

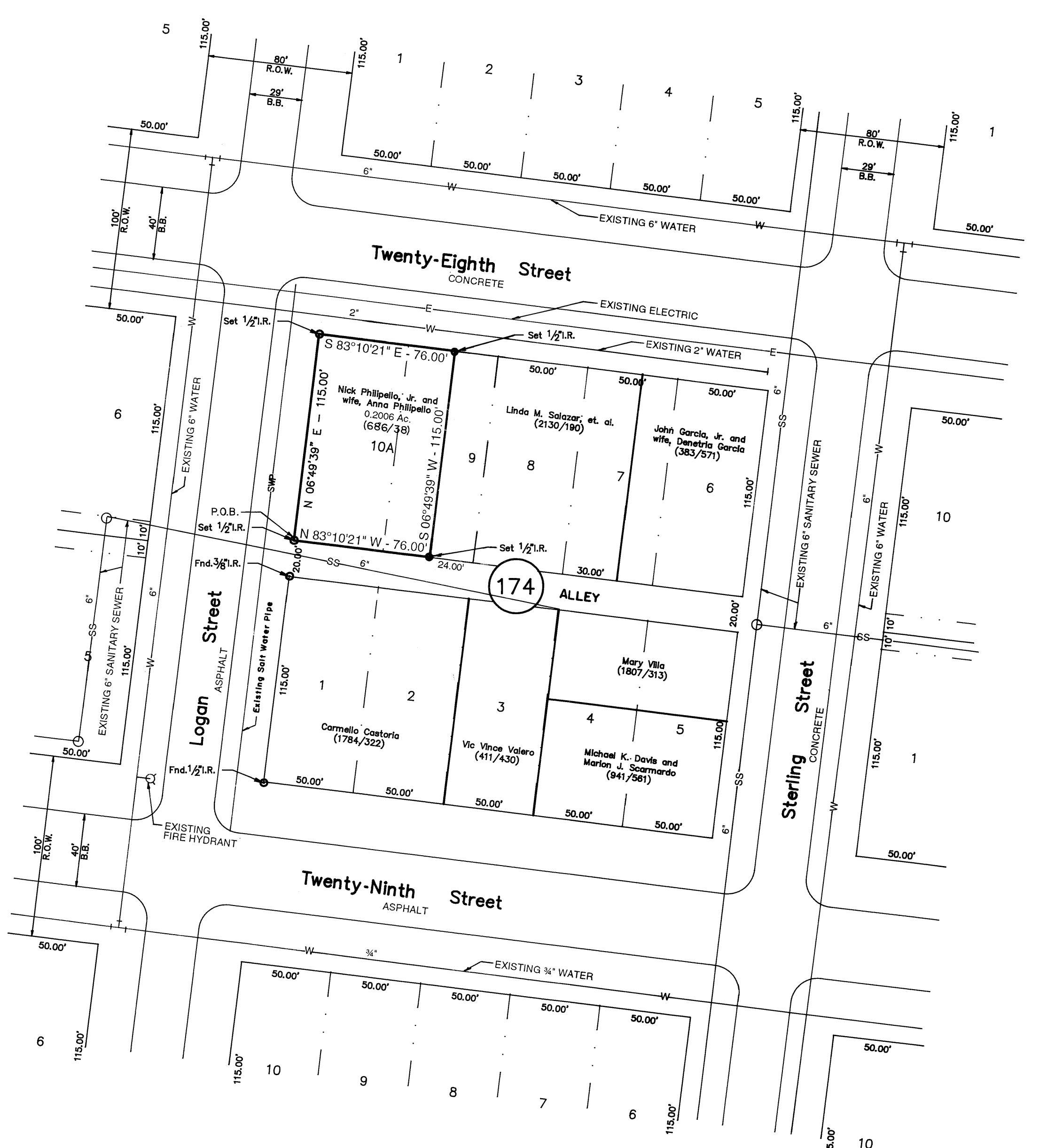
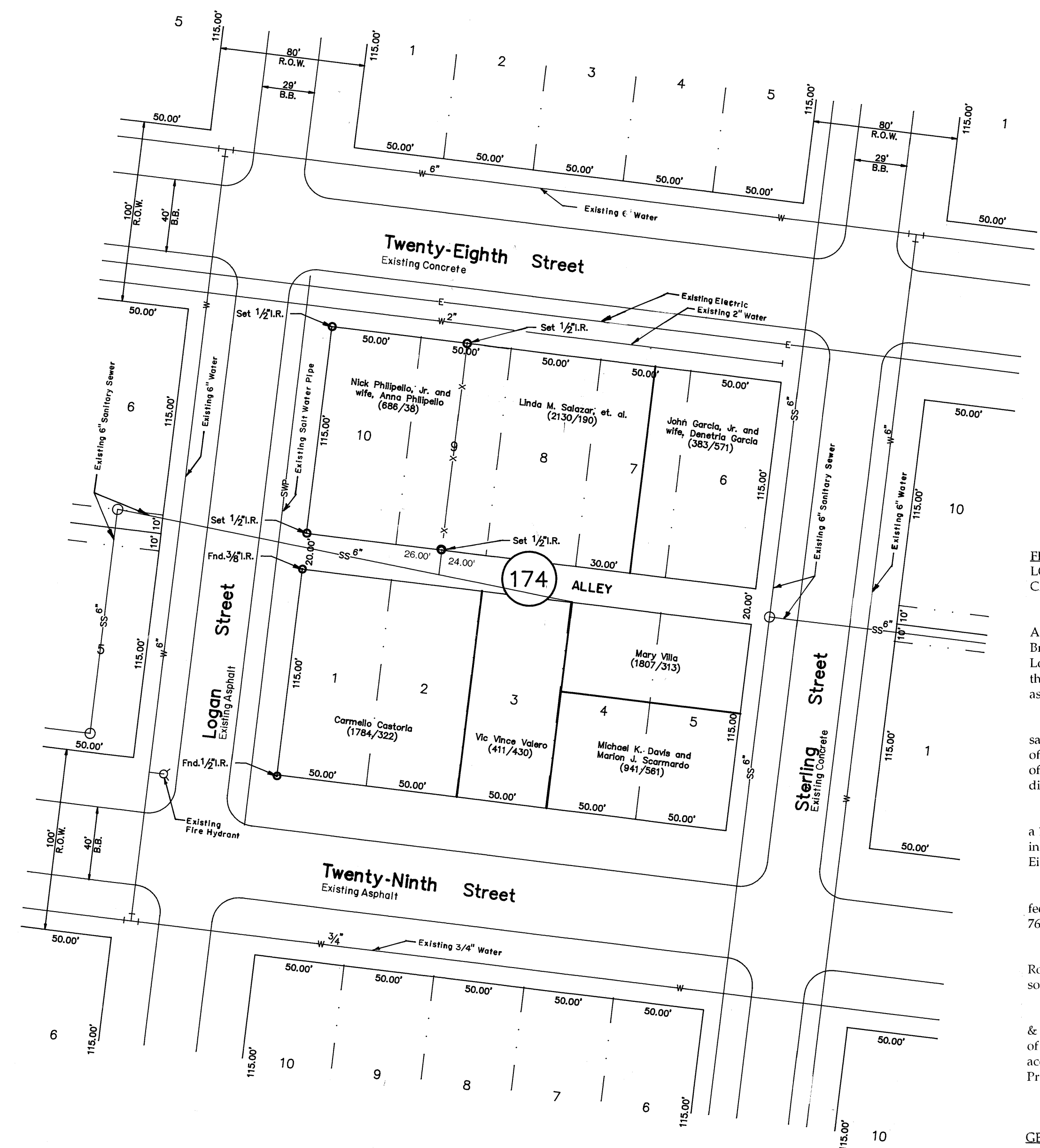
on base 4/12/94

North Orientation is based on True North taken at the intersection of 28th Street and Main Street.

FILED  
SEP 16 PM 1:57  
Brazos County Clerk  
BRYAN, TEXAS  
563981

Scale: 1"=50'

Scale: 1"=50'



FIELD NOTES

LOT 10 & THE WEST 26 FEET OF LOT 9, BLOCK 174 CITY OF BRYAN ORIGINAL TOWNSITE.

All that certain lot, tract, or parcel of land being 0.2006 of one acre of land situated in the S.F. AUSTIN SURVEY No. 9, Abstract No. 62 and being located in the ORIGINAL TOWNSITE to the City of Bryan, Brazos County, Texas; said 0.2006 of one acre of land being all of Lot 10 and the west 26 feet of Lot 9, Block 174 of said 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 by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod set for southwest corner at the southwest corner of said Lot 10, same being the intersection of the east right-of-way line of Logan Street with the north right-of-way line of a 20' alley in said Block 174, and from which point a 3/8" Iron Rod found in for the northwest corner of Lot 1 of said Block 174, bears along said east right-of-way line of Logan Street, S 06°49'39" W, a distance of 20.00 feet;

THENCE N 06°49'39" E, along said east right-of-way line of Logan Street a distance of 115.00 feet to a 1/2" Iron Rod set for the northwest corner at the northwest corner of said Lot 10, same being the intersection of said east right-of-way line of Logan Street with the south right-of-way line of Twenty-Eighth (28th) Street;

THENCE S 83°10'21" E, along said south right-of-way line of Twenty Eighth (28th) Street, at 26.00 feet past the northeast corner of said Lot 10 and the northeast corner of said Lot 9, in all a distance of 76.00 feet to a 1/2" Iron Rod set for northeast corner;

THENCE S 06°49'39" W, through the interior of said Lot 9, a distance of 115.00 feet to a 1/2" Iron Rod set for the southeast corner on the aforesaid north line of a 20 foot alley in said Block 174 and the south line of said Lot 9;

THENCE N 83°10'21" W, along a said north line of the 20 foot alley and the south lines of said Lots 9 & 10, at 50.00 feet past the southwest corner of Lot 9 and the southeast corner of Lot 10, in all a distance of 76.00 feet to the POINT-OF-BEGINNING, and containing 0.2006 of one acre of land more or less, according to a survey made on the ground and under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972, in the month of July, 1994.

GENERAL NOTES

- Iron Rods to be set at all lot corners.
All improvements shown are existing, unless otherwise noted.
The front setback off of Twenty-Eighth (28th) Street is Twenty-Five (25) Feet. The sideyard setback off of Logan Street is Fifteen (15) feet. Minimum Five (5) foot sideyard setback on the rest of the lot.
No portion of this lot is within the 100-year flood area as established by the U.S. Army Corps of Engineers FEMA Community Panel Map #48041C-0144C, 2 July 1994.

ORIGINAL PLAT

REPLAT

REPLAT OF LOT 10 AND PART OF LOT 9, BLOCK 174 ORIGINAL TOWNSITE OF BRYAN, TEXAS Volume H, Page 721

S.F. Austin League No. 9, Abstract No. 62 Bryan, Brazos County, Texas Scale: 1" = 50' July 11, 1994

STATE OF TEXAS COUNTY OF BRAZOS Nick Philipello owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me, (us, it) in the Deed Records of Brazos County in Volume 4670, Page 58, and designated herein as the Original Townsite in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

CERTIFICATION OF THE CITY PLANNER I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance. Rafael Branaa City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION John Godfrey Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 13th day of July, 1994, and same was duly approved on the 13th day of July, 1994, by said commission. John Godfrey Chairman of the Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan. Pamela J. Gable City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Nick Philipello, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated. Given under my hand and seal on this 29th day of July, 1994. Donald D. Garrett Notary Public, State of Texas

CERTIFICATE OF SURVEYOR I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form. Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat. Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS COUNTY OF BRAZOS I, Mary Ann Ward, 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 16th day of July, 1994, in the Deed / Official Records of Brazos County, Texas, in Volume 4670, Page 349. Mary Ann Ward County Clerk, Brazos County, Texas

OWNER: NICK PHILIPELLO 1900 FM 2223 BRYAN, TX. 77808 778-1672

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2888