

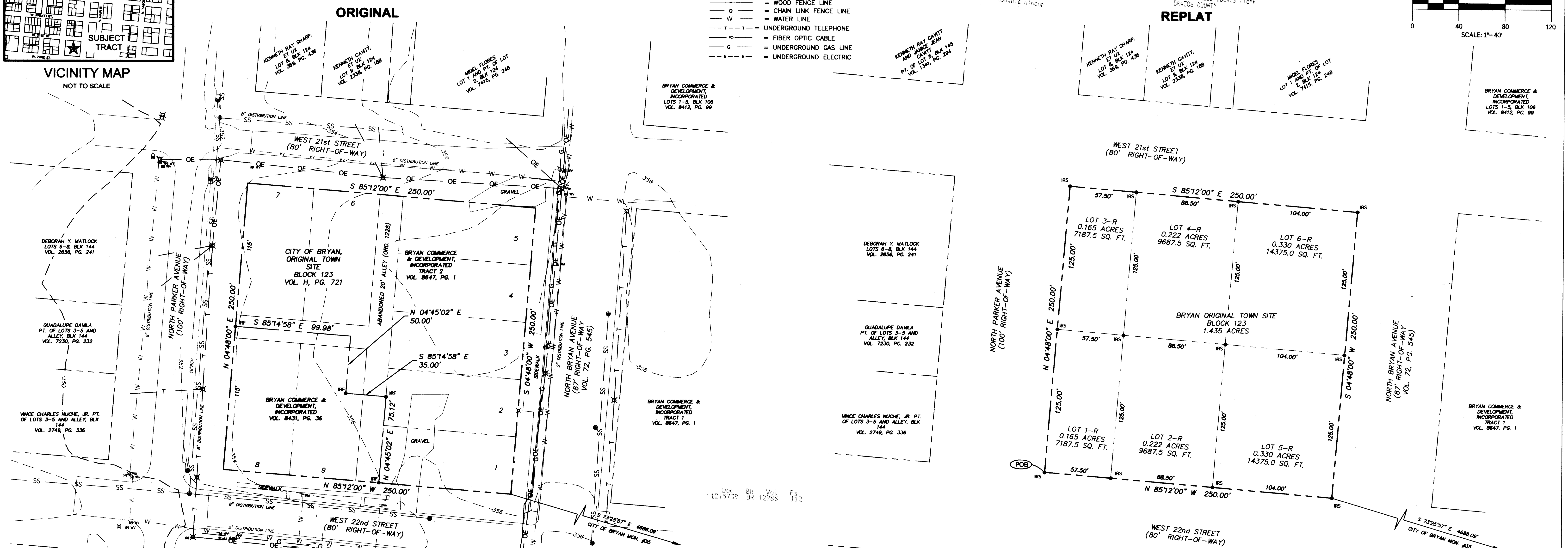
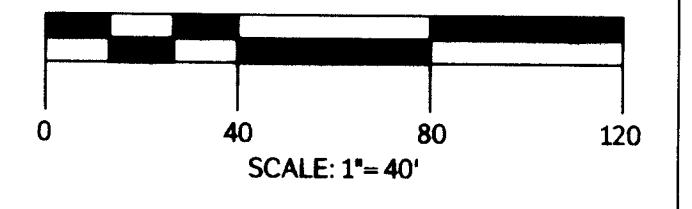
VICINITY MAP  
NOT TO SCALE

LEGEND

IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
OE	= OVERHEAD ELECTRIC
OH	= FIRE HYDRANT
EM	= ELECTRIC METER
TEP	= TELEPHONE PEDESTAL
WM	= WATER METER
CO	= CLEAN OUT
PL	= PROPERTY LINE
WF	= WOOD FENCE LINE
CL	= CHAIN LINK FENCE LINE
WL	= WATER LINE
UT	= UNDERGROUND TELEPHONE
FO	= FIBER OPTIC CABLE
UG	= UNDERGROUND GAS LINE
UE	= UNDERGROUND ELECTRIC

Filed for Record in:  
BRAZOS COUNTY  
On: Oct 09, 2015 at 08:50A  
As a  
Place  
Document Number: 01245739  
Amount: 73.00  
Recorder Number: 558066  
Cynthia Rincon

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.  
Oct 09, 2015  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY



**"A FINAL PLAT OF LOTS 1-R THROUGH 6-R  
OF BLOCK 123 OF THE BRYAN ORIGINAL  
TOWNSITE"**  
BEING A 1.435 ACRE REPLAT OF LOTS 1-9  
OF BLOCK 123 OF THE  
ORIGINAL TOWNSITE SUBDIVISION  
STEPHEN F AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

- 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.

**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 21<sup>ST</sup> DAY OF September, 2015.  
*Martin Zimmermann*  
CITY PLANNER  
BRYAN, TEXAS

**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 THE CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21<sup>ST</sup> DAY OF September, 2015, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 01245739, PAGE 112.  
WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.  
*Karen McQueen*  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
WE, BOD OWNERS AND DEVELOPERS OF LOT 7, BLK 144 SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 01245739, PAGE 112, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.  
*Kevin Kestner, BOD Treasurer*

**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 21<sup>ST</sup> DAY OF September, 2015.  
*Notary Signature*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**  
I, A.S. HICKLE, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE 21<sup>ST</sup> DAY OF September, 2015.  
*A.S. Hickle*  
CHAIR, PLANNING AND ZONING COMMISSION  
CITY OF BRYAN, 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. 62, 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 22ND 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°48'29" WEST, 1.08 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°11'15" 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 45°08'30" EAST, 0.84 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.

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, GREGORY HOPKUS, REGISTERED PUBLIC SURVEYOR NO. 8047, 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 Hopkus*  
GREGORY HOPKUS, R.P.L.S. NO. 8047  
AUGUST 1, 2016



**GESSNER ENGINEERING**  
Corporate Office  
2501 Ashford Drive  
Suite 102  
College Station, Texas 77840  
www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:**  
TYPE F-748L  
TOLLS F-16193810

**CORRESPONDENCE:**  
COLLEGE STATION 979.680.8840  
BIRMINGHAM 979.836.6885  
FORT WORTH 817.405.0774  
SAN ANTONIO 210.556.4124

**PREPARED FOR:**  
**BRYAN COMMERCIAL & DEVELOPMENT INC.**  
PO BOX 1000  
BRYAN, TX 77805

Project Number: 15-0649  
Issue Date: 09-09-15  
Drawn By: MK  
Checked By: GH