LEGAL DESCRIPTION OF BLOCK FOUR ORIGINAL TOWNSITE CITY OF BRYAN BRAZOS COUNTY, TEXAS

Being all of Block Four of the Original Townsite of the City of Bryan, Brazos County, Texas according to the plat recorded in Volume H, Page 721, Deed Records of Brazos County, Texas and being comprised of the following tracts or parcels of land:

TRACT ONE: Being part of Lots 1, 2, 3, 4, and 5 of aforesaid Block Four, conveyed to the City of Bryan, Texas by City National Bank, Bryan, Texas by Warranty Deed dated March 1, 1966 and recorded in Volume 253, Page 564, Deed Records of Brazos County, Texas;

TRACT TWO: Being part of Lots 1, 2, 8 and 9 of aforesaid Block Four, conveyed to the City of Bryan, Texas by Maxie B. Mathis by Warranty Deed dated March 1, 1967 and recorded in Volume 260, Page 596, Deed Records of Brazos County, Texas;

TRACT_THREE: Being part of Lots 2, 3, 6, 7, 8 and 9 of aforesaid Block Four conveyed to William R. Vance by Thomas M. O'Conner by Warranty Deed dated July 4, 1978 and recorded in Volume 405, Page 610, Deed Records of Brazos County, Texas;

TRACT FOUR: Being part of Lots 4, 6 and 7 of aforesaid Block Four, conveyed to W. H. McLeod, ET UX by Texas Voting Systems, Inc., Bryan, Texas, by Warranty Deed dated February 18, 1975 and recorded in Volume 336, Page 72, Deed Records of Brazos County, Texas;

TRACT FIVE: Being part of Lots 5, 6 and 7 of aforesaid Block Four, conveyed to Texas Voting Systems, Inc., Bryan, Texas by William R. Vance by Warranty Deed dated July 3, 1972 and recorded in Volume 331, Page 86, Deed Records of Brazos County, Texas;

Said Block Four of the Original Townsite of the City of Bryan, Brazos County, Texas being more particularly described by metes and bounds as follows:

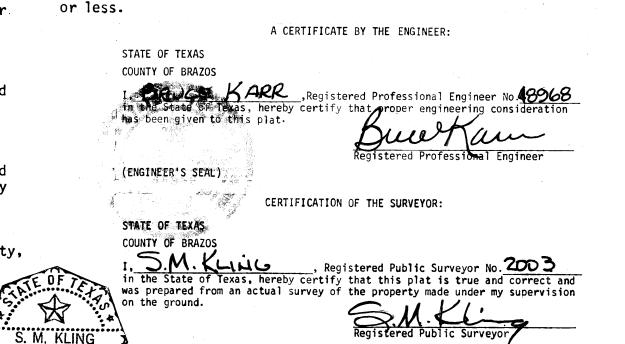
BEGINNING at the southeast corner of the above referenced Block Four, said point being the intersection of the west right-of-way line of Washington Avenue with the north right-of-way line of East 30th Street;

THENCE N 81° 30' W along the south block line of Block Four, said line also being the north right-of-way line of East 30th Street for a distance of 250.00 feet to a point for a corner, said point also marking the intersection of the north right-of-way line of East 30th Street with the east right-of-way line of Tabor Street;

THENCE N 08° 30' E along the west block line of Block Four, said line also being the east right-of-way line of Tabor Street for a distance of 250.00 feet to a point for a corner, said point also marking the intersection of the east right-of-way line of Tabor Street with the south right-of-way line of East 29th Street;

THENCE S 81° 30' E along the north block line of Block Four, said line also being the south right-of-way line of East 29th Street for a distance of 250.00 feet to a point for a corner, said point also marking the intersection of the south right-of-way line of East 29th Street with the west right-of-way line of Washington Avenue;

THENCE S 08° 30' W along the east block line of Block Four, said line also being the west right-of-way line of Washington Avenue for a distance of 250.00 feet to the POINT OF BEGINNING, containing 1.435 acres of land, more

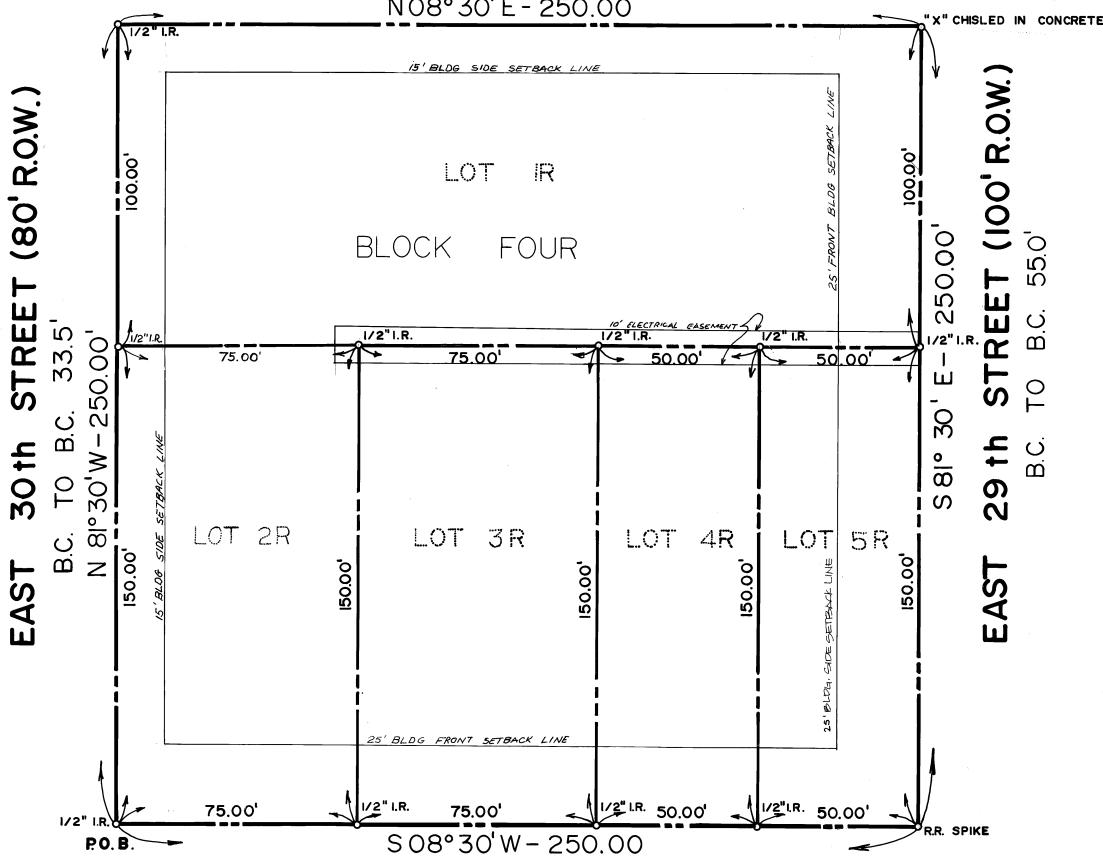


SURVEYOR'S SEAL)

2003

REVISED PLAT

> E/P TO E/P 24.0' TABOR STREET (80'R.O.W.) NO8°30'E-250.00



WASHINGTON AVE. (100' R.O.W.) B.C. TO B.C. 25.4'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

We, W. H. McLeod, ET UX, owners and developers of the land shown on this plat. in Volume 336, Page 72, and designated herein as the Lot 4R, Block Four, Bryan Original Townsite in the City of Bryan, 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 thereon shown for the purpose and consideration therein expressed

VICINITY MAP

SCALE I" = 30'

Applicable Notes:

at the time.

effect at that time.

SCALE 1"= 600'

1. Based on the information presented by the FIA Flood Hazard Boundary Map - City of Bryan, Brazos County, Texas,

the property shown on this plat does not exist within a designated Flood Hazard Area.

Any building permit applied for on Block 4 shall meet the requirements as set forth in the provisions of

Section 14-J of the Subdivision Control Ordinance of

the City of Bryan or amendments thereto or other ordinances addressing Stormwater Management in effect

All of Block 4 is within 500 linear feet of a fire hydrant and meets all City of Bryan requirements.

4. All alleys in Block 4 have previously been vacated in Volume 95, Page 1, Release Records of Brazos

5. All rear yard and side yard setbacks for internal lot lines shall be 5 feet unless otherwise noted.

6. In the event that the existing buildings on Lot 1R are removed, the 25 foot and 15 foot building setback lines as shown on this plat across Lot IR shall become in

In the event the existing building located on Lot 5R is removed, the 25 foot building setback line as shown on this plat across Lot 5R shall become in effect at

Commerce Yet / Back COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared $\frac{\omega_m}{H}$, $\frac{M^c L_{EOD}}{M^c L_{EOD}}$, 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 of office this 23/2d day of June

ly compression expires APRIL 30 OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS

COUNTY OF BRAZOS

I, William R. Vance, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 405, Page 610, and designated herein as the Lot 3R, Block Four, Bryan Original Townsite in the City of Bryan, 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 thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared \(\begin{aligned} \begin{aligned} \begin instrument, and acknowledged to me that he executed

My commission expines OCTOBER 12 OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

The City of Bryan, Brazos County, Texas, owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 253, Page 564 and Volume 206, Page 596, and designated herein as Lot IR, 2R, Block Four, Bryan Original Townsite in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drainage, easements and public places thereon shown for the purpose and consideration therein expressed. Marin Tate

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BRAZOS

COUNTY OF BRAZOS

Mayor - City of Bryan, Texas Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is substribed to the foregoing instrument, and acknowledged to me that he

The Texas Voting Systems, Inc., owners and developers of the land shown on this

plat, being part of the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 331, Page 86, and designated herein as the Lot SR, Block Four, Bryan Original Townsite in the City of Bryan, 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 thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS **COUNTY OF BRAZOS** Before me, the undersigned authority, on this day person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed

DECEMBER 14

REPLAT OF BLOCK FOUR ORIGINAL TOWNSITE OF BRYAN

1986 AUG -6 PM 4: 24

358253

1.435 ACRES 62,500 SQ. FT.

STEPHEN F AUSTIN LEAGUE, A-9 BRYAN, BRAZOS COUNTY, TEXAS LAND USE: COMMERCIAL

OWNERS/DEVELOPERS

CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS I. Leank Bariskel, County Clerk in and for said County, do herby certify that this plat together with its certificates of authentication was filed for record in my office the day of duquet, was filed for record in my office the <u>lo</u> day of <u>fuguest</u>, 19<u>86</u>, in the Deed Records of Brazos County Volume <u>905</u> Page <u>453</u>. Hane Sauskie County Clerk, Brazos County, Texas Faren McXueen, Sepute

CERTIFICATION BY THE DIRECTOR OF PLANNING l, the undersigned. Director of Planning 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.

APPROVAL OF THE PLANNING COMMISSION: I. G. KENNY MACIALD VV. Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the day of Joey, 19 86 and same was duly approved on the lot day of Joey, 19 86 by said

CITY OF BRYAN, TEXAS PO. BOX 1000 BRYAN, TEXAS 77805 TEXAS VOTING SYSTEMS, INC. 402 S. WASHINGTON BRYAN, TEXAS 77805 W.H. McLEOD 2209 TRUMAN BRYAN, TEXAS 77801 1400 BROOKHOLLOW DR. BRYAN, TEXAS 77801

CITY OF BRYAN ENGINEERING DIVISION 201 E. 27th St. BRYAN, TX. 779-5622

REPLAT OF BLOCK FOUR Original Townsite of Bryan Bryan, Brazos County, Texas

SCALE: I"= 30' CITY JOB NO. SHEET DATE: MAY 1986 700-CIP-861

17,4420