

W. 26th STREET

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S. PARKER AVENUE

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S. BRYAN AVENUE

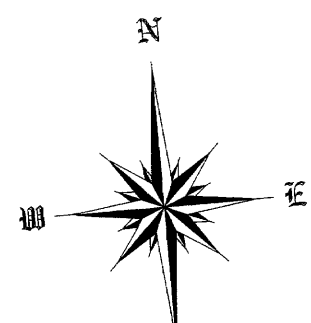
S. BRYAN AVENUE

W. 27th STREET

W. 27th STREET

PLAT

REPLAT



STATE OF TEXAS
COUNTY OF BRAZOS

I, Jose Selman, the owner(s) and developer(s) of part of LOTS 3, 4, & 5 BLOCK 118, as shown on this plat, being the tract of land as conveyed to me (s, s) in the Official Records of Brazos County in Volume 1238, Page 421, Vol. 1238, Page 500, 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.

Jose Selman
OWNER - PALMARES CONSTRUCTION INC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jose Selman, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Give under my hand and seal of office this 22nd day of July, 2003.

Jose Selman
My Commission Expires 10/21/07
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. T. McDevitt, the owner(s) and developer(s) of LOTS 6 & 7 and part of 3, 4, & 5 of ALLEY BLOCK 118, as shown on this plat, being the tract of land as conveyed to me (s, s) in the Official Records of Brazos County in Volume 1313, Page 293, Vol. 1313, Page 124, Vol. 1238, Page 171, 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.

W. T. McDevitt
OWNER - ST. ANDREW'S EPISCOPAL CHURCH

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. T. McDevitt, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Give under my hand and seal of office this 22nd day of July, 2003.

W. T. McDevitt
My Commission Expires 11/29/07
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert J. Breaux, the owner(s) and developer(s) of part of LOTS 3, 4, & 5 BLOCK 118, as shown on this plat, being the tract of land as conveyed to me (s, s) in the Official Records of Brazos County in Volume 1238, Page 421, Vol. 1238, Page 500, 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.

Robert J. Breaux
OWNER - ST. ANDREW'S EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert J. Breaux, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Give under my hand and seal of office this 22nd day of July, 2003.

Robert J. Breaux
My Commission Expires 10/21/07
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Keen M. Queen, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 22nd day of July, 2003, in the Official Records of Brazos County in Volume 5474, Page 16.

Keen M. Queen
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carriomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or omissions unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carriomagno
Surveyor, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Garland L. Sparks, the owner(s) and developer(s) of part of LOTS 1, 2, & 3 of ALLEY BLOCK 118, as shown on this plat, being the tract of land as conveyed to me (s, s) in the Official Records of Brazos County in Volume 653, Page 317, Volume 733, Page 66, 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.

Garland L. Sparks
OWNER - GARLAND L. SPARKS

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Garland L. Sparks, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Give under my hand and seal of office this 22nd day of July, 2003.

Garland L. Sparks
My Commission Expires 12/31/07
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carriomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or omissions unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

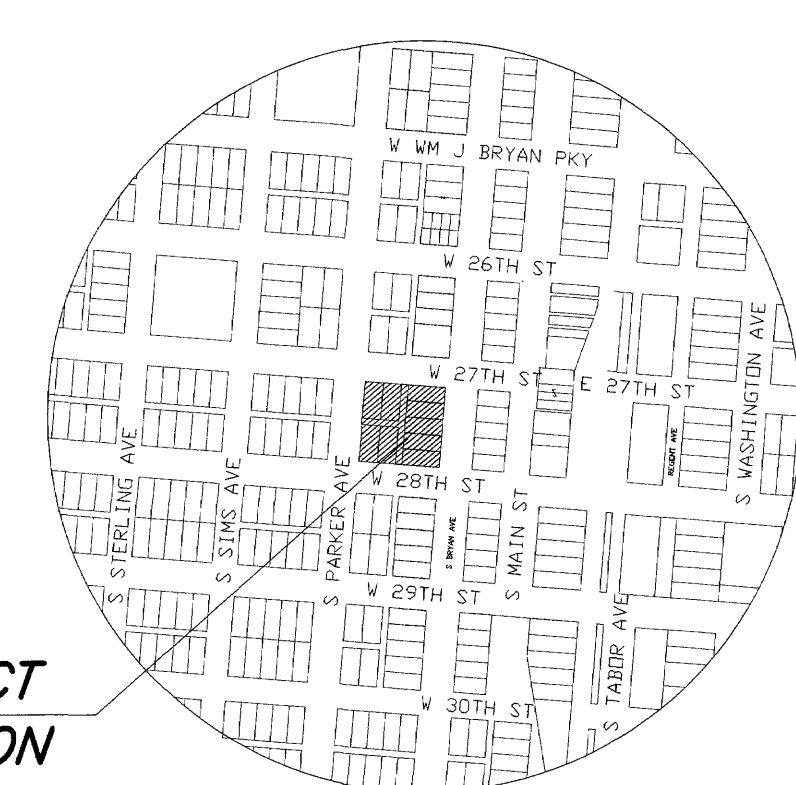
Dante Carriomagno
Surveyor, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, the undersigned, Planning Administrator 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 22nd day of July, 2003.

Dante Carriomagno
City Engineer, Bryan, Texas

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE #819.
 - 4) THIS PROPERTY IS ZONED DOWNTOWN DISTRICT
 - 5) ALL UTILITIES TO BE CONFIRMED IN FIELD PRIOR TO ANY CONSTRUCTION.
 - 6) The bearing basis of this survey is the EAST line of the previous survey as recorded in Volume H, Page 721, of the Deed Records of Brazos County, said bearing being S 05°00'00" W



PROJECT LOCATION

VICINITY MAP

LEGEND

- PROPERTY CORNER
- ⊕ POWER POLE
- ⊕ POWER BOX
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ STW MANHOLE
- ⊕ LIGHT POLE
- A.E. - ACCESS EASEMENT
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT

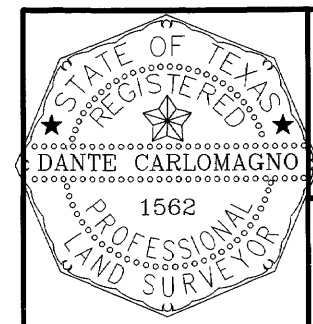
Doc 00823461 DR Vol 5479 PB 80
Filed for Record in: BRAZOS COUNTY
Date: Jul 29, 2003 at 09:10:19
As a Plat
Dequest Number: 00823461
Amount: 55.00
Receipt Number: 222298
Teresa Ramirez

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carriomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or omissions unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carriomagno
Surveyor, Brazos County, Texas

FILED
JUL 29 2003
HONORABLE WENDEE WOLFE, COUNTY CLERK
BRAZOS COUNTY

REPLAT OF
BLOCK 118
BRYAN ORIGINAL TOWNSITE
1.4348 ACRES
VOL 118, PAGE 721
S.F. AUSTIN LEAGUE No 9, A-82
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50'
FEBRUARY 10th, 2003



ST. ANDREW'S EPISCOPAL CHURCH
217 W. 26th STREET
(979)822-5176
RICHARD CARTER SURVEY, A-B
BRAZOS COUNTY, TEXAS

CARRIOMAGNO Surveying Inc
1562
2714 Finfeather Road, Bryan, Texas 77801
Phone (979)775-2873, Fax (979)775-4787, E-mail C580Carriomagno@Surveying.com
www.CarriomagnoSurveying.com

DRAWN BY: A. WALLACE
DRAWING NO. 02659Replat
SHEET 1 OF 1

on balance stubs

File name: 02659REPLAT.DWG
Plot date: 03/19/03 at 9:21
Revised: 07/18/03 - showing alley closing and recording for Garland Sparks