

hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

STATE OF TEXAS

COUNTY OF BRAZOS

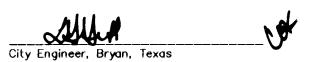
Before me, the undersigned authority, on this day personally appeared Bill Balland person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the

Given under my hand and seal of office this 16th day of August



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_6.



APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, Hughes, Chairman of the Planning & 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 2001 and same was duly approved on the day _______, 2001 by said Commission



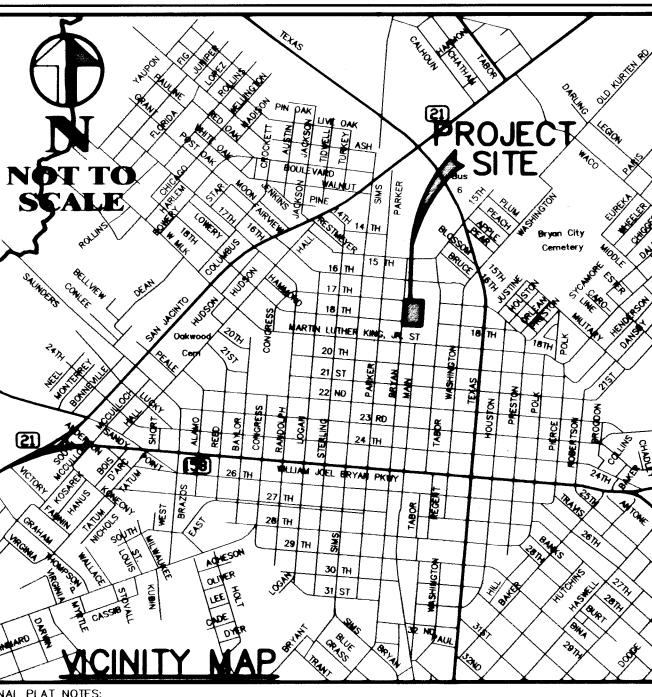
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

Registered Public Surveyor No. _____, 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.







(O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM OMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.

SETBACKS WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT, OF THE CITY OF BRYAN CODE OF ORDINANCES. THE FRONT BUILDING SETBACK WILL BE ONE (1) FOOT AS APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 20, 2006.

BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS

PER ABSTRACT OF TITLE NO. 1250, DATED JULY 3, 1929, A TRACT OF LAND 250 BY 660 FEET IN SIZE, EMBRACING ALL OF BLOCKS 108 AND 107 AND THE ALLEYS THEREIN, AND ALSO PARTS OF WEST 17TH (JEFFERSON) STREET AND WEST 18TH (WEBSTER) STREET, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, APPEARING IN THE NAME OF M.L. AND G.S. PARKER, JR. THIS ABSTRACT WAS PREPARED BY THE BRAZOS COUNTY ABSTRACT COMPANY, INC. AND ILLUSTRATES THE CONVEYANCE OF ALL PUBLIC RIGHT-OF-WAY AND ALLEYS WITHIN THE DESCRIBED TRACT OF LAND. VOLUME 75, PAGE 444 (O/D.R.B.C.T.), DATED SEPTEMBER 26, 1929, CONVEYS THE TRACT OF LAND FROM M.L PARKER, ET AL TO BRYAN COMPRÉSS & WAREHOUSE

> METES AND BOUNDS DESCRIPTION OF A

2.181 ACRE TRACT STEPHEN F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF 16TH STREET, A PORTION OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF 17TH STREET, AND ALL OF BLOCK 107, BRYAN ORIGINAL TOWNSITE. ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS. SAID TRACT BEING A PORTION OF A CALLED TRACT OF LAND DESCRIBED AS TRACT I BY A DEED TO HEARNE COTTON COMPRESS COMPANY, INC., RECORDED IN VOLUME 886, PAGE 19 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

<u>BEGINNING</u> AT A ½ INCH IRON ROD FOUND ON THE SOUTH LINE OF 16TH STREET MARKING THE NORTHEAST

EAST LINE OF NORTH BRYAN AVENUE (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID BLOCK 267 AND THE SOUTHWEST CORNER OF SAID TRACT I, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 58° 11' 47" E FOR A DISTANCE OF 0.27 FEET;

THENCE: N 04' 46' 21" E ALONG THE EAST LINE OF NORTH BRYAN AVENUE FOR A DISTANCE OF 380.00 FEET TO AN "X" SET IN CONCRETE MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

THENCE: S 85' 13' 39" E THROUGH THE RIGHT-OF-WAY OF 17TH STREET AND SAID TRACT I FOR A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS HEREIN

THENCE: S 04° 46' 21" W ALONG THE EAST LINE OF SAID BLOCK 107 AND THE EXTENSION THEREOF FOR A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.181 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH A STABLISHED FROM GPS OBSERVATION.

REPLAT BRYAN ORIGINAL

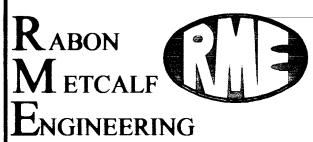
VOLUME H, PAGE 721
CREATING

BLOCK 107, LOT 1R STEPHEN F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: JUNE 9, 2006



CELL - (979) 219-4174

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



POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842

EMAIL: rmengineer@verizon.net OFFICE - (979) 690-0329 FAX - (979) 690-0329

PROPERTY OWNER BRYAN COTTON COMPRESS c/o BILL BALLARD 202 W. 15TH STREET BRYAN, TX 77803

OFF: (979) 775-5491 FAX: (979) 822-3392 ILENAME: 0285RP1A | SCALE: 1" = 30' UBMITTAL DATE: JUNE 28, 2006 RAWN BY: R.A.M. HECKED BY: R.A.M.

TELD BOOK: N/A PAGES: N/A RABON METCALF ENGINEERING CLIENT NO. PROJECT NO. 205 - 0285