

METES AND BOUNDS DESCRIPTION
 OF A
 0.44 ACRE TRACT
 BRYAN ORIGINAL TOWNSITE
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO PER CURIAM HOLDINGS, LLC RECORDED IN VOLUME 10420, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR SAID PER CURIAM TRACT BEING ALL OF LOTS 8 AND 9, AND A PORTION OF THE ADJOINING 20' ALLEY, BLOCK 11, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE RIGHTS-OF-WAY OF E. 23RD STREET (80' R.O.W.) AND WASHINGTON AVENUE (100' R.O.W.) ADJOINING SAID PER CURIAM TRACT.

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

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTHWEST CORNER OF SAID ALLEY MARKING SOUTH CORNER OF A CALLED 893 SQUARE FOOT TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO PATRICIA SONNITAG AND CHARLES E. SONNITAG, IV RECORDED IN VOLUME 12077, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 23RD STREET BEARS: N 85° 14' 29" W FOR A DISTANCE OF 63.09 FEET AND THE CITY OF BRYAN GPS MONUMENT NO. 116 BEARS: S 88° 43' 04" W FOR A DISTANCE OF 5668.62 FEET;

THENCE: THROUGH SAID ALLEY AND ALONG THE COMMON LINE OF SAID PER CURIAM HOLDINGS TRACT AND SAID SONNITAG TRACT FOR THE FOLLOWING CALLS:

N 04° 52' 58" E FOR A DISTANCE OF 45.00 FEET (DEED CALL: N 08° 30' 00" E - 45.00 FEET, 10420/211 & 12077/275) TO A 1/2 INCH IRON ROD SET;

S 85° 07' 02" E FOR A DISTANCE OF 5.00 FEET (DEED CALL: S 81° 30' 00" E - 5.00 FEET, 10420/211 & 12077/275) TO A 1/2 INCH IRON ROD FOUND;

N 04° 52' 58" E, AT 66.83 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID SONNITAG TRACT AND THE SOUTH CORNER OF A CALLED 0.81 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO BILLY W. SHARP RECORDED IN VOLUME 6587, PAGE 157 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (DEED CALL: N 08° 30' 00" E - 66.83 FEET, 12077/275), CONTINUE ON ALONG THE SOUTHWEST LINE OF SAID 0.81 ACRE TRACT FOR A TOTAL DISTANCE OF 70.00 FEET (DEED CALL: N 08° 30' 00" E - 70.00 FEET, 10420/211) TO A 1/2 INCH IRON ROD SET IN THE CENTERLINE OF SAID ALLEY MARKING THE WEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO ALINE BROGDON RECORDED IN VOLUME 391, PAGE 164 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 85° 07' 02" E ALONG THE SOUTHWEST LINE OF SAID BROGDON TRACT, THROUGH SAID ALLEY AND ALONG THE NORTHEAST LINE OF SAID LOTS 8 AND 9, AT 125.00 FEET (DEED CALL: S 81° 30' 00" E - 125.00 FEET, 10420/211) PASS A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF N. WASHINGTON AVENUE MARKING THE EAST CORNER OF SAID LOT 8 AND THE SOUTH CORNER OF BROGDON TRACT (FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: S 07° 57' 31" W FOR A DISTANCE OF 3.00 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD SET WITHIN THE RIGHT-OF-WAY OF WASHINGTON AVENUE MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 04° 52' 58" W THROUGH SAID RIGHT-OF-WAY OF WASHINGTON AVENUE, 20.00 FEET FROM AND PARALLEL TO THE EAST LINE OF SAID LOT 8, FOR A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD SET WITHIN THE RIGHT-OF-WAY OF E. 23RD STREET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 85° 07' 02" W THROUGH SAID RIGHT-OF-WAY OF E. 23RD STREET, 15.00 FEET FROM AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 8 AND 9, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 04° 52' 58" E CONTINUING THROUGH SAID RIGHT-OF-WAY OF E. 23RD STREET FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.44 OF AN ACRE OF LAND, AS SURVEYED ON THE GROUND JULY, 2015, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- NOTES:
1. THE 0.105 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. 2152 ADOPTED BY THE BRYAN CITY COUNCIL 10/24/16.
 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
 4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
 5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
 6. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
 7. THESE PROPERTIES ARE CURRENTLY ZONED C-1 OFFICE.
 8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
 9. THE PORTION OF BLOCK 11, 20' ALLEY SHOWN ON THIS REPLAT WAS ABANDONED BY CITY OF BRYAN ORDINANCE #1013.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Shane Phelps, President of Per Curiam Holdings LLC, owner and developer of the land shown on this plat, and designated herein as Lots 8-9 and Portions of Alley, Block 11, City of Bryan Townsite to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in force and effect unless expressly provided otherwise.

Shane Phelps, President of Per Curiam Holdings LLC

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Shane Phelps, 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 12th day of March, 2016.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

I, Paul Kasper, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas, and was approved on the 23rd day of February, 2016.

Paul Kasper
 City Engineer
 Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zammit, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

Martin Zammit
 City Planner
 Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Paul Kasper, 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 and Zoning Commission of the City of Bryan on the 23rd day of February, 2016, and same was duly approved on the 12th day of March, 2016, by said Commission.

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 23rd day of March, 2016, in the Official Records of Brazos County in Volume 10420, Page 31.

Karen McQueen
 County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	S 85° 07' 02" E

Doc 01257302 Bk OR 13212 Pg 31

Filed for Record in:
 BRAZOS COUNTY

On: Mar 03 2016 at 08:21A

As a
 Plat

Document Number: 01257302

Amount 73.00

Receipt Number - 568681

By:
 Lauren Reistino

STATE OF TEXAS
 COUNTY OF BRAZOS

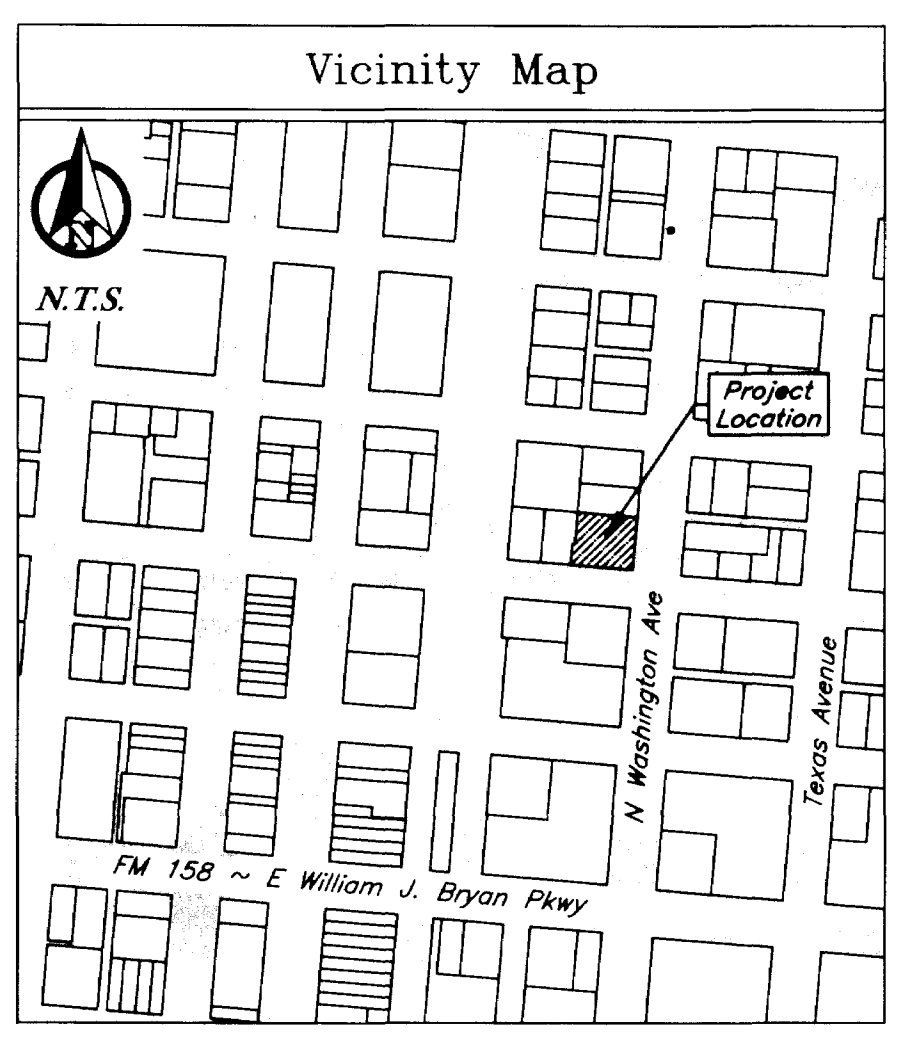
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 03 2016

Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY



FINAL PLAT

**Bryan Original Townsite,
 Block 11, Lot 8R
 0.44 Acres**

Being a Replat of City of Bryan Townsite, Block 11, Lots 8-9, Portion of 20' Alley, and 0.105 Acre ROW Abandonment, Bryan Original Townsite Bryan, Brazos County, Texas

December 2015

Owner:
 Per Curiam Holdings LLC
 Property Tax Department
 400 N. Washington Ave
 Bryan, TX 77803

Engineer:
 IA Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE-F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195