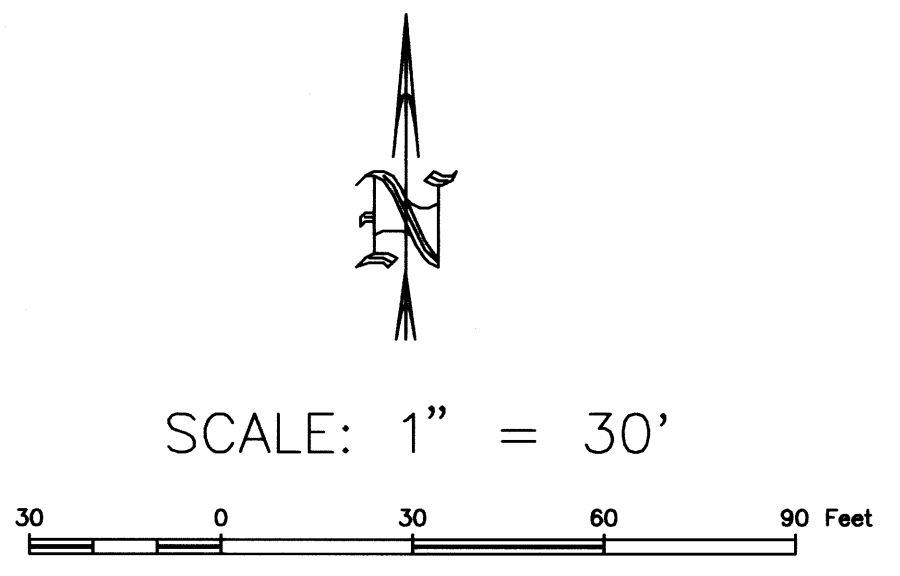
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Oct 06, 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY



METES AND BOUNDS DESCRIPTION  
OF A  
0.40 ACRE TRACT  
PORTION OF LOTS 1, 2 AND 3, BLOCK 101  
BRYAN ORIGINAL TOWNSITE  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING  
SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 1  
AND 2 AND A PORTION OF THE REMAINDER OF LOT 3, BLOCK 101, BRYAN ORIGINAL TOWNSITE,  
ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF  
BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A  
DEED TO THE CITY OF BRYAN dba BRYAN TEXAS UTILITIES RECORDED IN VOLUME 8131, PAGE  
236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A MAG NAIL FOUND IN ASPHALT AT THE INTERSECTION OF THE NORTH LINE OF  
EAST 28TH STREET (100' R.O.W.) AND THE EAST LINE OF SOUTH MAIN STREET (120' R.O.W.)  
MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF LOT 1;

THENCE: N 04° 46' 21" E ALONG THE WEST WALL OF SOUTH MAIN STREET FOR A DISTANCE OF  
124.70 FEET TO A POINT MARKING A COMMON WALL OF TWO EXISTING BUILDINGS SITUATED  
WITHIN SAID BLOCK 101;

THENCE: S 85° 16' 05" E THROUGH SAID LOT 3 AND ALONG SAID COMMON WALL FOR A  
DISTANCE OF 129.63 FEET TO A POINT MARKING THE NORTHEAST CORNER OF ONE OF SAID  
BUILDINGS;

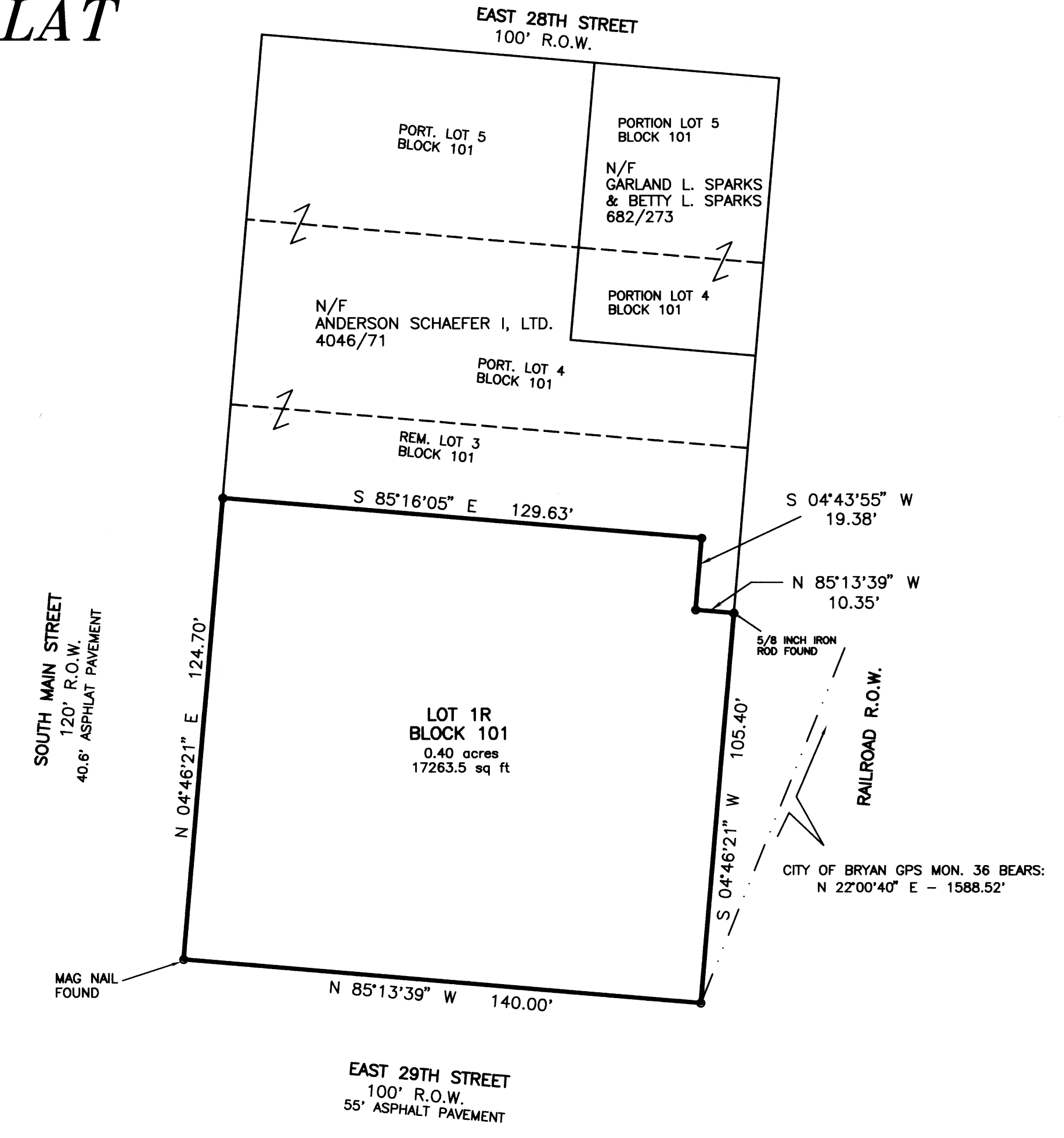
THENCE: S 04° 43' 55" W CONTINUING THROUGH SAID LOT 3 AND ALONG THE EAST WALL OF  
SAID BUILDING FOR A DISTANCE OF 19.38 FEET TO A POINT;

THENCE: S 85° 13' 39" E CONTINUING THROUGH SAID LOT 3 FOR A DISTANCE OF 10.35 FEET  
TO A POINT;

THENCE: S 04° 46' 21" W THROUGH SAID LOTS 3, 2 AND 1 AND ALONG THE WEST LINE OF A  
10.00 FOOT WIDE STRIP OUT OF SAID BLOCK 101 ACCORDING TO THE DOCUMENTS RECORDED IN  
VOLUME 28, PAGES 207 AND 208 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A  
DISTANCE OF 105.40 FEET TO A POINT ON THE NORTH LINE OF EAST 29TH STREET MARKING  
THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 85° 13' 39" W ALONG THE NORTH LINE OF EAST 29TH STREET FOR A DISTANCE OF  
140.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.40 OF AN ACRE OF LAND, MORE OR  
LESS, AS SURVEYED ON THE GROUND JULY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED  
ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) THE CITY OF BRYAN dba BRYAN TEXAS UTILITIES, owner(s) and developer(s) of  
the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records  
of Brazos County, in Volume 8131, Page 236, 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.

*Van Wilkerson*  
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared  
*Van Wilkerson* known to me to be the person(s) whose name(s) is/are  
subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same  
for the purpose and consideration therein stated.

Given under my hand and seal on this 13<sup>th</sup> day of October, 2008

*Wade M. Sasley*  
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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*  
Brad Kerr, R.P.L.S. No. 4502

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 2<sup>nd</sup> day of October, 2008.

*Kevin Penell*  
City Planner, City of Bryan

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  
13<sup>th</sup> day of October, 2008.

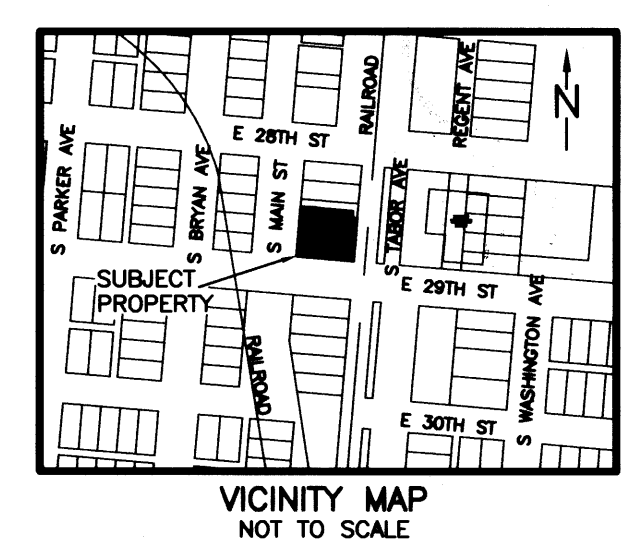
*W. Paul Kayson*  
City Engineer, City of Bryan

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 certificates of authentication was filed for record in my office on the 14<sup>th</sup>  
day of October, 2008, in the Official Public Records of Brazos County, Texas, in  
Volume 8828, Page 47.

*Karen McQueen*  
County Clerk,  
Brazos County, Texas



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREIN 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. 4804103131 C, DATED 07-02-1992.
3. ANY BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. ALL PROPERTY CORNERS FALL WITHIN EXISTING BUILDING STRUCTURES OR OTHER IMPROVEMENTS UNLESS OTHERWISE NOTED.

**REPLAT**  
OF  
REMAINDER OF LOTS 1 AND 2 AND A  
PORTION OF LOT 3, BLOCK 101  
BRYAN ORIGINAL TOWNSITE  
VOLUME H, PAGE 721  
0.40 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 07-13-07  
PLAT DATE: 08-18-08

JOB NUMBER: 08-591  
CAD NAME: 08-591  
RS# FILE: BOT (cont); 07-565 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: CITY OF BRYAN  
dba BRYAN TEXAS UTILITIES  
P.O. BOX 1000  
BRYAN, TEXAS 77805  
PHONE (979) 821-5700