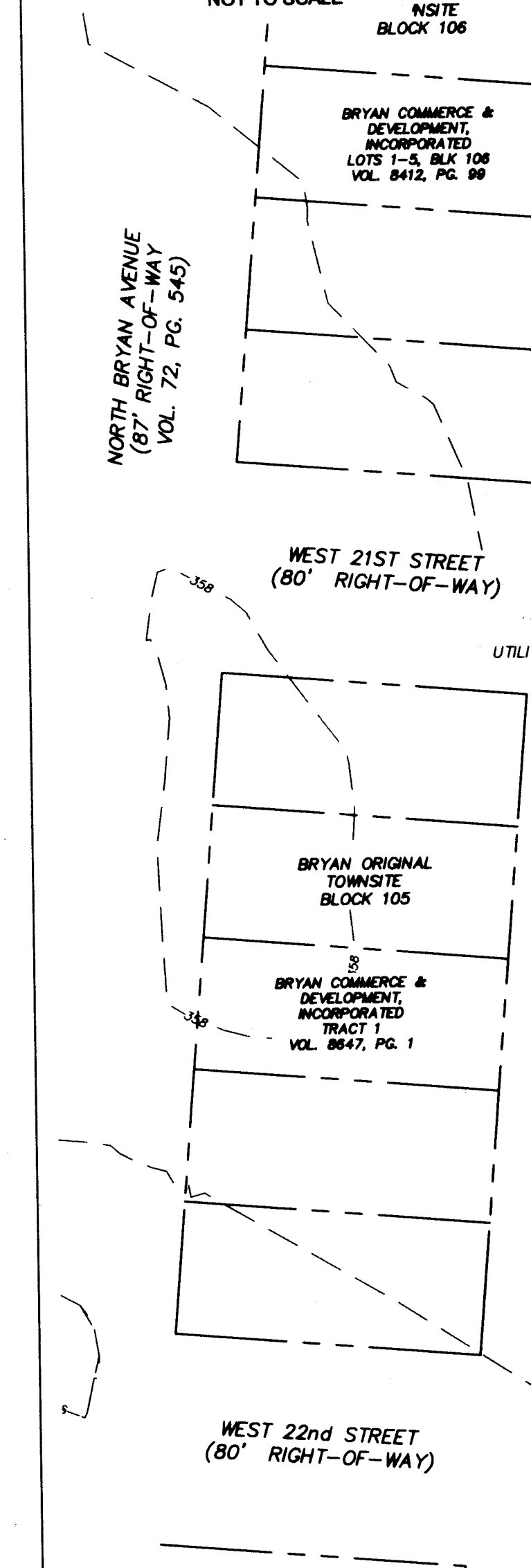


VICINITY MAP
NOT TO SCALE



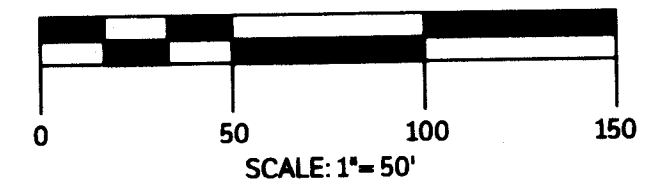
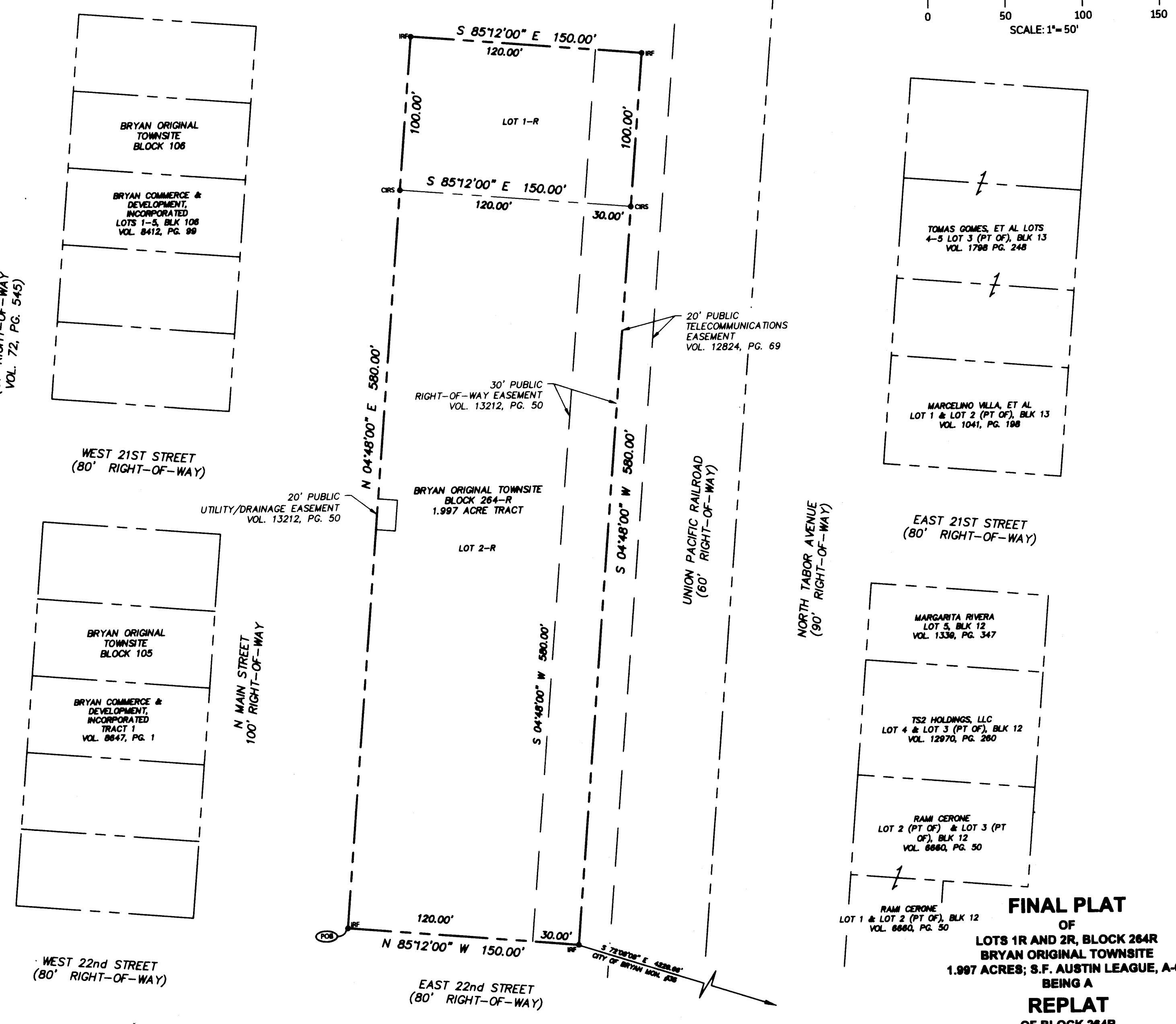
ORIGINAL

LEGEND

- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- PP = POWER POLE
- OE = OVERHEAD ELECTRIC
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- TP = TELEPHONE PEDESTAL
- WM = WATER METER
- CO = CLEAN OUT
- PL = PROPERTY LINE
- WF = WOOD FENCE LINE
- CL = CHAIN LINK FENCE LINE
- W = WATER LINE
- UT = UNDERGROUND TELEPHONE
- FOC = FIBER OPTIC CABLE
- UGL = UNDERGROUND GAS LINE
- UGEL = UNDERGROUND ELECTRIC

THE PURPOSE OF THIS REPLAT IS TO DIVIDE BLOCK 264R INTO SEPARATE LOTS.

REPLAT



FINAL PLAT

OF
LOTS 1R AND 2R, BLOCK 264R
BRYAN ORIGINAL TOWNSITE
1.997 ACRES; S.F. AUSTIN LEAGUE, A-62
BEING A
REPLAT
OF BLOCK 264R
BRYAN ORIGINAL TOWNSITE
VOLUME 13212, PAGE 50
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. 0219F, MAP NO. 48041C0219F REVISED DATE OF APRIL 2, 2014.
- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
- THE PROPOSED 30' RIGHT OF WAY EASEMENT IS FOR PUBLIC USES SUCH AS, BUT NOT LIMITED TO VEHICLES, PEDESTRIANS, ALLEY ACCESS, GARBAGE AND REFUGE PICK UP, AND UTILITY ACCESS.

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, 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 ZIMMERMAN, 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 15th DAY OF May, 2018.

Martin Zimmerman
CITY PLANNER
CITY OF BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

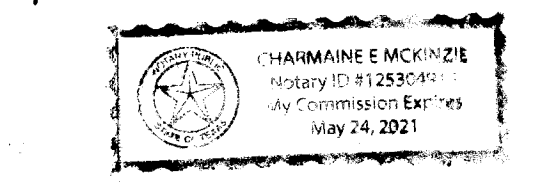
STATE OF TEXAS
COUNTY OF BRAZOS
WE, BCS Modern Living, LLC, OWNERS AND DEVELOPERS OF THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 13212, PAGE 50 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

Michael Kubiak
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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 16th DAY OF May, 2018
Michael Kubiak
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, MICHAEL KUBIAK, REGISTERED PUBLIC SURVEYOR NO. 8531, 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.



FILED FOR RECORD
Official Public Records Of:
Brazos County Clerk
On: 6/8/2018 2:09:04 PM
In the PLAT Records

Doc Number: 2018-1331389
Volume - Page: 14715-290
Number of Pages: 1
Amount: 73.00
Order #: 2018060000097
By: PT

Karen P. ...
Brazos County, Texas

FIELD NOTES

ALL THAT CERTAIN 1.997 ACRE TRACT OF LAND, LYING AND BEING ALL OF BLOCK 264, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3884, PAGE 130, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, SAME TRACT BEING DESCRIBED AS TRACT ONE, IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8541, PAGE 279, (O.R.B.C.T.), AND ALL OF BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3884, PAGE 130, (O.R.B.C.T.), SAME BEING A TRACT OF LAND DESCRIBED AS LOTS ONE (1), TWO (2), AND THREE (3), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8361, PAGE 271, AND BEING LOTS FOUR (4) AND FIVE (5), BLOCK 265, DESCRIBED IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8361, PAGE 273, (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 EAST 22ND STREET (80' RIGHT-OF-WAY) AND MAIN STREET (100' RIGHT-OF-WAY); FOR REFERENCE, A 1/2-INCH IRON ROD FOUND, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY);

THENCE NORTH 04 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF MAIN STREET, 580.00 FEET, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF MAIN STREET (100' RIGHT-OF-WAY) AND EAST PRUITT STREET (80' RIGHT-OF-WAY);

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF EAST PRUITT STREET, 150.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY); FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 06°12'27" WEST, 0.46 FEET;

THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF RAILROAD RIGHT-OF-WAY, 580.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY);



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

FIRM REGISTRATION NUMBER:
TYPE F-7451,
TBPLS F-10193910
COLLEGE STATION 979.680.8840
BRENHAM 979.636.6865
FORT WORTH 817.408.0774
SAN ANTONIO 210.566.4124

PREPARED FOR:
BCS MODERN LIVING LLC
419 N. MAIN STREET, SUITE 120
BRYAN, TX 77803

Project Number: 15-0846AP
Issue Date: 05-04-2018
Drawn By: MN
Checked By: MK