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BRYAN COUNTY CLERK
KAREN Mc GEE
322131

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FIELD NOTES

FIELD NOTES
0.4878 ACRES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Lots One (1), Two (2) and Three (3), part of Lot Six (6) and part of the 20-foot Wide Alley in Block Forty-Six (46) of the CITY OF BRYAN ORIGINAL TOWNSITE according to a plat recorded in Volume "H", Page 721 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a concrete monument set marking the southwest corner of said Lot One (1) of Block Forty-Six (46), said nail also marking the intersection of the north right-of-way line (based on an 80-foot width) of Martin Luther King, Jr. Street (formerly called Nineteenth Street) and the east right-of-way line of Texas Avenue (based on a 100-foot width);

THENCE: N 04° 49' 04" E along said east line of Texas Avenue for a distance of 175.00 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the northwest corner of the tract conveyed to Linda Lara and Richard Lara by Sheriff's Deed recorded in Volume 827, Page 555;

THENCE: S 85° 10' 56" E across said Lot Six (6) for a distance of 50.00 feet to a 1/2-inch iron rod set in the common line of Lots Six (6) and Seven (7);

THENCE: S 04° 49' 04" W for a distance of 50.00 feet to a 1/2-inch iron rod set at the centerline of the said 20-foot Wide Alley for corner;

THENCE: S 85° 10' 56" E along said centerline of the Alley for a distance of 100.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 04° 49' 04" W across said Alley and along the common line of Lots Three (3) and Four (4) of said Block Forty-Six (46) for a distance of 125.00 feet to a 3/8-inch iron rod found for corner, said iron rod also being in the before-said north right-of-way line of Martin Luther King, Jr. Street;

THENCE: N 85° 10' 56" W for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.4878 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF NAVARRO

I, Cho Real Estate Holdings, Inc., is owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (me, it) in the Deed Records of Brazos County in 960/810, 962/315, 980/208 & 980/210, and designated herein as the Replat of Part of Block 46, 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.

Cameron D. Henderson
Cameron D. Henderson, President

STATE OF TEXAS
COUNTY OF NAVARRO

Before me, the undersigned authority, on this day personally appeared Cameron D. Henderson, 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 31st day of July, 1987.

Wanda Slater
Wanda Slater
My term expires: 6/3/91

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, 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 12 day of August 1987, in the Deed Records of Brazos County in Volume 997, Page 435.

Frank Boriskie
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

Michael R. McClure
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MULLARD, 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 12 day of DECEMBER 1986, and same was duly approved on the 8 day of JANUARY 1987, by said Commission.

G. Kenny Mullard
Chairman, City Planning Commission
Bryan, Texas

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.

Burt Kan
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct as prepared from an actual survey of the property and that my supervision on the ground and that the metes and bounds of this subdivision will describe a closed geometric form.

Michael R. McClure
Registered Public Surveyor 2859

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer 32740

GENERAL NOTES:

- Proposed Land Use: Commercial
- The minimum sideyard and rear building setback requirement is 5.0'.
- This property is not in a 100-Year Flood Hazard Area according to the City of Bryan Flood Insurance Rate Maps Community Panel No. 480082 0007 B, effective date: May 19, 1981.
- New construction on this property will utilize existing water and sewer service lines.
- Stormwater management requirements of the City of Bryan shall be met at such time as building permits are applied for.
- The allowed offset in the building setback line along the East right-of-way of Texas Avenue shall revert back to a 25' building setback at such time as the proposed structure is removed or destroyed.

REPLAT

BRYAN ORIGINAL TOWNSITE

Replat of Lots 1, 2, 3, and Part of 6 of Block 46 as Recorded in Vol. H, Pg. 721

0.4878 ACRES

S. F. Austin No. 9 League, A-62
Bryan, Brazos County, Texas
JANUARY 1987

Client: Star Service & Petroleum Co. M Bank Building, Suite 700 101 N. Beaton Corsicana, Texas 75110

Engineer & Surveyor: McClure Engineering, Inc. 1722 Broadway Suite 210 Bryan, Texas 77802