

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
THE CITY OF BRYAN, REPRESENTED BY Jason P. Bienski, Mayor...

OWNER
Jason Bienski

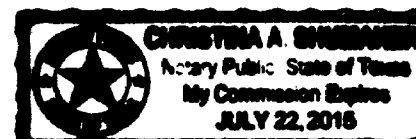
LIEN-HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason P. Bienski...

GIVEN UNDER MY HAND AND SEAL ON THIS 27th DAY OF November 2012.

Christina A. Galindo
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



APPROVAL OF THE CITY ENGINEER

I, W. Paul Knapp, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES...

W. Paul Knapp
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Lindsey Givoli, CITY PLANNER AND/OR DESIGNATED SECRETARY TO THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES...

Lindsey Givoli
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION...

Michael Beckendorf
CHAIR, PLANNING AND ZONING COMMISSION, 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 THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 13th DAY OF December 2012...

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

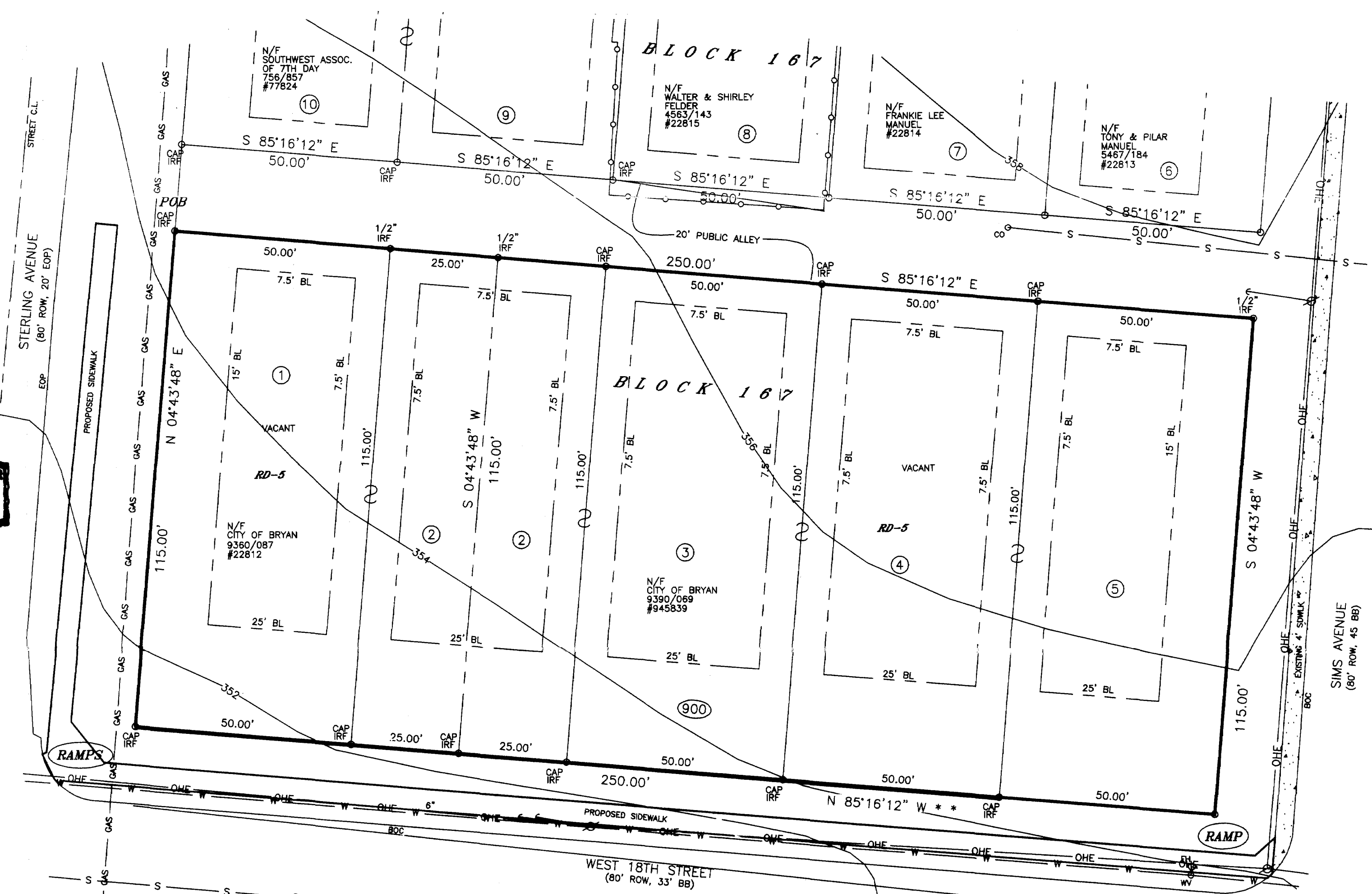
STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL...

Christian Galindo
CHRISTIAN A. GALINDO, E.E. # 53425, R.P.L.S. # 4473
SEPTEMBER 21, 2012



Filed for Record in: BRAZOS COUNTY
Date: Dec 13, 2012 at 09:35A
Amount: 62.00
Document Number: 011-0433
Receipt Number: 456183
By: Leahlie Bowman
COUNTY OF BRAZOS
I hereby certify that this instrument was filed for record in the public records of the County of Brazos, Texas, and that the same is a true and correct copy of the original as recorded in the public records of the County of Brazos, Texas.



METES AND BOUND DESCRIPTION

BEING A 0.6600-ACRE TRACT OR PARCEL OF LAND LYING AND BEING ALL OF LOTS 1 THROUGH 5, BLOCK 167, BRYAN ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY TEXAS, SAID 0.6600-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

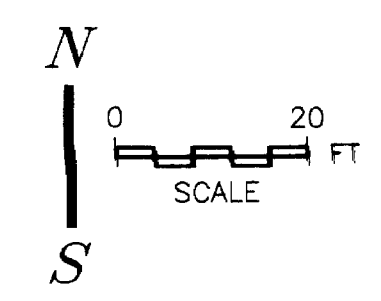
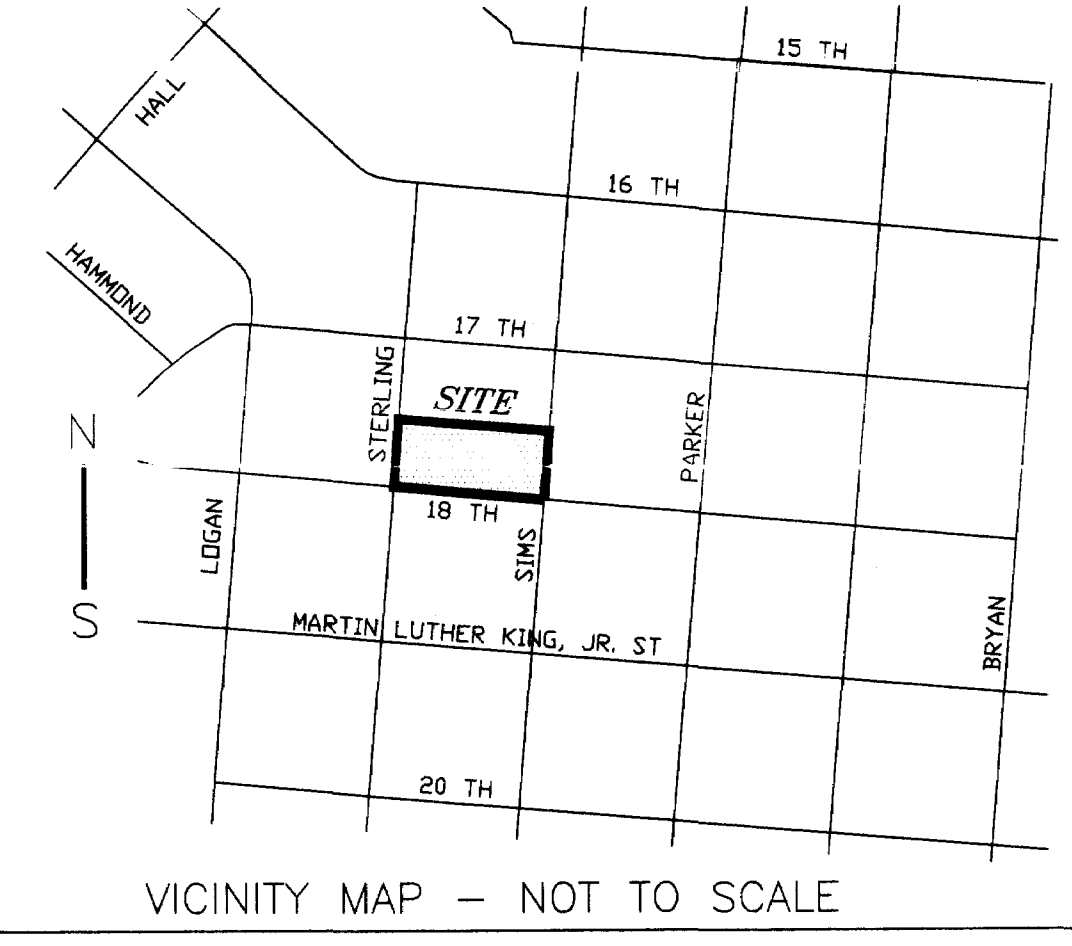
BEGINNING AT A 1/2" IRON SET MARKING THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY LINE OF STERLING AVENUE, AN 80'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY AND THE SOUTHWESTERN BOUNDARY LINE OF A 20'-WIDE PUBLIC ALLEY, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF SAID LOT 1;

THENCE S 85°16'12" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID ALLEY, FOR A DISTANCE OF 250.00' TO A 1/2" IRON ROD FOUND, MARKING THE EASTERNMOST CORNER OF SAID LOT 5, SAID ROD ALSO BEING ON THE NORTHWESTERN RIGHT OF WAY LINE OF SIMS AVENUE, AN 80'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE S 04°43'48" W, ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF SAID SIMS AVENUE, FOR A DISTANCE OF 115.00' TO A 1/2" IRON ROD SET, MARKING THE SOUTHERNMOST CORNER OF SAID LOT 5, SAID ROD ALSO BEING ON THE NORTHEASTERN RIGHT OF WAY LINE OF 18TH STREET, A 80'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE N 85°16'12" W, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF SAID 18TH STREET, FOR A DISTANCE OF 250.00' TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF SAID LOT 1, SAID ROD ALSO BEING ON THE SOUTHEASTERN RIGHT OF WAY LINE OF SAID STERLING AVENUE;

THENCE N 04°43'48" E, ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF SAID STERLING AVENUE, FOR A DISTANCE OF 115.00' TO THE POINT OF BEGINNING CONTAINING 0.6600 ACRES OF LAND MORE OR LESS.

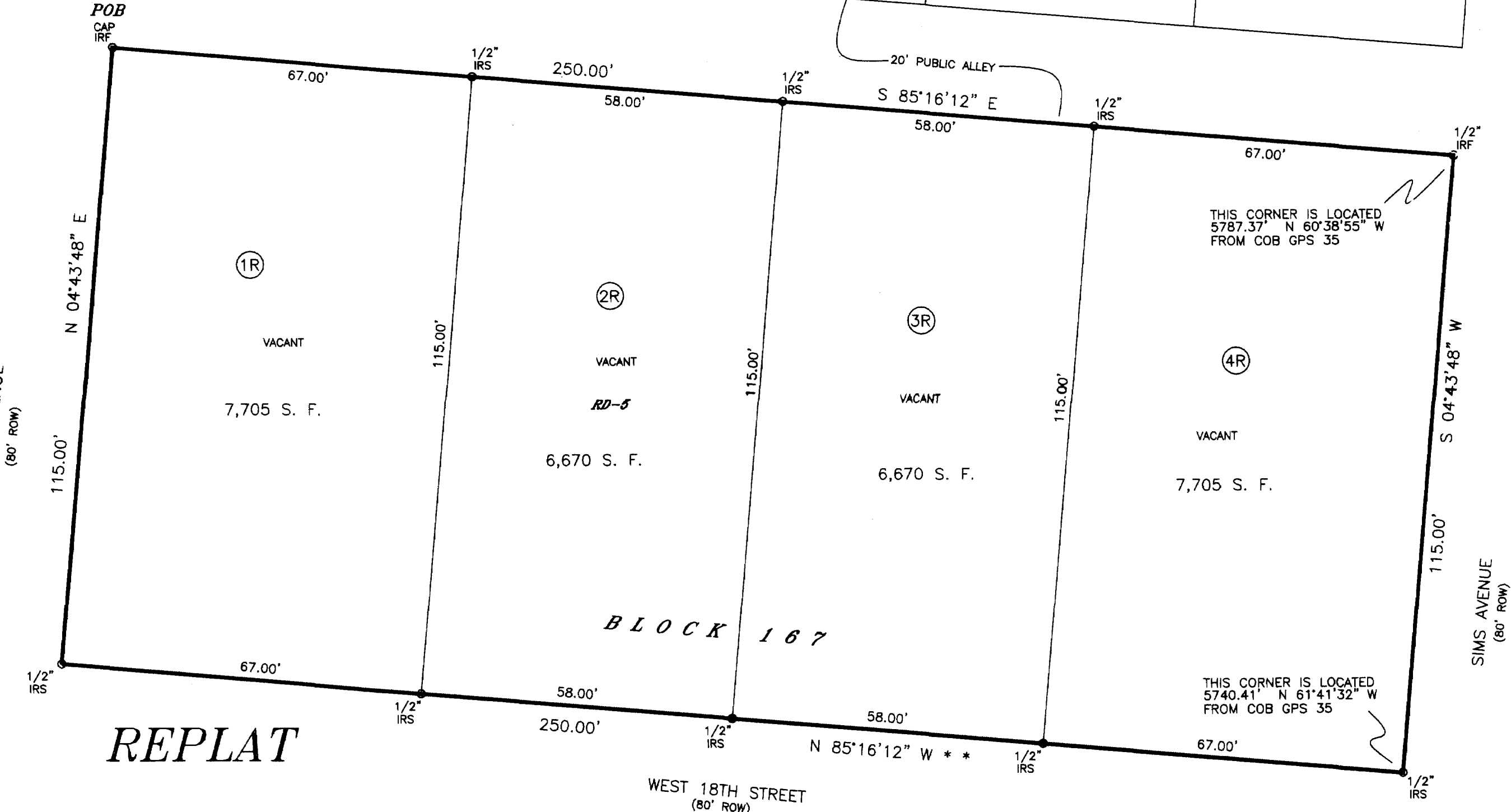
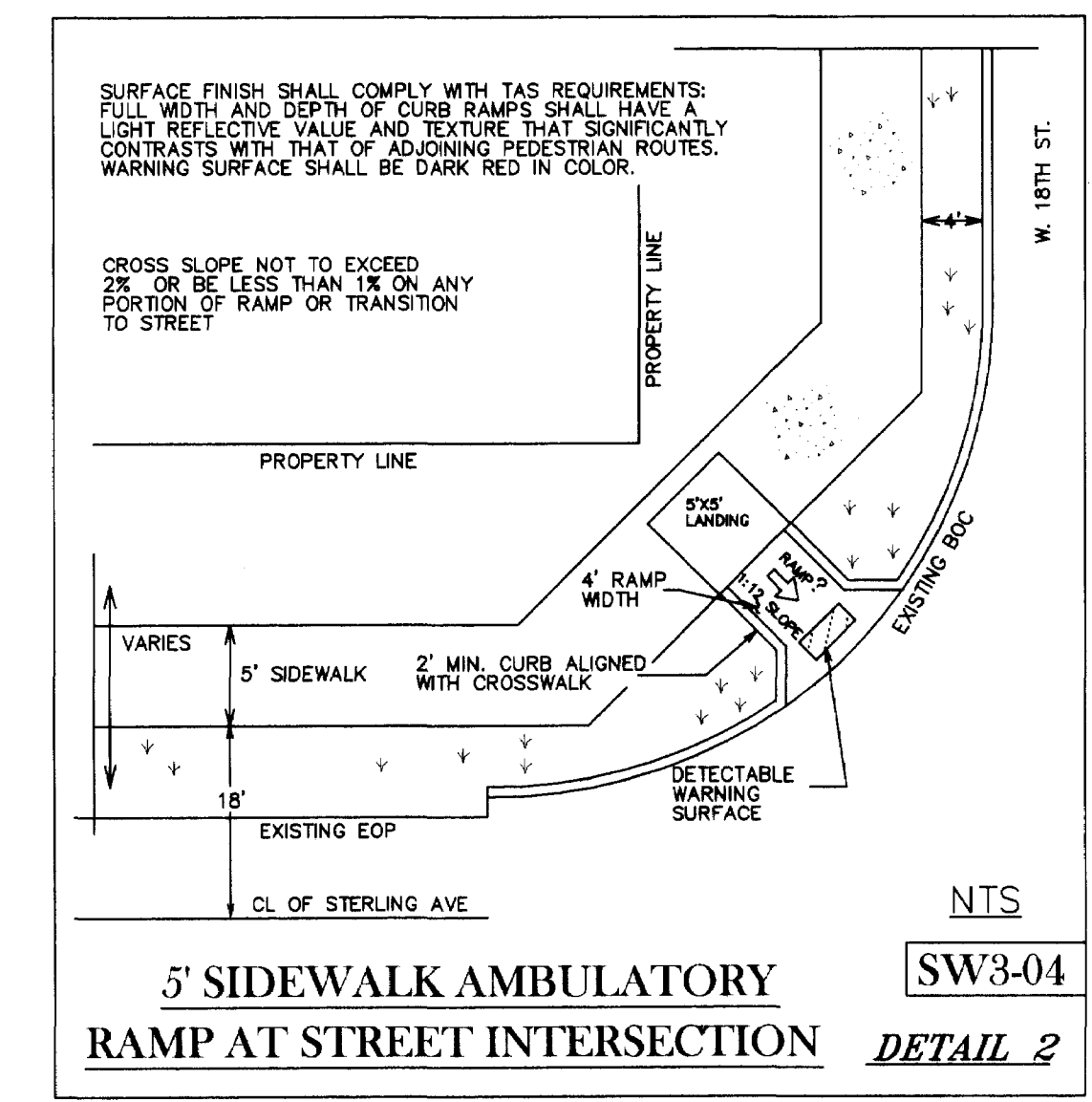
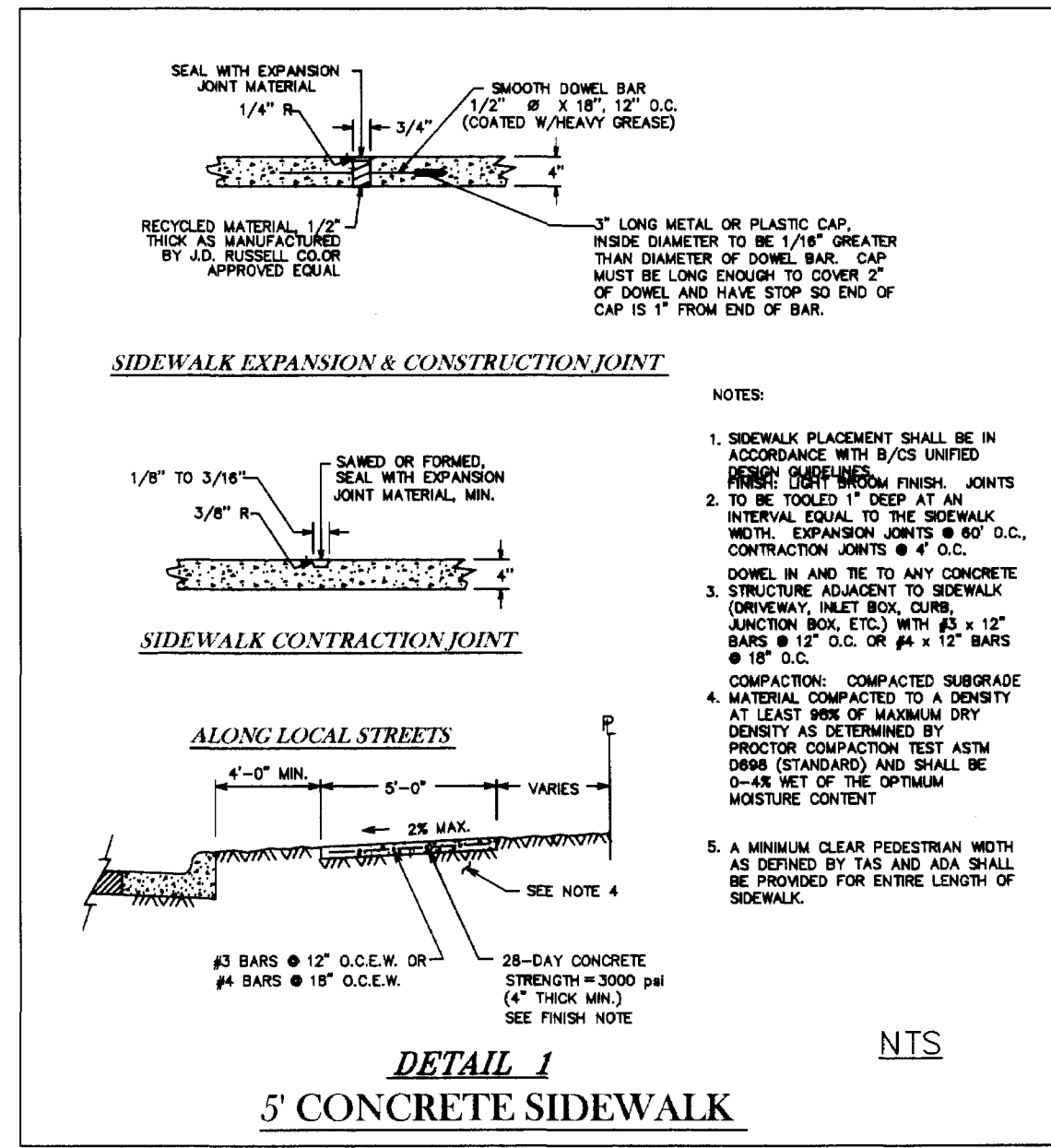


- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.6600 ACR.
3. BASE LINE IS NOTED WITH * *.
4. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0195 E, DATED MAY 16, 2012).
5. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 35: N=10,230,985.460 (NAD 83) ELEV. 331.46 (NAVD 88) E=3,545,537.335 (NAD 83) ELEV. 331.46 (NAVD 88)
6. TOPOGRAPHIC CONTOURS OBTAINED FROM COB PUBLISHED RECORDS.
7. BEARING SOURCE IS A REPLAT OF BLOCK 165 RECORDED IN 7873/128.
8. BLS ESTABLISHED BY CURRENT CITY OF BRYAN ZONING ORDINANCE.
9. ACCESS TO LOT 4R SHALL BE FROM WEST 18TH STREET ONLY.

EXISTING PLAT VOL. H, PG. 721

SIDEWALK AND RAMPS REQUIREMENT
A 5'-WIDE SIDEWALK, PER CITY OF BRYAN STANDARDS, SHALL BE INSTALLED ON THE SOUTHWEST SIDE OF LOTS 1R, 2R, 3R & 4R, ALONG AND PARALLEL TO THE NORTHEAST RIGHT OF WAY LINE OF 18TH ST., FOUR FT BEHIND THE EXISTING STREET CURB.
A 5'-WIDE SIDEWALK, PER CITY OF BRYAN STANDARDS, SHALL BE INSTALLED ON THE NORTHWEST SIDE OF LOT 1R, ALONG AND PARALLEL TO THE SOUTHEAST RIGHT OF WAY LINE OF STERLING AVE., 18' FROM THE CENTER LINE OF STERLING AVE.
ADA RAMPS SHALL BE INSTALLED AT THE NORTHEAST INTERSECTION OF 18TH STREET AND STERLING AND AT THE NORTHWEST INTERSECTION OF 18TH STREET AND SIMS AVENUE AS SHOWN IN DETAIL 2.

- LEGEND
- IRON ROD
- IRON PIPE
- CONCRETE MARKER
- MARKED ON CONCRETE
- CAPPED
- FOUND
- FENCE POST
- FENCE CORNER
- RIGHT OF WAY
- DICK TO BACK OF CURB
- BUILDING LINE
- PUBLIC UTILITY EXHIBIT
- ELECTRICAL EASEMENT
- DRAINAGE EASEMENT
- PARKING ACCESS EASEMT.
- ACCESS EASEMENT
- ELECTRIC TRANSFORMER
- ELECTRICAL
- POWER POLE
- LIGHT POLE
- MANHOLE
- CLEAN OUT
- GAS
- WATER
- WATER VALVE
- SANITARY SEWER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE TV
- METER/MARKER
- AIR CONDITIONER
- CHIMNEY
- EDGE OF PAVEMENT
- BACK OF CURB
- PEDESTRIAN ACCESS EASMT.
- IRRIGATION VALVE
- MEASURED
- RECORDED



REPLAT FINAL PLAT OF LOTS 1R THROUGH 4R, BLOCK 167 OF THE BRYAN ORIGINAL TOWNSITE BEING A REPLAT OF LOTS 1-5, BLOCK 167 OF THE BRYAN ORIGINAL TOWNSITE

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER'S CONTACT:
ARTHUR ROACH, CITY OF BRYAN
COMMUNITY DEVELOPMENT SERVICES
405 WEST 28TH STREET
BRYAN, TX, 77803
TEL: (979)209-5177
FAX: (979)209-5184

0.6600 ACRE
BRYAN ORIGINAL TOWNSITE
VOL. H, PG. 721 DEED RECORDS
BRYAN, BRAZOS COUNTY, TEXAS

DATE: SEPTEMBER 21, 2012
DESIGNED BY: CJT
APPROVED BY: CAG
REVISIONS: OCTOBER 31, 2012
PROJECT 13-12
SHEET 1 of 1