

10' Right-of-way Abandonment West 23rd Street
Together With
12.25' Right-of-way Abandonment on North Parker Avenue
Adjoining Block 142 - Bryan Original Townsite
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 10' wide right-of-way abandonment along West 23rd Street and a 12.25' right-of-way abandonment along North Parker Avenue, adjoining Block 142, Bryan Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap found at the intersection of the west right-of-way line of Parker Avenue - 100' wide right-of-way with the south right-of-way line of West 23rd Street - 80' wide right-of-way, same being the northeast corner of Lot 6, Block 142, of the Bryan Original Townsite, and the northeast corner of a 0.40 acre tract described in the deed to Harriet Development Ltd., recorded in Volume 11455, Page 7, of the Official Records of Brazos County, Texas;

THENCE N 81° 30' 00" W along the south right-of-way line of the aforementioned West 23rd Street for a distance of 125.00 feet to a 1/2" iron rod and cap found marking the northwest corner of the aforementioned 0.40 acre tract;

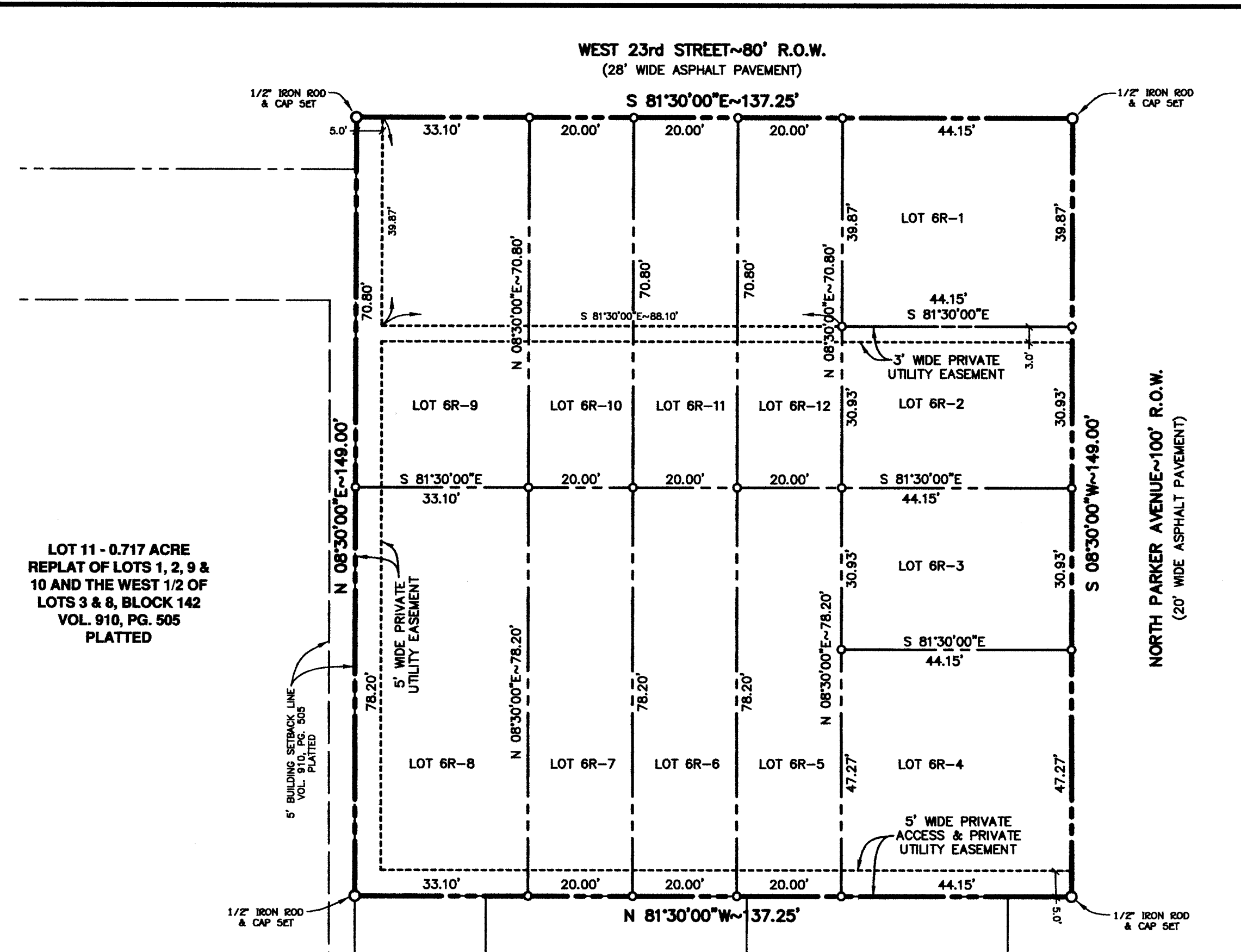
THENCE N 08° 30' 00" E for a distance of 10.00 feet to a 1/2" iron rod and cap set;

THENCE S 81° 30' 00" E parallel to and 10 feet north of the south right-of-way line of the aforementioned West 23rd Street, for a distance of 137.25 feet to a 1/2" iron rod and cap set;

THENCE S 08° 30' 00" W parallel to and 12.25 feet east of the west right-of-way line of the aforementioned North Parker Avenue, for a distance of 149.00 feet to a 1/2" iron rod and cap set;

THENCE N 81° 30' 00" W for a distance of 12.25 feet to a 1/2" iron rod and cap found marking the common corner between the aforementioned 0.40 acre tract and a 0.321 acre tract described in the deed to Trent Owens, recorded in Volume 8308, Page 201, of the Official Records of Brazos County, Texas;

THENCE N 08° 30' 00" E along the west right-of-way line of the aforementioned North Parker Avenue, for a distance of 139.00 feet to the PLACE OF BEGINNING, containing 0.07 acre of land, more or less.



LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—○—
STORM SEWER MANHOLE	⊙
STORM SEWER LINE	—○—
TELEPHONE PEDESTAL	⊙
TELEVISION PEDESTAL	⊙
TELEVISION CABLE	—○—
WATER METER	⊙
WATER LINE	—○—
WATER VALVE	⊙
FIRE HYDRANT	⊙
OVERHEAD ELECT. LINE	—○—
POWER POLE	⊙
LIGHT POLE	⊙
WOOD FENCE (& FENCE CORNER)	—○—
CHAIN LINK FENCE	—○—

LINE TABLE - RIGHT OF WAY ABANDONMENT 0.07 ACRE

LINE	BEARING	DISTANCE
L1	N08°30'00"E	10.00'
L2	S81°30'00"E	137.25'
L3	S08°30'00"W	149.00'
L4	N81°30'00"W	12.25'
L5	N08°30'00"E	139.00'
L6	N81°30'00"W	125.00'

- NOTES:**
1. BASIS OF BEARINGS IS AN ASSUMED N 81°30'E ALONG THE RECONSTRUCTED SOUTH RIGHT OF WAY LINE OF WEST 23rd STREET.
 2. CURRENT TITLE APPEARS VESTED IN HARRIET DEVELOPMENT, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 11455, PG. 7 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.I.M. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NOS. 0195E & 215E, MAP NOS. 4804100195E & 4804100215E. EFFECTIVE DATE: MAY 16, 2012.
 4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, OF NO. BC1300595, EFFECTIVE DATE: JUNE 12, 2013, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - c.) 20' WIDE GENERAL UTILITY EASEMENT - CITY OF BRYAN - VOL. 96, PG. 818. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - d.) UNRECORDED TEMPORARY CONSTRUCTION EASEMENT - CITY OF BRYAN.
 5. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.
 6. CURRENT ZONING: DT-N (DOWNTOWN NORTH)
- SETBACKS INFORMATION:**
- IN THE DOWNTOWN ZONING DISTRICTS, A MINIMUM OF 75 PERCENT OF ALL FACADES MUST BE BUILT UP TO THE PROPERTY LINE.
7. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
8. THE PUBLIC UTILITY EASEMENT DEPICTED IN VOL. 96, PG. 818 (RELEASE RECORDS) WAS RELEASED BY VOTE OF THE BRYAN CITY COUNSEL ON _____ AND RECORDED IN VOL. _____ PG. _____

ORIGINAL PLAT
VOL. "H", PG. 721

REPLAT
SCALE: 1"=20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Harriet Development, LTD., the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 11455, Page 7, and whose name is subscribed to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Chris Lawrence
Chris Lawrence, General Partner

APPROVAL OF THE CITY PLANNER

I, 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 1st day of March, 2015.

Karen McQueen
Karen McQueen, City Planner, City of Bryan, Texas.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chris Lawrence, 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 stated.

Given under my hand and seal of office this 07th day of Feb, 2015.

Charmaine E. McKinzie
Charmaine E. McKinzie
Notary Public, Brazos County, Texas

CERTIFICATION BY 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 the 11 day of March, 2015 in the Official Records of Brazos County, Texas, in Volume 10572, Page 24.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, A.S. HICKLE, 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 & Zoning Commission of the City of Bryan on the 11th day of May, 2014 and same was duly approved on the 21st day of August, 2014 by said Commission.

A.S. Hickle
Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land 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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

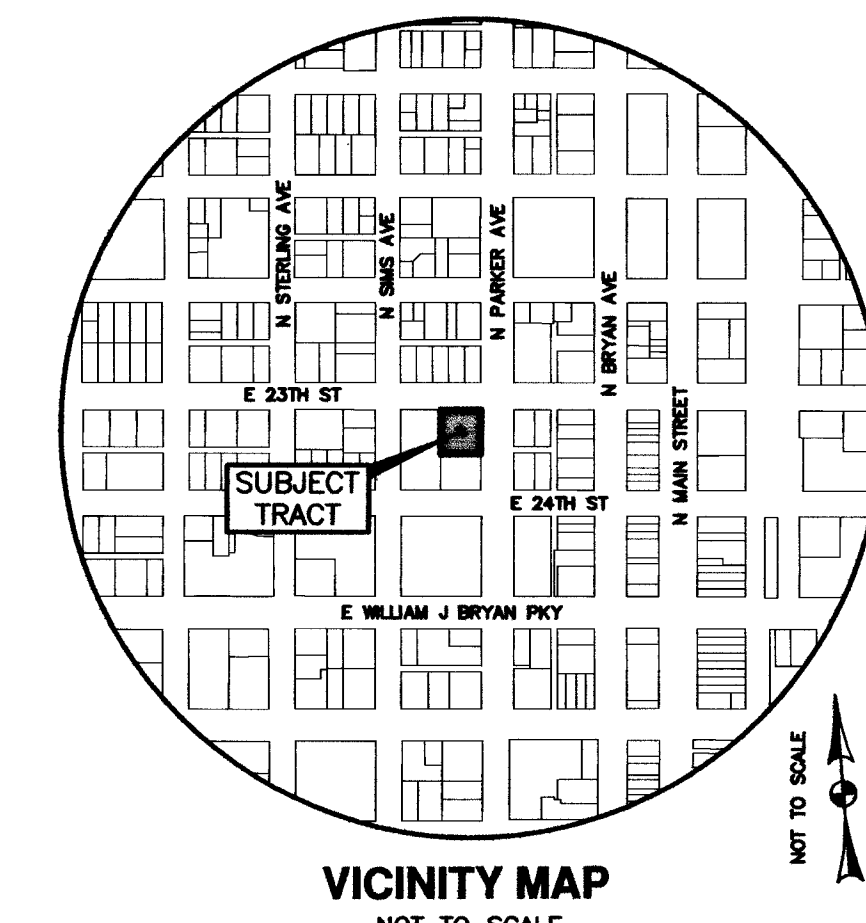
Doc. 01224607
Bk. DR 12572
Vol. Pg. 24

Filed for Record in:
BRAZOS COUNTY
On: Mar 17, 2015 at 03:14P
As a
Plat
Document Number: 01224607
Amount: \$7.00
Receipt Number: 538973
By: Lauren Reeves

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 17, 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

REPLAT
OF
**NORTH 4' OF LOTS 3, 4 & 5,
ALL OF LOTS 6 & 7, AND
THE EAST 1/2 OF LOT 8
BLOCK 142**
BRYAN ORIGINAL TOWNSITE
BEING A
FINAL PLAT
OF
**LOTS 6R-1 thru 6R-12,
BLOCK 142**
BRYAN ORIGINAL TOWNSITE
0.47 ACRE
S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS



HARRIET DEVELOPMENT, LTD
712 N. BANKS AVENUE
BRYAN, TEXAS 77803
SCALE: 1"=20' JUNE, 2014
PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A + BRYAN, TX + PH. 979/846-8212