

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
WAYNE CARROLL ENTERPRISES LLC, REPRESENTED BY WAYNE CARROLL, OWNER OF THE PROPERTY SHOWN ON THIS PLAT CONVEYED BY DEED RECORDED IN VOL. 12472, PG. 061, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

Handwritten signature and name of Wayne Carroll.

LIENHOLDER (IF ANY) APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Carroll 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 THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF August 2015.

Notary Public seal for June 29, 2015.

APPROVAL OF THE CITY ENGINEER
I, Paul Kessner, 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 16 DAY OF June 2015.

APPROVAL OF THE CITY PLANNER
I, Maria Zimmerman, 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 OF THE CITY OF BRYAN AND WAS APPROVED ON THE 15 DAY OF June 2015.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Robert Gutierrez, 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 OF THE CITY OF BRYAN ON THE 13 DAY OF April 2015 AND SAME WAS DULY APPROVED ON THE 18 DAY OF June 2015.

CERTIFICATE OF THE COUNTY CLERK

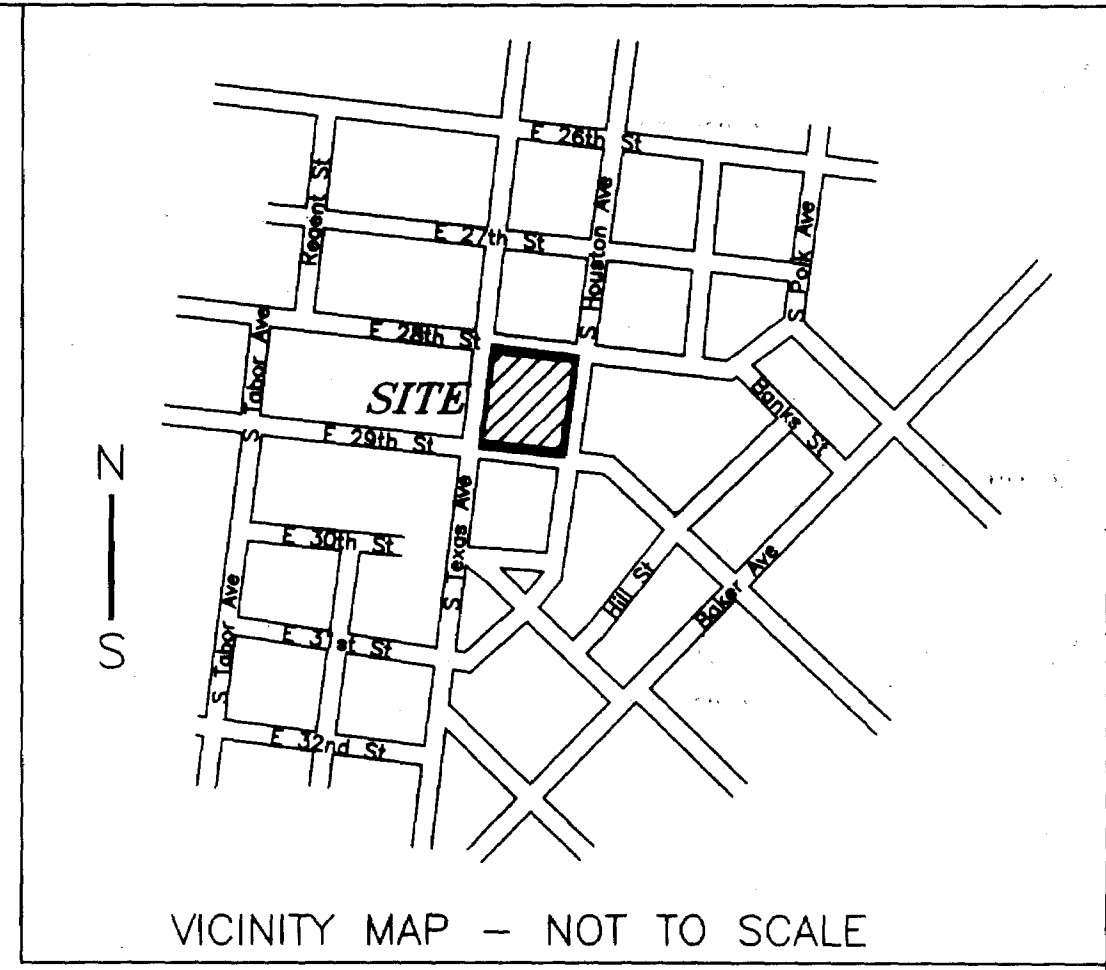
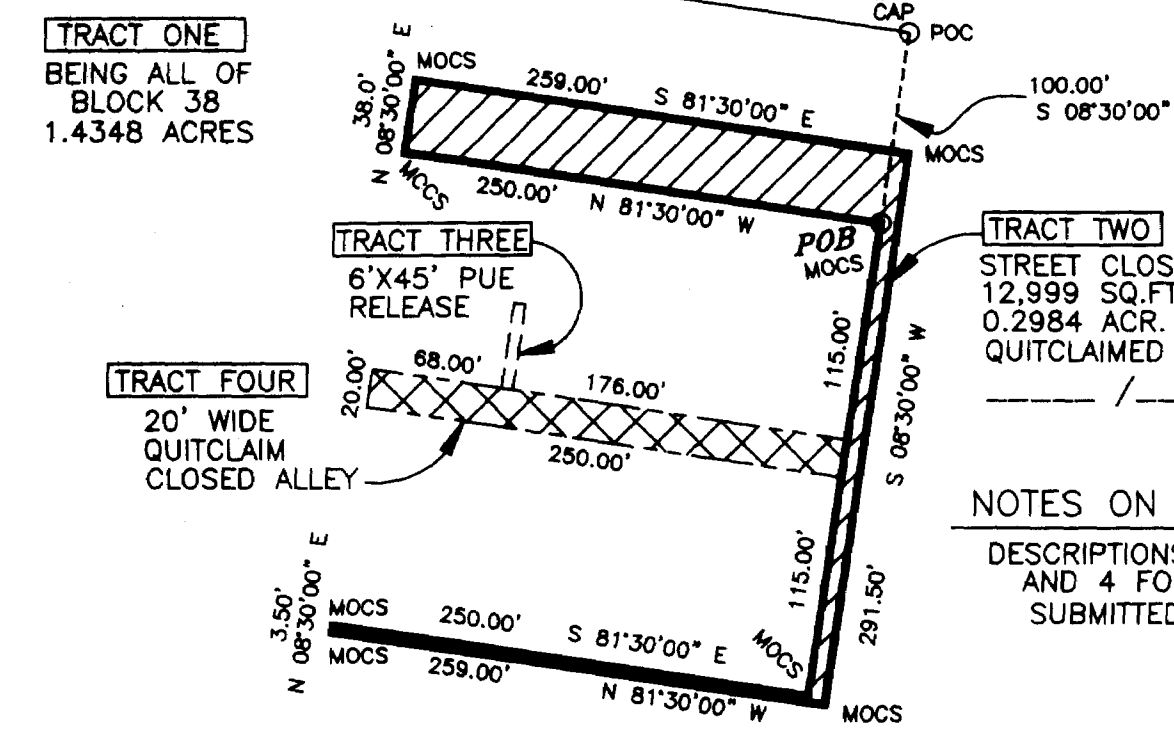
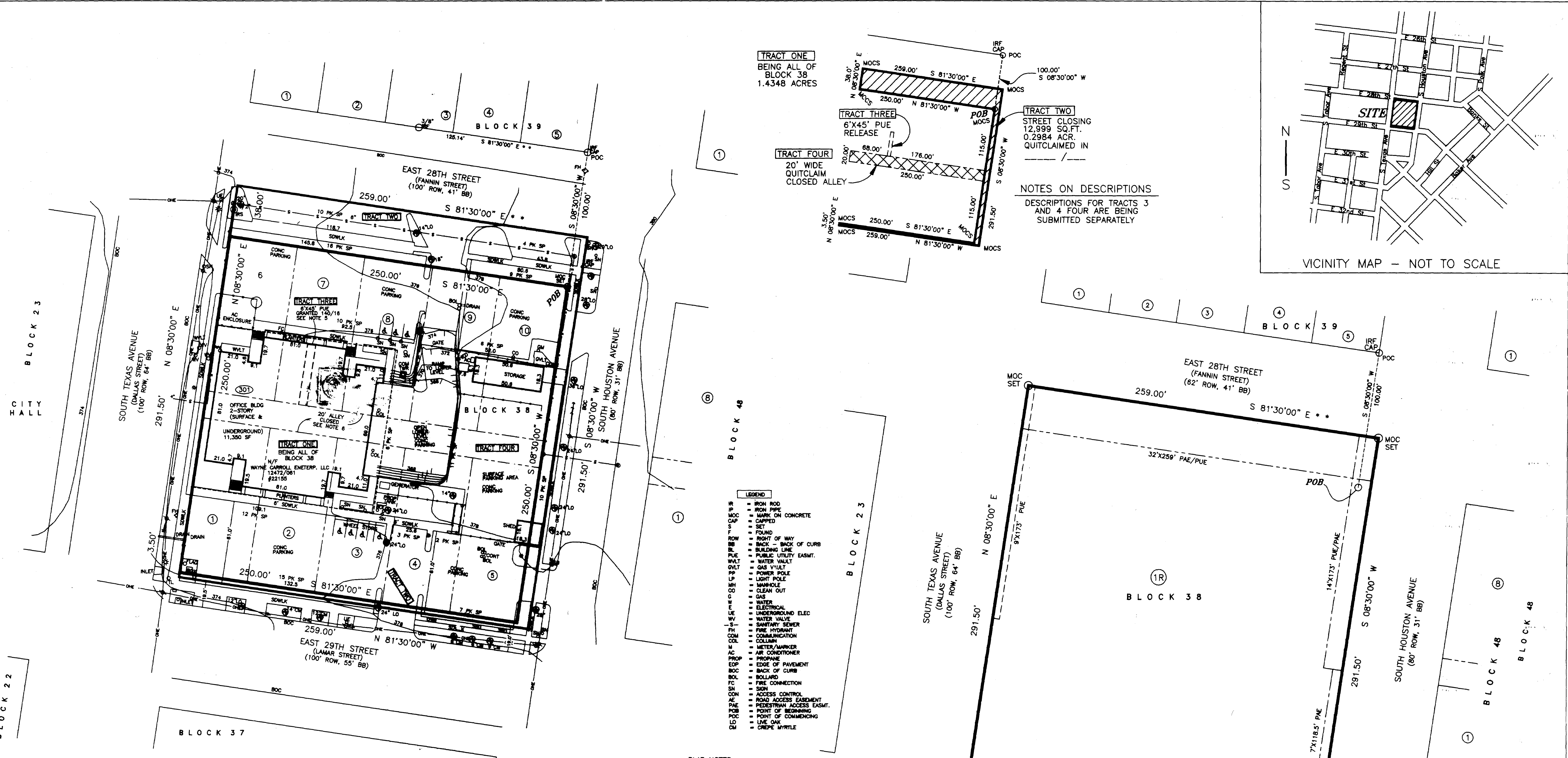
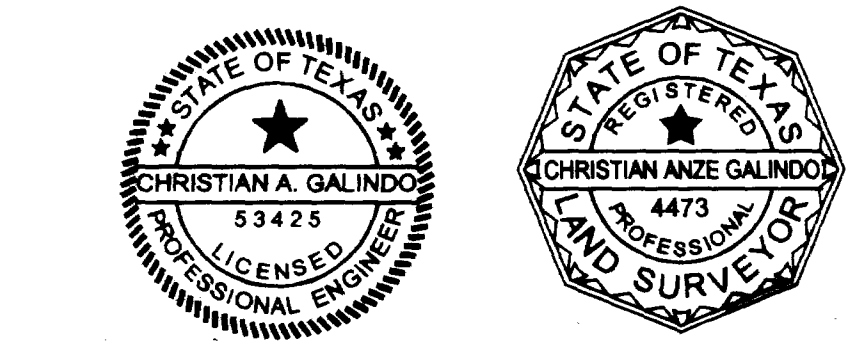
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 20 DAY OF June 2015 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 14074 PAGE 161.

Signature of Karen McQueen, County Clerk.

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 WITH AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION, SUPERVISION AND CONTROL, THAT THE METES AND BOUNDS DESCRIBING THIS PROPERTY DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Signature of Christian A. Galindo, Professional Engineer and Surveyor.



- LEGEND
- IRON ROD
- IRON PIPE
- IRON PIPE ON CONCRETE
- CAPPED
- FOUND
- RIGHT OF WAY
- BACK OF CURB
- BUILDING LINE
- PUBLIC UTILITY EASMT.
- WATER VALVE
- GAS VALVE
- POWER POLE
- MANHOLE
- CLEAN OUT
- WATER
- UNDERGROUND ELEC
- WATER VALVE
- SANITARY SEWER
- FIRE HYDRANT
- COMMUNICATION COLLAR
- METER/MARKER
- AIR CONDITIONER
- PROPANE
- EDGE OF PAVEMENT
- PROPANE
- BACK OF CURB
- RAILROAD
- FIRE CONNECTION
- SIGN
- ACCESS CONTROL
- ROAD ACCESS EASEMENT
- PEDESTRIAN ACCESS EASMT.
- POINT OF BEGINNING
- POINT OF COMMENCING
- LINE OR CURVE
- CENTER POINT

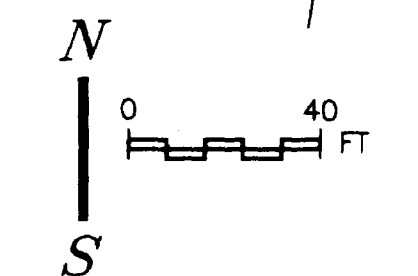
- PLAT NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA BLOCK 38 = 1.4348 ACR.
3. BEARING SOURCE IS THE REPLAT OF BLOCK 35, BRYAN ORIGINAL TOWNSITE, IN 3752/35.
4. BASE LINE IS NOTED WITH * * *.
5. PUE GRANTED IN 140/16 WAS RELEASED IN 1988 AND QUIT CLAIMED IN 1988 AND QUIT CLAIMED IN 1988.
6. 20' ALLEY IN BLOCK 38 WAS CLOSED BY CITY COUNCIL ACTION ON AUG. 13, 1988 AND QUIT CLAIMED IN 1988.
7. COMMITMENT REF. STEWART TITLE GUARANTY CO., GF# BC1403009.
8. ACCORDING TO FEMA'S FIRM PANEL# 48041 CO215 F FOR BRAZOS COUNTY, TX, DATED APRIL 2, 2014, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YR FLOOD PLAIN.
9. TOPOGRAPHIC DATA OBTAINED FROM CITY OF BRYAN RECORDS.

EXISTING PLAT
VOL. H, PG. 721

BEING A 1.7332-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE FOLLOWING TWO TRACTS:
TRACT ONE (ORIGINAL BLOCK 38)
BEING A 1.4348-ACRE TRACT OF LAND AND BEING ALL OF BLOCK 38, CITY OF BRYAN ORIGINAL TOWN SITE IN THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS.
TRACT TWO (CLOSED PORTIONS OF ADJOINING STREETS)
BEING A 0.2984-ACRE (12,999-SQ. FT.) TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND BEING A PART OF THE LAND ADJACENT TO BLOCK 38, BRYAN ORIGINAL TOWN SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.2984-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CAPPED IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF BLOCK 39, CITY OF BRYAN ORIGINAL TOWN SITE, SAID ROD ALSO MARKING THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF SOUTH HOUSTON AVENUE, AN 80'-WIDE PUBLIC RIGHT OF WAY AND THE NORTHERN RIGHT OF WAY LINE OF EAST 28TH STREET (AKA FANNIN STREET) A 100'-WIDE PUBLIC RIGHT OF WAY;
THENCE S 81°30'00" E, CONTINUING INSIDE SAID EAST 28TH STREET RIGHT OF WAY, FOR A DISTANCE OF 259.00' TO A MARK ON CONCRETE SET WITHIN THE RIGHT OF WAY OF SOUTH HOUSTON AVENUE;
THENCE S 08°30'00" W, THROUGH SAID EAST 28TH STREET, FOR A DISTANCE OF 100.00' TO A MARK ON CONCRETE SET MARKING THE EASTERMOST CORNER OF BLOCK 38, OF SAID CITY OF BRYAN ORIGINAL TOWN SITE, SAID MARK ON CONCRETE BEING THE POINT OF BEGINNING;
THENCE N 81°30'00" W, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID EAST 28TH STREET FOR A DISTANCE OF 250.00' TO A MARK IN CONCRETE SET FOR THE NORTHERNMOST CORNER OF SAID BLOCK 38;
THENCE N 08°30'00" E, THROUGH SAID EAST 28TH STREET, FOR A DISTANCE OF 38.00' TO A MARK ON CONCRETE SET WITHIN THE SAID RIGHT OF WAY;

THENCE S 81°30'00" E, CONTINUING INSIDE SAID EAST 28TH STREET RIGHT OF WAY, FOR A DISTANCE OF 259.00' TO A MARK ON CONCRETE SET WITHIN THE RIGHT OF WAY OF SOUTH HOUSTON AVENUE;
THENCE S 08°30'00" W, INSIDE THE RIGHT OF WAY OF SOUTH HOUSTON AVENUE, FOR A DISTANCE OF 291.50' TO A MARK ON CONCRETE SET WITHIN THE RIGHT OF WAY OF EAST 29TH STREET (AKA LAMAR STREET), A 100'-WIDE PUBLIC RIGHT OF WAY;
THENCE N 81°30'00" W, INSIDE THE RIGHT OF WAY OF EAST 29TH STREET, TO THE EASTERN RIGHT OF WAY LINE OF SOUTH TEXAS AVENUE (AKA DALLAS STREET), A 100'-WIDE PUBLIC RIGHT OF WAY, FOR A DISTANCE OF 259.00' TO A MARK ON CONCRETE SET;
THENCE N 08°30'00" E, ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH TEXAS AVENUE FOR A DISTANCE OF 3.50' TO A MARK ON CONCRETE FOUND FOR THE WESTERNMOST CORNER OF SAID BLOCK 38;
THENCE S 81°30'00" E, ALONG THE SOUTHERN BOUNDARY LINE OF SAID BLOCK 38 TO THE SOUTHERNMOST CORNER OF SAID BLOCK TO A MARK ON CONCRETE SET, FOR A DISTANCE OF 250.00';
THENCE N 08°30'00" E, ALONG THE EASTERN RIGHT OF WAY LINE SOUTH HOUSTON AVENUE TO THE POINT OF BEGINNING, FOR A DISTANCE OF 250.00' CONTAINING A 0.2984 ACRE OF LAND MORE OR LESS.
NOTE: BEARING SOURCE IS THE REPLAT OF BLOCK 35, BRYAN ORIGINAL TOWN SITE RECORDED IN VOLUME 3752, PAGE 35, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

REPLAT
REPLAT OF LOT 1R, BLOCK 38
AND SURROUNDING STREETS
1.7332 ACRES



Filed for Record in: BRAZOS COUNTY
On: Jun 26 2017 at 04:14P
As a Plat
Document Number: 01300877
Amount: 73.00
Receipt Number: 605582
Ashlie Petans-Bowman

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:

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:
WAYNE CARROLL ENTERPRISES LLC
C/O WAYNE CARROLL
2200 EAST VILLA MARIA RD.
BRYAN, TX 77802
TEL: 979-776-7700
EMAIL: otis@otisinstruments.com

301 SOUTH TEXAS AVENUE
A REPLAT OF ALL OF BLOCK 38 AND ADJACENT PORTIONS OF EAST 28TH STREET, SOUTH HOUSTON AVENUE AND EAST 29TH STREET
VOL. H, PAGE 721, DEED RECORDS
BRYAN, BRAZOS COUNTY, TEXAS

DATE: APRIL 9, 2015
DRAWN BY: JNR
APPROVED BY: CAG
REVISIONS: MAY 18, 2015
MAY 29, 2015

PROJECT 7-15
SHEET 1 of 1