

ORIGINAL PLAT

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN NO. 10 LEAGUE, Bryan, Brazos County, Texas, and being all of Lots 5 and 9 and part of Lots 3, 4, and 8, Block 77 of the Original Townsite to the City of Bryan, Texas according to a plat recorded in Volumme H, page 721 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the southeast corner of said Lot 5, same being at the intersection of the west right-of-way line of Pierce Street and the north right-of-way line of 20th Street;

THENCE: N 79° 00' W 54.00 feet along said 20th Street line to an iron rod for corner;

THENCE: N 11° 00' E - 54.00 feet to an iron rod for corner;

THENCE: N 79° 00' W - 61.00 feet to an iron rod for corner;

THENCE: N 11° 00' E - 115.00 feet to an iron rod for corner in the southwest right-of-way line of Martin Luther King Blvd.;

THENCE: S 47° 18' 33" E - 135.15 feet along said Martin Luther King Blvd. line to an iron rod for corner at its intersection at said Pierce Street line;

THENCE: S 11° 00' W - 98.00 feet along said Pierce Street line to the PLACE OF BEGINNING; and containing 0.277 acres of land more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in February 1986.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), <u>Denmon Investment Properties</u>
owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume , page and designated herein as the <u>Lor 5A</u>, <u>Block 77 of the ORGINAL TOWNSITE</u> Subdivision to 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

Johnny Cenmon, 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 _ 9th _ day of April ;

Notary Public, State of Texas
Notary 5 and Samuel Notary 6 name: Notary 6 name: 19/19/8

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

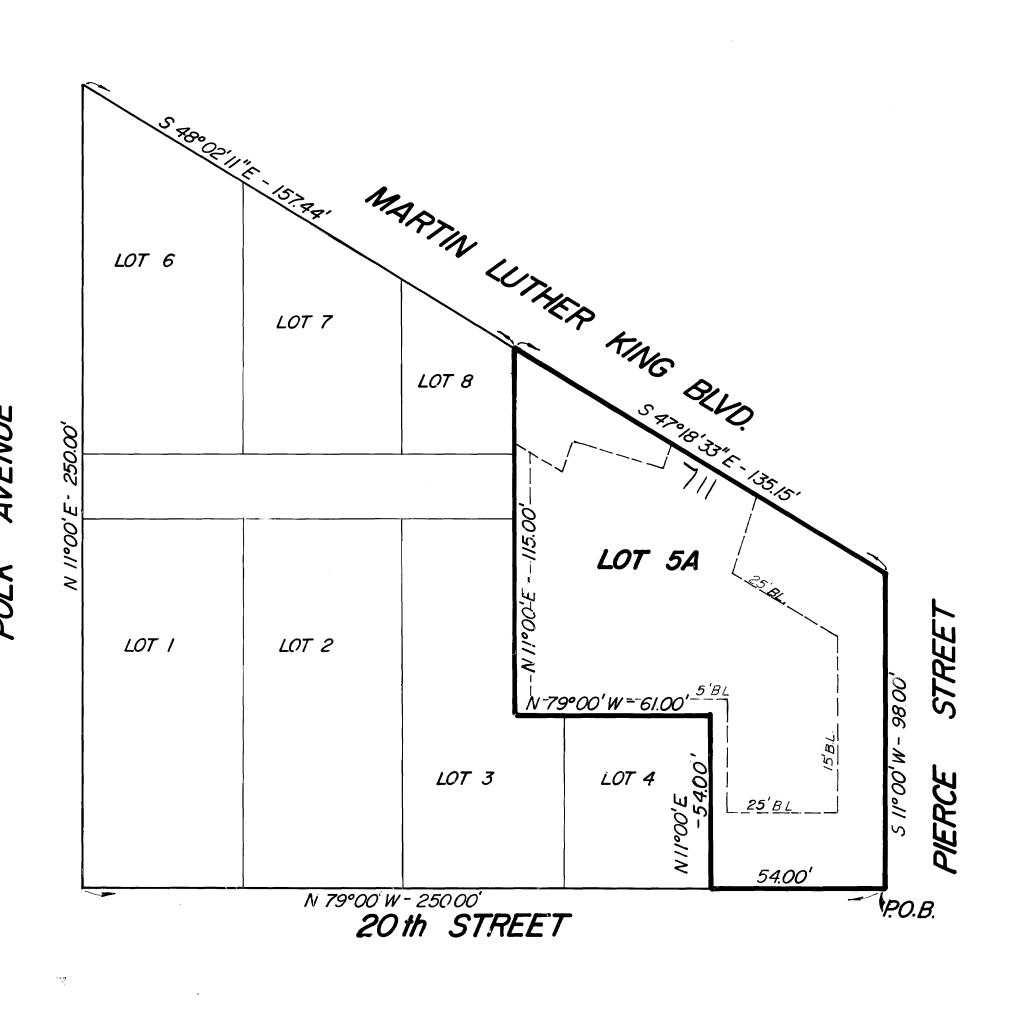
I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Registered, Profess
CERTIFICATION OF THE SURVEYOR / ()

STATE OF TEXAS COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby, certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Considerate Ranith Registered Public Surveyor



REVISED PLAT

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, Jack Bornkee , 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 18 day of July , 1986, in the Deed Records of Brazos County, in Volume 900 page 5/5.

Trank Boriskie
County Clerk, Brazos County, Texas
by: Varen McQueen, Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby, certify that the plat comforms 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, <u>G. Kenny Mallago Je</u>, 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 <u>28</u> day of <u>February</u>, 19 <u>86</u> and same was duly approved on the <u>45</u> day of <u>March</u>, 19 <u>86</u> by said Commission.

Chairman, City Planning Commission Bryan, Texas



LOCATION MAP

SCALE: 1"= 3400'

NOTE

- 1. Any Building permit applied for on Lot 5A will be required to conform to the provisions of Section 14-J of the City of Bryan or other ordinance pertaining to stormwater management in effect at the time.
- 2. 5' rear yard and side yard setback lines.3. Lot is not located within 100-year Flood Plain.
- 4. If present building is ever moved the building setback along Martin Luther King Blvd. will be 25' across the entire property.
- 5. License to encroach into street right-of-way, Building setback and alley recorded in Volume 709, page 826.

Faren Mc Queen
356769

LAND USE: ONE COMMERCIAL LOT

REPLAT

LOTS 589 and
PARTS OF LOTS 3,488 BLOCK 77
ORIGINAL TOWNSITE

S.F. AUSTIN NO.9 SURVEY, A-63 BRYAN, BRAZOS COUNTY, TEXAS

SCALE = !'= 30'

FEBRUARY 1986

OWNER: DENMON & ASSOCIATES

209 N. MAIN

BRYAN, TEXAS 77801

GARRETT ENGINEERING