

ORIGINAL PLAT
BOOK 4, PAGE 721 ~ D.R.B.C.

LEGAL DESCRIPTION
of a
1.1306 ACRE TRACT
PART OF BLOCK 9
ORIGINAL TOWNSITE
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

BEING a 1.1306 acre tract or parcel of land lying and being situated in the Original Townsite of the City of Bryan, Brazos County, Texas and being a portion of Block 9, Original Townsite of the City of Bryan as shown on the plat recorded in Volume H, Page 721 Deed Records of Brazos County and being comprized of the following tracts; all of that certain tract of land conveyed to Brazos County, Texas by Lilly Dairy Products, Inc. by warranty deed dated May 1, 1981 and recorded in Volume 400, Page 545 Deed Records of Brazos County and all of the several tracts of land conveyed to Brazos County, Texas by Lilly Dairy Products, Inc. by warranty deed dated May 1, 1981 and recorded in Volume 480, Page 547 Deed Records of Brazos County, said tracts also being described in an eminent domain suit by Brazos County, Texas vs. Lilly Ice Cream, Inc. et al recorded in Volume 9, Page 163 of the Condemnation Record of Brazos County, Texas. Said 1.1306 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the above referenced Block 9, said point being the intersection of the west right-of-way line of Washington Street with the north right-of-way line of East 25th Street, an "X" in a concrete slab approximately 8.50 feet north of the sidewalk along East 25th Street for corner;

THENCE N 81° 30' 00" W along the south block line of Block 9, said line also being the north right-of-way line of East 25th Street for a distance of 262.00 feet to an "X" in a concrete sidewalk for corner, said point also being the southwest corner of a 12 foot strip of land conveyed to George Stephan by the City of Bryan by deed dated 26 February, 1942 and recorded in Volume 109, Page 406 Deed Records of Brazos County;

THENCE N 08° 30' 00" E along the west line of the above mentioned 12 foot strip for a distance of 125.00 feet to an "X" in the concrete at the southwest corner of a building for corner, said point also being the southwest corner of a tract of land conveyed to Bryan Coca-Cola Bottling Co. by Gloria Stephan Sale and E.B. Sale by deed dated 29 December, 1977 and recorded in Volume 388, Page 191 Deed Records of Brazos County;

THENCE S 81° 30' 00" E along the common boundary line of the Brazos County property and the Bryan Coca-Cola Bottling Co. property for a distance of 130.00 feet to an iron rod set for corner, said corner also being the southeast corner of the Bryan Coca-Cola Bottling Co. property;

THENCE N 08° 30' 00" E along the common boundary line of the Brazos County property and the Bryan Coca-Cola Bottling Co. property for a distance of 125.00 feet to an "X" in the concrete sidewalk for corner, said point being the northeast corner of the Bryan Coca-Cola Bottling Co. property and also being on the south right-of-way line of East 24th Street and the north block line of Block 9;

THENCE S 81° 30' 00" E along the north block line of Block 9, said line also being the south right-of-way line of East 24th Street for a distance of 132.00 feet to a point for corner, said point being the northeast corner of Block 9 and also being the intersection of the south right-of-way line of East 24th Street with the west right-of-way line of Washington Street;

THENCE S 81° 30' 00" W along the east block line of Block 9, said line also being the west right-of-way line of Washington Street for a distance of 250.00 feet to the PLACE OF BEGINNING and containing 1.1306 acres of land, more or less.

Prepared from an actual survey made of the ground under my supervision in December, 1985.

A. H. (Holland) Winder, R. P. S. No. 3856
CERTIFICATE BY THE ENGINEER

STATE OF TEXAS :
COUNTY OF BRAZOS :
I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering information has been given this plat

A. H. (Holland) Winder
P. E. No. 23313
County Clerk
Brazos County, Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS

STATE OF TEXAS :
COUNTY OF BRAZOS :

We, Brazos County, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Vol. 480, Pages 545 & 547 and designated herein as the City of Bryan Original Townsite, Block 9 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 purposes and considerations therein expressed.

R. J. Holmgreen
County Judge

STATE OF TEXAS :
COUNTY OF BRAZOS :

Before me, the undersigned authority, on this day personally appeared R. J. Holmgreen, 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.

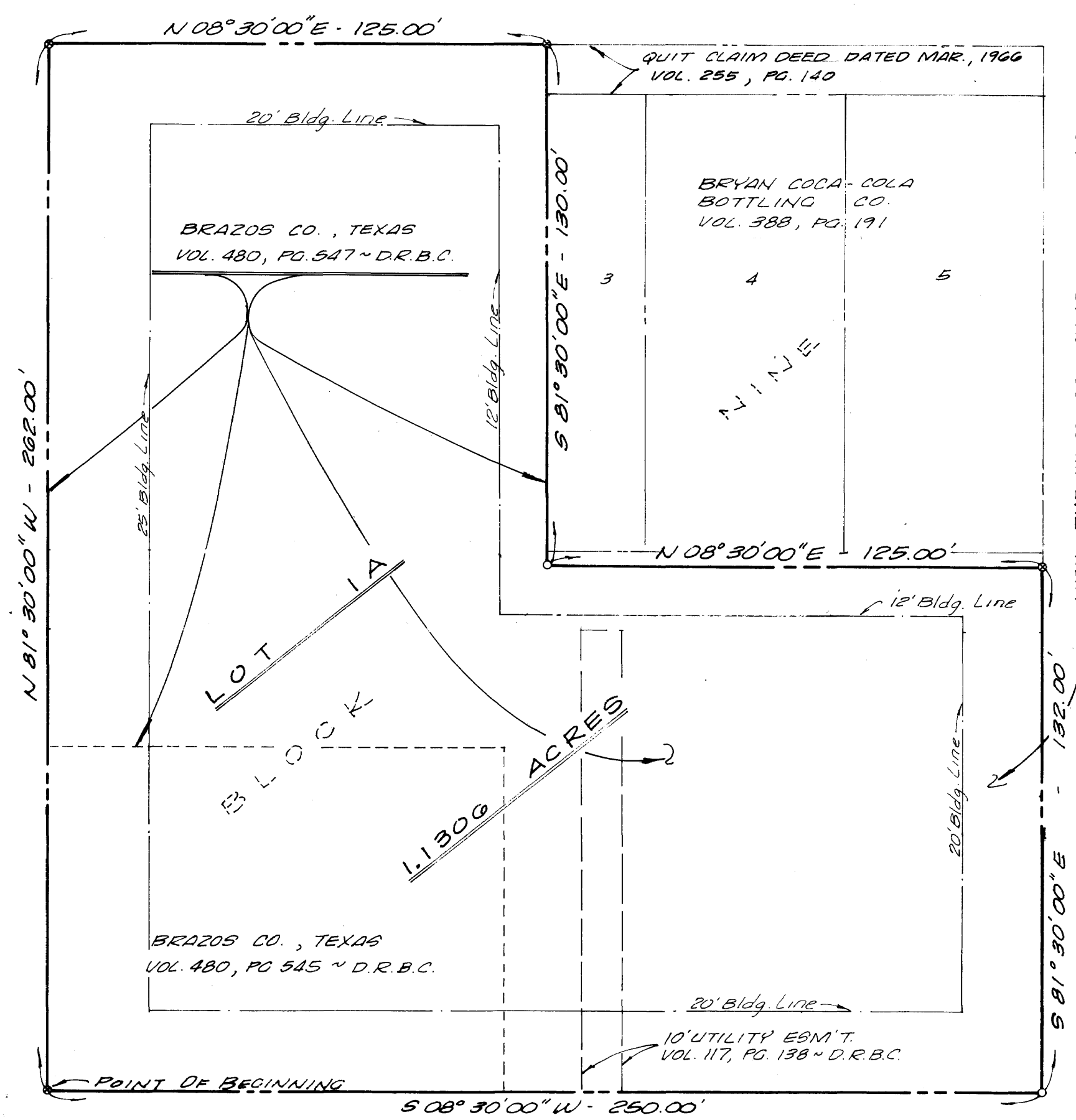
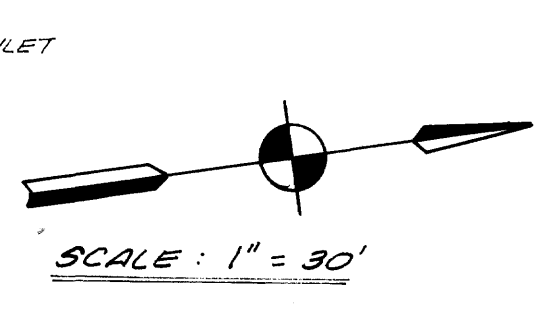
Given under my hand and seal of office this 14th day of March, 1986

My Commission Expires: 5/14/89
CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS :
COUNTY OF BRAZOS :

I, Frank Boriskie, County Clerk in and for Brazos County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 2 day of April, 1986, in the Deed Records of Brazos County in Volume 524, Page 133.

Frank Boriskie
County Clerk
Brazos County, Texas



REVISED PLAT

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, 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 standards and specifications set forth in this Ordinance.

Given under my hand and seal of office this 25th day of March, 1986

APPROVAL OF THE PLANNING COMMISSION

I, G. Kenny Milward, 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 23 day of DECEMBER, 1985 and same was duly approved on the 3 day of APRIL, 1986 by said commission.

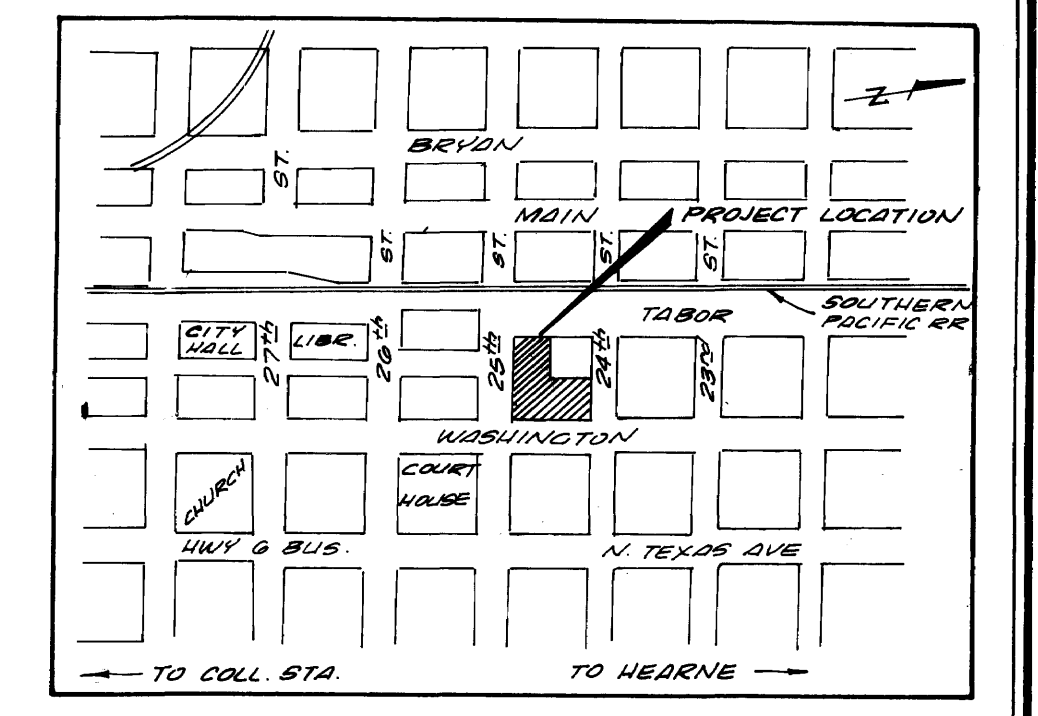
G. Kenny Milward
Chairman,
City Planning Commission
Bryan, Texas

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS :
COUNTY OF BRAZOS :

I, Avin H. Winder, Registered Public Surveyor No. 3856 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

A. H. (Holland) Winder
R. P. S. No. 3856



VICINITY MAP
SCALE: 1" = 600'

LEGEND
- DENOTES 'X' MARKED IN CONC.
- DEED LINE

ADJOINING OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS :
COUNTY OF BRAZOS :
In accordance with Vernon's Texas Civil Statutes 974a we, Gloria Stephan Sale and E. B. Sale, owners of part of Lot 3, Block 9, of the City of Bryan Original Townsite, and not a part of this replat, and being that certain tract or parcel of land conveyed to us and recorded in Vol. 388, Page 191, of the Brazos County Deed Records and whose names are 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 purposes and considerations therein expressed.

Gloria Stephan Sale
E. B. Sale
E. B. Sale

STATE OF TEXAS :
COUNTY OF BRAZOS :

Before me, the undersigned authority, on this day personally appeared Gloria Stephan Sale and E. B. Sale, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 25th day of March, 1986

Notary Public in and for
Brazos County, Texas
Commission Expires: 11-30-88

REPLAT OF

PART OF BLOCK NINE
ORIGINAL TOWNSITE OF BRYAN
1.1306 ACRES
49,250 SQ. FT.

STEPHEN F. AUSTIN LEAGUE, D-9
BRYAN, BRAZOS COUNTY, TEXAS

LAND USE : COMMERCIAL

OWNER / DEVELOPER

BRAZOS COUNTY, TX
% R. J. HOLMGREEN, COUNTY JUDGE
300 E. 20th ST., SUITE 114
BRYAN, TEXAS 77803

WINDER AND ASSOCIATES ENGINEERS INC.
1700 KYLE SOUTH SUITE 130 COLLEGE STATION, TX 693-4788
REPLAT OF BLOCK 9 ORIGINAL TOWNSITE OF BRYAN BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' DATE: DEC. 1985 W B A JOB NO. 185-040 SHEET: 1/1

see below UD 6/1/86