



ORIGINAL PLAT

0.0826 ACRE 15' WIDE R.O.W. SHOWN WAS CLOSED BY BRYAN CITY COUNCIL, ON DATE _____, OF 2013, BY ORDINANCE # ______.

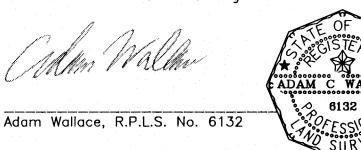
APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendor—, Chairman 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 11 day of 2013, and same was duly approved on the 11 day of 2013.

menal/ behards.

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on May 28th, 2013 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.



SURVEY LEGEND 12" IRON ROD FOUND
58" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
12" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - AIM SURV" SE
"X" 8ET IN CONCRETE SCALE: 1" = 20'

Ooc Bk Vol Pa 01181054 OR 11795 213

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS I, _______, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _

January, 2013, in the Official Public Records of Brazos County, Texas, in

Filed for Record in:

BRAZOS COUNTY Volume 11795, Page 213 On: Jan 09:2014 at 03:55P

CERTIFICATION OF CITY PLANNER

01181054 Receipt Number - 495731

<u>Plats</u>

Kala Brummer I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 27th day of December, 2013. STATE OF TEXAS

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:

REPLAT

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer 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 27th day of December , 2013.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

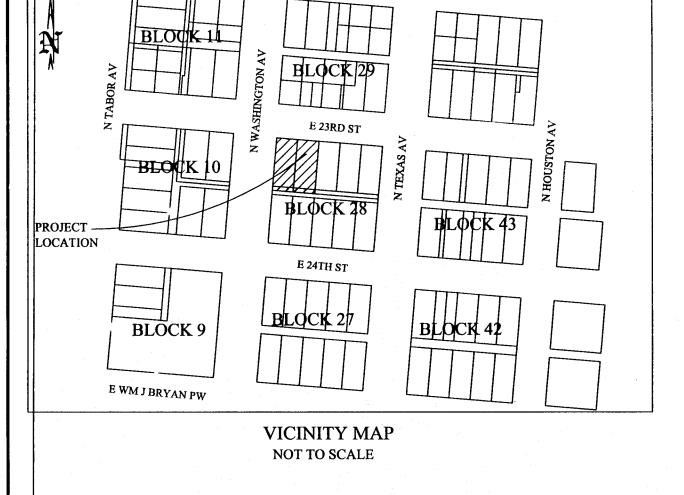
of Brazos County, in Volume 11273, Page 35, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally

appeared H. Brent Hairston 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 the purpose stated.

Given under my hand and seal on this 20th day of Wellember , 2013



GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)

2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215E EFFECTIVE DATE, 05/16/2012

3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3696 acres, and being in the Bryan Original Townsite, as recorded in Vol. II, Page 721, of the Brazos County Deed Records(B.C.D.R.), in the City of Bryan, Brazos County, Texas. Also being the same tract conveyed to Brent Hairston as recorded in Vol. 11273, Page 35, of the Brazos County Official Records(B.C.O.R.), All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary based on found iron rods in said addition, as surveyed on the ground on May 28th of 2013. This description is also referred to the plat prepared by ATM Surveying, Project No. 2013-0238, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with a yellow plastic cap marked "KERR RPLS 4502" found for the southwest corner of Block 29, of said Bryan Original Townsite, also being at the northeast intersection of N. Washington Street, and E. 23rd Street;

THENCE'S 17°46'09" E, a distance of 66.71 feet to a point in said right-of-way line of E. 23rd Street for the POINT OF BEGINNING at an "X" set in concrete for the northwest corner of this tract;

THENCE South 85°13'32" East, a distance of 115.00 feet through said right-of-way line of E. 23rd Street to an "X" set in concrete for the northeast corner of this tract;

FHENCE across said right-of-way line, then along the common line between this tract and the Scott Douglas Schmidt, called Lots 8-10, Block 28, as recorded in Vol. 698, Page 830, of the B.C.D.R., and then across a 10' alley. South 4°46'28" West, a distance of 140.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southeast corner of this tract, also being at the centerline of a 20' wide

THENCE North 85°13'32" West, a distance of 115.00 feet along the common line between this tract and said centerline of a 20' alley to an "X" set in concrete for the southwest corner of this tract, in the right-of-way line of N. Washington Street;

THENCE across said right-of-way line of N. Washington Street North 4°46'28" East, a distance of 140.00 feet to the PLACE OF BEGINNING containing 0.3696 acres.

BLOCK 28 BRYAN ORIGINAL TOWNSITE BEING 0.3696 ACRES

A REPLAT OF LOTS 6 AND 7 A PORTION OF A 20' ALLEY, BLOCK 28 A PORTION OF WASHINGTON STREET AND A PORTION OF EAST 23RD(AUSTIN STREET) BRYAN ORIGINAL TOWNSITE VOLUME H, PAGE 721 BRYAN, BRAZOS COUNTY, TEXAS BEING 0.3696 ACRES

OWNER/DEVELOPER: Brent Hairston 3009 Hummingbird Circle Bryan TX 77807

ATM Surveying P.O. Box 10313, College Station, TX 77840 PHONE: (979)209-9291 email: Adam@ATMsurveying.com www.ATMsurveying.com Firm # 101784-00

File name: 2013-0238-WASHINGTON-N-309.DWG Plot date: 05/28/13

ERAZOS COUNTY ds sodered hereon by me.

Jan 09,2014

Karen McQueen, Brazos County Clerk 3RAZOS COUNTY