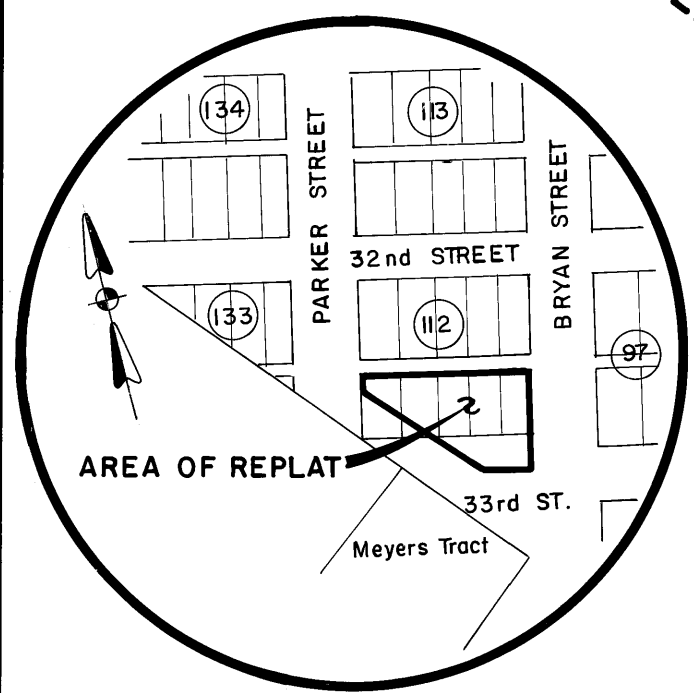
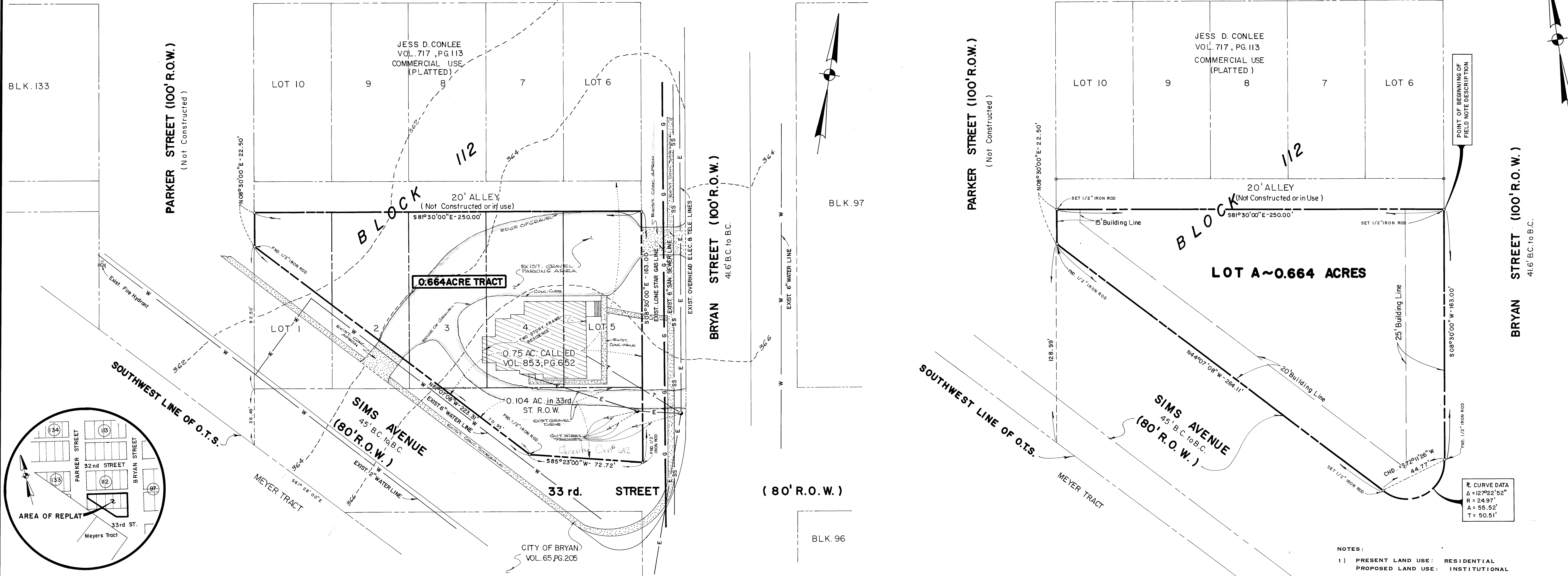


32nd STREET (80' R.O.W.)  
(Not Constructed)

32nd STREET (80' R.O.W.)  
(Not Constructed)



# ORIGINAL PLAT

# REPLAT

SCALE: 1" = 30'

SCALE: 1" = 30'

**CERTIFICATION BY THE DIRECTOR OF PLANNING**

I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

*Cliff Miller*  
 CLIFF MILLER, DIRECTOR OF PLANNING  
 CITY OF BRYAN, TEXAS

**APPROVAL OF THE PLANNING COMMISSION**

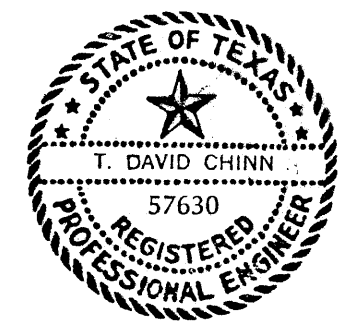
I, G. KENNY MALLARD, JR., CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 11 DAY OF FEBRUARY, 1986, AND SAME WAS DULY APPROVED ON THE 16 DAY OF MARCH, 1986.

*G. Kenny Mallard, Jr.*  
 CHAIRMAN, CITY OF PLANNING COMMISSION  
 CITY OF BRYAN, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**

I, FRANK BORISKIE, 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 DAY OF February, 1986, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 374, PAGE 137.

*Frank Boriskie*  
 FRANK BORISKIE, COUNTY CLERK  
 BRAZOS COUNTY, TEXAS



**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*T. David Chinn*  
 T. DAVID CHINN, P.E. NO. 57630

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, S.M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2003, 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 ON THE GROUND.

*S.M. Kling*  
 S.M. KLING, R.P.S. NO. 2003

*Kelly Luckert*  
 349824

Field notes of a 0.664 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 0.75 acre tract described in the deed from Thomas P. Spence and wife, Ramona A. Spence, to Mental Health Mental Retardation Authority of Brazos County, Texas, as recorded in Volume 853, Page 652, of the Deed Records of Brazos County, Texas, and a portion of 33rd Street, right-of-way according to the plat of the Bryan Original Townsite, recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, said 0.664 acre tract being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the northeast corner of Lot 5, Block 112, Bryan Original Townsite, same being in the east line of the aforementioned 0.75 acre tract, and said iron rod being in the west right-of-way line of Bryan Street;

THENCE S 08° 30' 00" W along the west right-of-way line of the aforementioned Bryan Street, at a distance of 115.00 feet, pass a 1/2" iron rod set at the southeast corner of Lot 5, Block 112, continue on along the east line of the aforementioned 0.75 acre tract for a total distance of 163.00 feet to a 1/2" iron rod found marking the southeast corner of the said 0.75 acre tract in 33rd Street, said iron rod being at the beginning of a curve, concave to the north, having a radius of 24.97 feet;

THENCE Southwesterly along said curve for an arc length of 55.52 feet to a 1/2" iron rod set at the end of this curve, same being in the northeast right-of-way line of Sims Avenue, the chord bears S 72° 11' 26" W 44.77 feet;

THENCE N 44° 07' 08" W along the northeast right-of-way line of the aforementioned Sims Avenue, at a distance of 40.80 feet, pass the most southerly southwest corner of the aforementioned 0.75 acre tract, at a distance of 111.75 feet, pass the south line of Lot 3, Block 112, continue on for a total distance of 264.11 feet to a 1/2" iron rod found at the southwest corner of the said 0.75 acre tract, same being in the east right-of-way line of Parker Street;

THENCE N 08° 30' 00" E along the east right-of-way line of Parker Street, for a distance of 22.50 feet to a 1/2" iron rod set at the northeast corner of Lot 1, Block 112;

THENCE S 81° 30' 00" E along the south line of the alley in Block 112, for a distance of 250.00 feet to the PLACE OF BEGINNING, containing 0.664 acres of land, more or less.

**OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS**

State of Texas  
 County of Brazos

The Mental Health Mental Retardation Authority of Brazos County, a Texas Corporation, OWNER and DEVELOPER of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County, Texas, in Volume 853, Page 652, and designated herein as Lot A, Block 112, Bryan Original Townsite, 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.

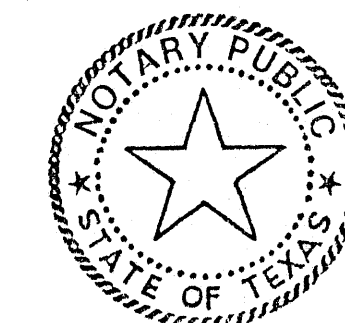
*Dr. Ann Shively*  
 Dr. Ann Shively, Executive Director  
 Mental Health Mental Retardation  
 Authority of Brazos County

State of Texas  
 County of Brazos

Before me, the undersigned authority, on this day personally appeared Dr. Ann Shively, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 13 day of March, 1986.

*Ruth W. Mayfield*  
 Ruth W. Mayfield  
 Notary Public, State of Texas  
 Printed Name of Notary  
 My Commission Expires: 2-21-88



- NOTES:**
- 1) PRESENT LAND USE: RESIDENTIAL  
 PROPOSED LAND USE: INSTITUTIONAL
  - 2) 5' SETBACK ALONG 20' ALLEY
  - 3) 1/2" IRON RODS SET AT ALL PROPERTY CORNERS
  - 4) ANY BUILDING PERMIT APPLIED FOR ON LOT A, WILL BE REQUIRED TO CONFORM TO THE PROVISIONS OF SECTION 14-J OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF BRYAN OR OTHER ORDINANCE IN EFFECT AT THE TIME
  - 5) FIRE HYDRANT LOCATIONS ARE:
    - 1) SOUTH CORNER OF INTERSECTION OF BRYAN STREET AND BECK STREET  
 VEHICLE LAY OF HOSE DISTANCE = 450 FEET
    - 2) SOUTH SIDE OF SIMS STREET  
 VEHICLE LAY OF HOSE DISTANCE = 330 FEET
  - 6) A VARIANCE FOR SUBSTANDARD FRONTAGE ALONG PARKER STREET WILL BE AUTOMATICALLY APPROVED WITH THE APPROVAL OF THIS REPLAT OF BLOCK 112, O.T.S. OF BRYAN.

# RESUBDIVISION PLAT

**PART OF BLOCK 112  
 BRYAN ORIGINAL TOWNSITE  
 VOLUME H, PAGE 721**

**S. F. AUSTIN SURVEY, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 30' FEBRUARY, 1986  
 Owned and Developed by:  
 Mental Health Mental Retardation  
 Authority of Brazos Valley, A Texas Corporation  
 P.O. Box 4588  
 Bryan, Texas 77805  
 Ph. (409) 696-8585

PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212