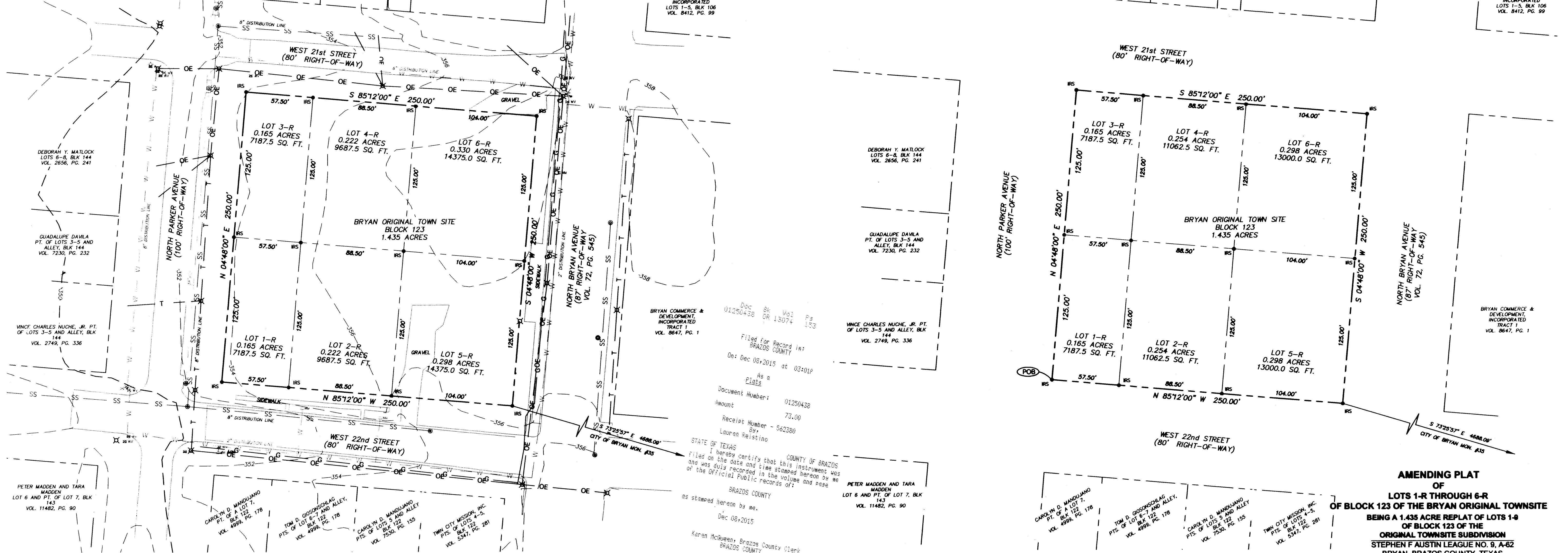


VICINITY MAP
NOT TO SCALE



NOTES:

- BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND GRID COORDINATES.
- THE PROPERTY IS CURRENTLY ZONED DT-N (DOWNTOWN NORTH) AS SHOWN ON SURVEY AND SUBJECT TO 75% MANDATORY MINIMUM FACADE LOCATION ALONG PROPERTY LINES.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0215F, MAP NO. 48041C0215F REVISED DATE OF APRIL 2, 2014.
- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
- ALLEY RIGHTS-OF-WAY IN THIS BLOCK ABANDONED AS PER ORDINANCE NO. 1228.

NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ACREAGES IN PREVIOUSLY RECORDED PLAT.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

GREGORY HOPCUS
R.P.L.S. NO. 6047
AUGUST, 2015
REVISED OCTOBER, 2015

CERTIFICATE OF CITY ENGINEER
I, PAUL KASPAR, CITY ENGINEER 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.

PAUL KASPAR
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER
I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 30th DAY OF November, 2015.

MARTIN ZIMMERMANN
CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCGOWEN, 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 30th DAY OF November, 2015, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 20214 PAGE 152-2.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

KAREN MCGOWEN
COUNTY CLERK
BRAZOS COUNTY, TEXAS

by: Lauren Reistino
Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, THE OWNERS AND DEVELOPERS OF SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME PAGE AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE BASINS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 30th DAY OF November, 2015.

Megan Harmon
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

FIELD NOTES

ALL THAT CERTAIN 1.435 ACRE TRACT OF LAND, LYING AND BEING BLOCK 123, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 82, BRAZOS COUNTY, TEXAS, SAME BEING TWO TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO, DESCRIBED IN A DEED TO BRYAN COMMERCIAL & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8647, PAGE 001, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), TO WHICH REFERENCE IS HEREBY MADE TO, FOR ANY AND ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (80' RIGHT-OF-WAY) AND NORTH PARKER AVENUE (100' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 48°48'28" WEST, 1.09 FEET;

THENCE NORTH 04°48'00" EAST, WITH THE EAST LINE OF NORTH PARKER AVENUE, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (80' RIGHT-OF-WAY) AND NORTH PARKER AVENUE (100' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 10°11'18" WEST, 1.70 FEET;

THENCE SOUTH 85°12'00" EAST, WITH THE SOUTH LINE OF WEST 21ST STREET, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (80' RIGHT-OF-WAY) AND NORTH BRYAN AVENUE (87' RIGHT-OF-WAY);

THENCE SOUTH 04°48'00" WEST, WITH THE WEST LINE OF NORTH BRYAN AVENUE, 250.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 22ND STREET (80' RIGHT-OF-WAY) AND NORTH BRYAN AVENUE (87' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 48°06'30" EAST, 0.04 FEET;

THENCE, NORTH 85°12'00" WEST, 250.00 FEET, WITH THE NORTH LINE OF WEST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.435 ACRES OF LAND, MORE OR LESS.



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FORM REGISTRATION NUMBER:
TYPE P-7461,
TRIPLE P-88238910

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BIRMINGHAM 979.836.6865
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SAN ANTONIO 210.566.4124

PREPARED FOR:
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PO BOX 1000
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Project Number: 15-0649
Issue Date: 10-28-15
Drawn By: MK
Checked By: GH