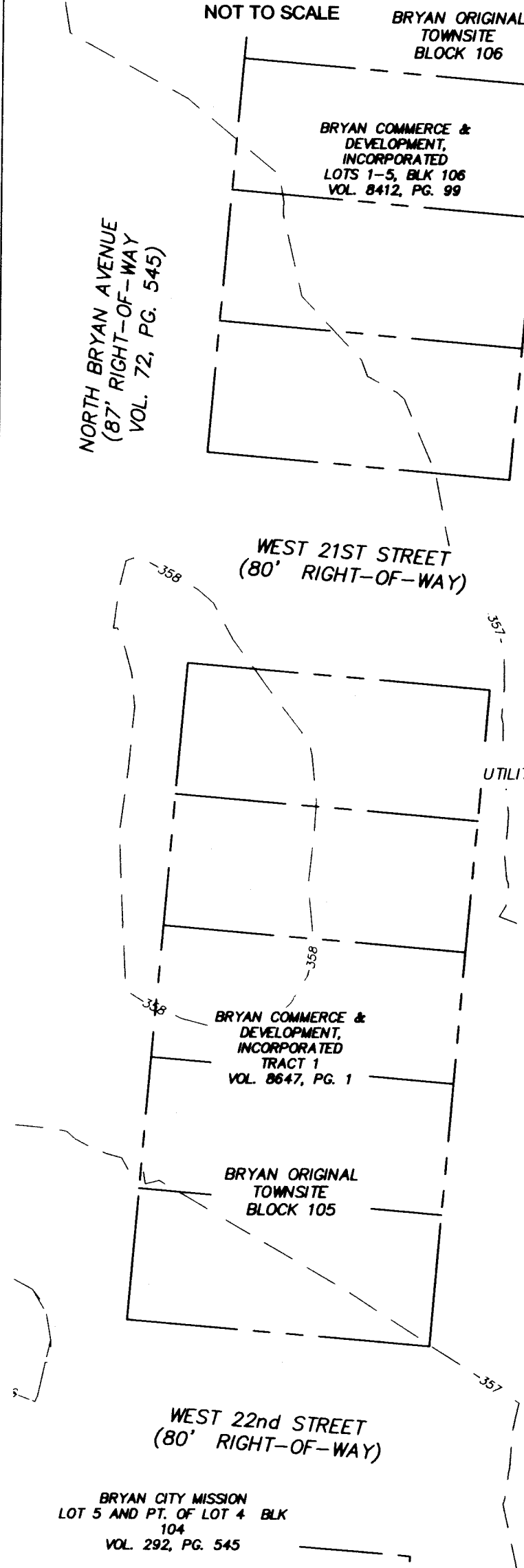
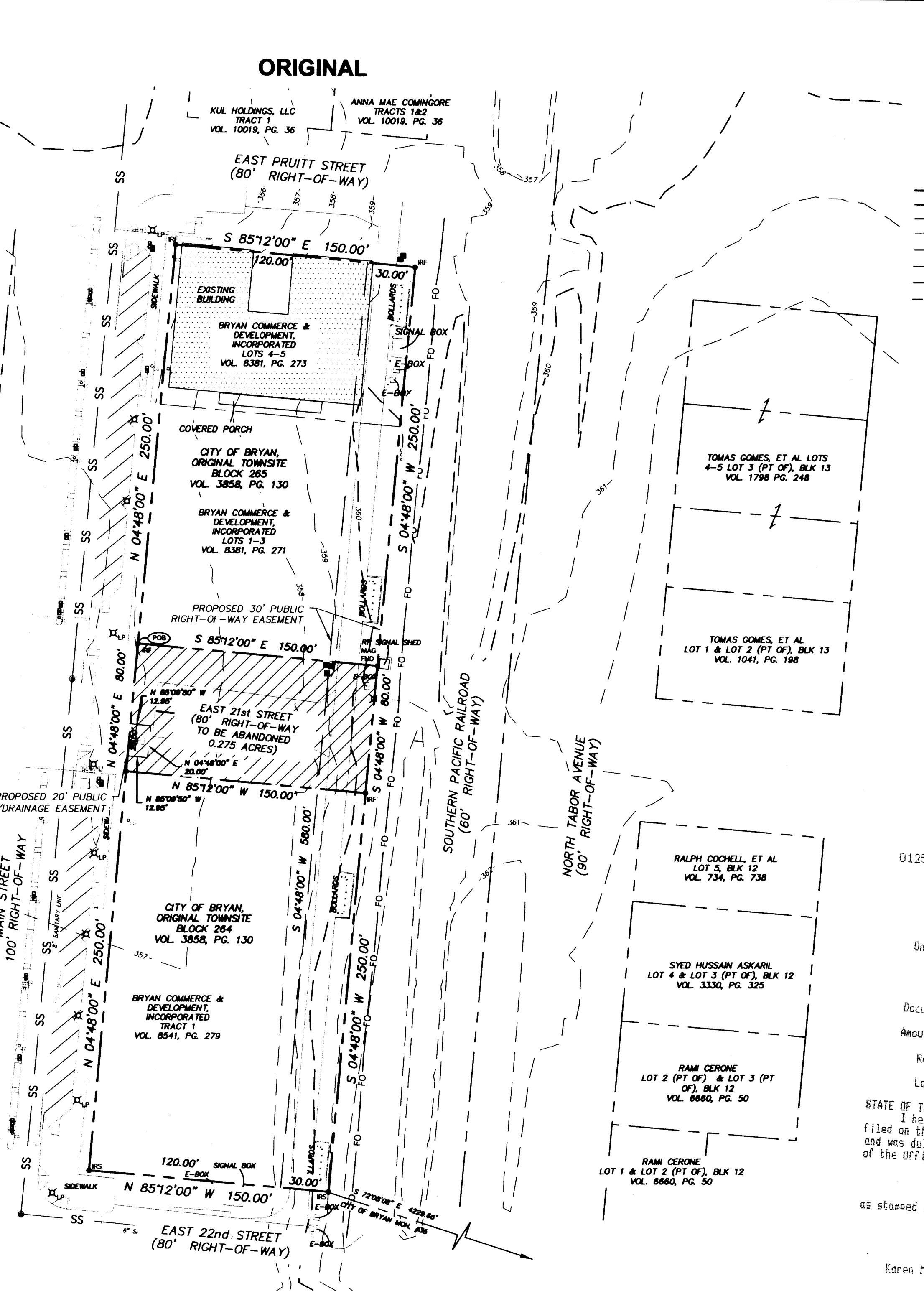


VICINITY MAP
NOT TO SCALE



ORIGINAL

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, GREGORY HOPCUS, 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 HOPCUS R.P.L.S. NO. 8047
OCTOBER 2015



REPLAT

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 ORDINANCES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 15th DAY OF March, 2016.
Bryan Council for Martin Zimmermann
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, KAREN MCDOWEN, 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 25th DAY OF March, 2016 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 1327, PAGE 22.
KAREN MCDOWEN
COUNTY CLERK
BRAZOS COUNTY, TEXAS
by: Lauren Reistino
Deputy Clerk

LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- PP = POWER POLE
- OE = OVERHEAD ELECTRIC
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- TEP = TELEPHONE PEDESTAL
- WM = WATER METER
- CO = CLEAN OUT
- PL = PROPERTY LINE
- WFL = WOOD FENCE LINE
- CLFL = CHAIN LINK FENCE LINE
- WL = WATER LINE
- UTL = UNDERGROUND TELEPHONE
- FOC = FIBER OPTIC CABLE
- UGL = UNDERGROUND GAS LINE
- UGEL = UNDERGROUND ELECTRIC

Doc: 01257301
BK: BR
Vol: 13212
Ps: 50

Filed for Record in:
BRAZOS COUNTY

On: Mar 03 2016 at 08:21A

As a
Plat

Document Number: 01257301

Amount: 73.00

Receipt Number: 562881

By:
Lauren Reistino

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 03 2016
Karen McDowen, Brazos County Clerk
BRAZOS COUNTY

ABANDONMENT

ALL THAT CERTAIN 0.275 ACRE TRACT OF LAND, LYING AND BEING A PORTION OF EAST 21ST STREET (80' RIGHT-OF-WAY) LYING BETWEEN BLOCK 264, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3868, PAGE 130, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 52, 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 3868, 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 8381, 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 FOUND FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF EAST 21ST STREET (80' RIGHT-OF-WAY) AND MAIN STREET (100' RIGHT-OF-WAY); FOR REFERENCE, A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEASTERN CORNER OF BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3868, PAGE 130, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), BEARS NORTH 04 DEGREES 50 MINUTES 15 SECONDS EAST, 250.00 FEET;

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF EAST 21ST STREET, 150.00 FEET; TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF EAST 21ST STREET (80' RIGHT-OF-WAY) AND MAIN STREET (100' RIGHT-OF-WAY);

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID RAILROAD, 80.00 FEET; TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERN LINE OF THE SOUTHERN PACIFIC RAILROAD (60' RIGHT-OF-WAY);

THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID RAILROAD, 80.00 FEET; TO A 1/2-INCH IRON ROD FOUND, 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 WEST, WITH THE WEST LINE OF SAID RAILROAD, 80.00 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); FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 06°12' WEST, 0.46 FEET;

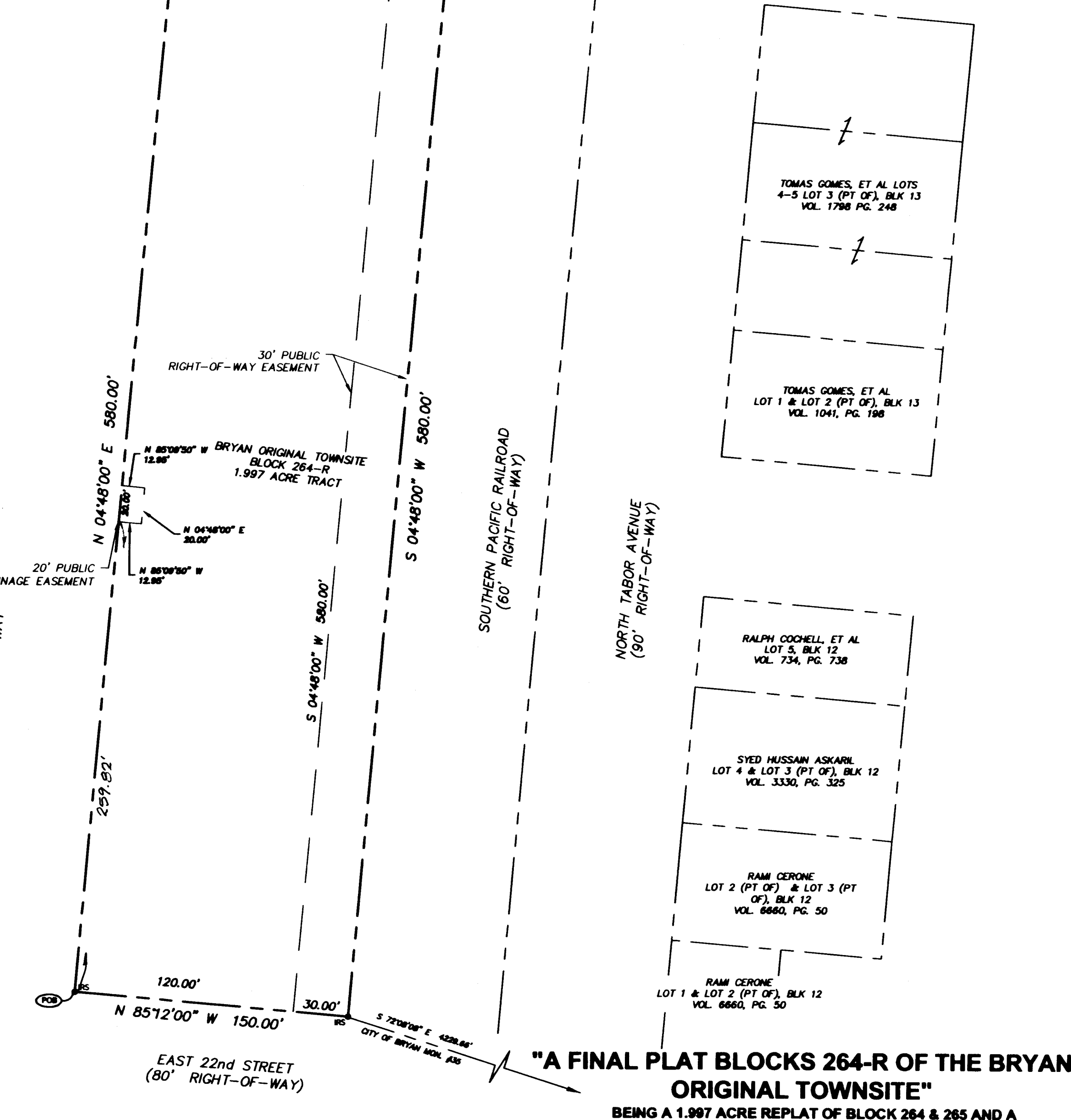
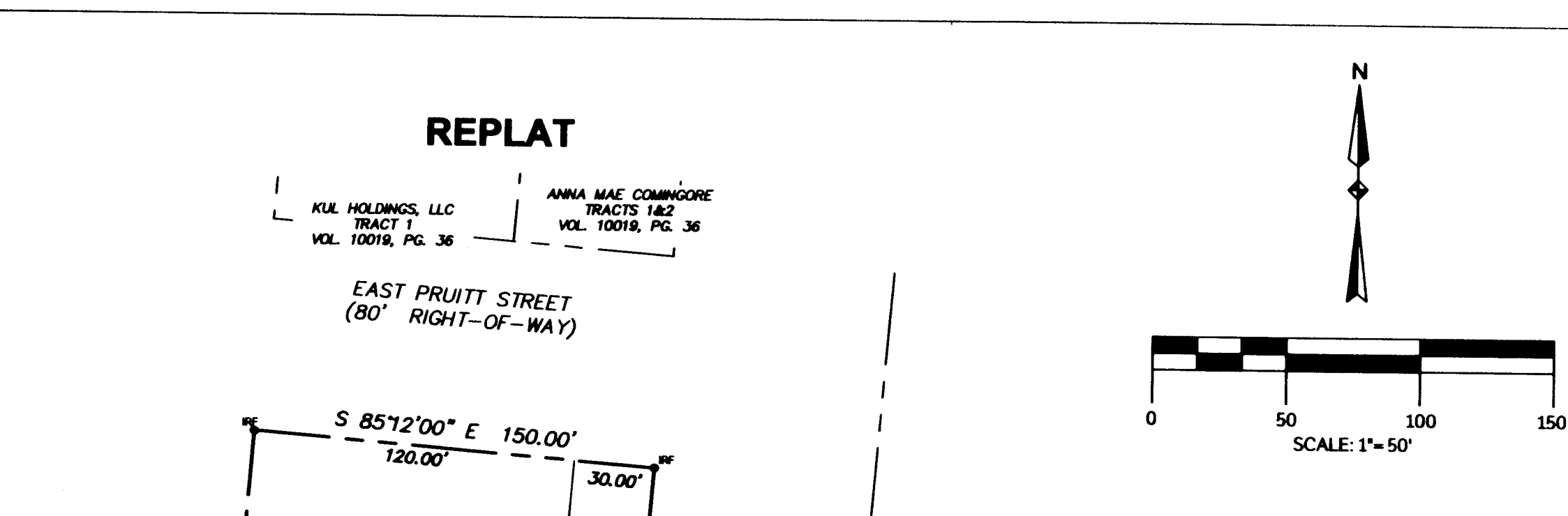
THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF RAILROAD RIGHT-OF-WAY, 580.00 FEET; TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET (80' RIGHT-OF-WAY);

THENCE NORTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, 250.00 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.997 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
WE, THE OWNERS AND DEVELOPERS OF SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, 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 INTENTED.
Lauren Reistino

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Megan Hancock, Notary Public, State of Texas, My Commission Expires July 7, 2018.
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 1st DAY OF March, 2016
Megan Hancock
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez, 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 25th DAY OF December, 2015.
Bobby Gutierrez
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS



"A FINAL PLAT BLOCKS 264-R OF THE BRYAN ORIGINAL TOWNSITE"

BEING A 1.997 ACRE REPLAT OF BLOCK 264 & 265 AND A PORTION OF 21ST STREET TO BE ABANDONED OF THE ORIGINAL TOWNSITE SUBDIVISION
STEPHEN F AUSTIN LEAGUE NO. 9, A-62
BRYAN, 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 3868, PAGE 130, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 52, 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 3868, 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 8381, 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, FOR THE SOUTHEASTERN CORNER OF BLOCK 265, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3868, PAGE 130, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), BEARS NORTH 04 DEGREES 12 MINUTES 00 SECONDS WEST, 319.38 FEET;

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 WEST PRUITT STREET (80' RIGHT-OF-WAY);

THENCE SOUTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF EAST 21ST STREET, 150.00 FEET; TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHWESTERN 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' 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 SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET (80' RIGHT-OF-WAY);

THENCE NORTH 85 DEGREES 12 MINUTES 00 SECONDS EAST, 250.00 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.997 ACRES OF LAND, MORE OR LESS.

GESSNER ENGINEERING

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

FIRM REGISTRATION NUMBER:
TYPE F-7461
TSP15-F-10193910

COLLEGE STATION 979.680.8840
BRENTHAM 979.836.6866
FORT WORTH 817.405.0774
SAN ANTONIO 210.566.4124

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

Project Number: 15-0846
Issue Date: 11-18-15

Drawn By: AC
Checked By: GH