

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	S 4° 45' 43" W
L2	20.00'	N 4° 45' 43" E

**General Notes:**

- Coordinates and Bearing System shown herein are NAD83 (Texas State Plane Central Zone - Grid North) based on the published coordinates of the city of Bryan Control Monument GPS-36 (N10231375.303, E:3541898.795) and as established by GPS observation. Distances shown herein are grid distances. To determine surface distances multiply by a combined Scale factor of 1.0001025847 (calculated using GEOID12A).
- This property is currently zoned Commercial (C-3).
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- The topography shown is from City of Bryan GIS data.
- Existing structures to remain.
- Alley abandoned in accordance with City of Bryan Ordinance No. 2276.

**Legend**

**Line Types**

- Proposed Conditions
- Existing Conditions
- W-6 Existing Water Line
- Existing Contour
- Existing Easement
- Property Line
- Chain Link Fence
- Aerial Electric
- Power Pole
- Water Meter
- Water Valve
- Clean Out

**METES AND BOUNDS DESCRIPTION**  
OF A  
0.717 ACRE TRACT  
BRYAN ORIGINAL TOWNSITE  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 6, 7, 8, 9, AND 10, AND THE NORTH 1/4 OF THE ALLEY ADJOINING SAID LOTS, BLOCK 95, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOTS 6-10 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JOHN M. LAWRENCE, II RECORDED IN VOLUME 483, PAGE 31 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET (N10232673.63, E:3542427.57) ON THE EAST LINE OF N. TEXAS AVENUE (100' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID ALLEY; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N10231375.303, E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001025847 (CALCULATED USING GEOID12A):

THENCE: N 04° 45' 43" E ALONG THE EAST LINE OF N. TEXAS AVENUE AND THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 114.99 FEET (PLAT CALL DISTANCE: 115.00 FEET) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTH LINE OF E. PRUITT STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 6;

THENCE: S 85° 14' 17" E ALONG THE SOUTH LINE OF E. PRUITT STREET AND THE NORTH LINE OF SAID BLOCK 95 FOR A DISTANCE OF 249.97 FEET (PLAT CALL DISTANCE: 250.00 FEET) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE WEST LINE OF N. HOUSTON AVENUE (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 10; FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: N 107° 33' 44" E FOR A DISTANCE OF 0.61 FEET AND A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND BEARS: S 04° 45' 43" E FOR A DISTANCE OF 409.98 FEET;

THENCE: S 04° 45' 43" W ALONG THE WEST LINE OF N. HOUSTON AVENUE AND THE EAST LINE OF SAID BLOCK 95, AT 114.99 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 10, CONTINUE ON FOR A TOTAL DISTANCE OF 124.99 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE EAST LINE OF SAID ALLEY; FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: S 04° 45' 43" W FOR A DISTANCE OF 1000.19 FEET;

THENCE: N 85° 14' 17" E THROUGH SAID ALLEY, AT 49.99 FEET PASS THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED AS ALL OF LOTS 1-4 OF SAID BLOCK 95 AND THE ADJOINING 1/4 OF SAID ALLEY BY A DEED TO ALEXANDRA HERNANDEZ RECORDED IN VOLUME 13606, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE NORTH LINE OF SAID HERNANDEZ TRACT FOR A TOTAL DISTANCE OF 249.97 FEET (PLAT CALL DISTANCE: 250.00 FEET) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE EAST LINE OF N. TEXAS AVENUE MARKING THE NORTHWEST CORNER OF SAID HERNANDEZ TRACT;

THENCE: N 04° 45' 43" E ALONG THE EAST LINE OF N. TEXAS AVENUE AND THE WEST LINE OF SAID ALLEY FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.717 OF AN ACRE OF LAND (31,244 SQUARE FEET) AS SURVEYED ON THE GROUND OCTOBER 2017.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

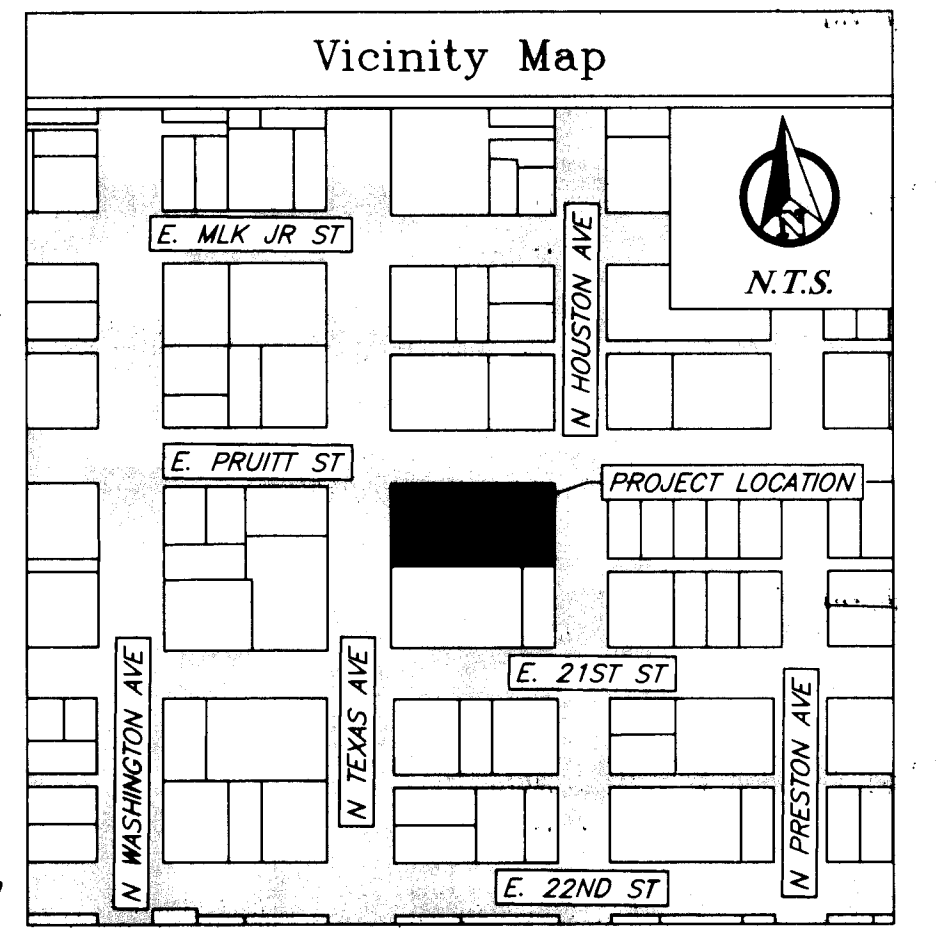
I, Juan Chavez, owner of the 0.66 acre tract shown on this plat, being Block 95, Lots 6-10, City of Bryan Townsite as conveyed in the Deeds of Brazos County in Volume 12110, Page 110, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor, R.P.L.S. No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geographic form.

Brad Kerr, R.P.L.S. No. 4502



**APPROVAL OF THE CITY PLANNER**

I, Maria Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 10th day of July, 2018.

**APPROVAL OF CITY ENGINEER**

I, [Signature], 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 and was approved on the 10th day of July, 2018.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Maria L. Rodriguez, owner of the 0.66 acre tract shown on this plat, being Block 95, Lots 6-10, City of Bryan Townsite as conveyed in the Deeds of Brazos County in Volume 12110, Page 110, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby Starnes, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 22nd day of December, 2017, and same was duly approved on the 11th day of January, 2018, by said Commission.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, [Signature], Chair, Planning and Zoning Commission, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/17/2018 2:37:10 PM  
In the PLAT Records

Doc Number: 2018-1338562  
Volume - Page: 14869-277  
Number of Pages: 1  
Amount: 73.00  
Order#: 20180817000126  
By: MD

for said county, do hereby certify that in was filed for record in my office the Official Records of Brazos County in

**FINAL PLAT**

City of Bryan Townsite,  
Block 95, Lot 6R ~0.717 AC

Being a Replat of City of Bryan Townsite,  
Block 95, Lots 6-10 and  
10' of Abandoned Alley  
Bryan, Brazos County, Texas

January 2018

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Owners:  
Juan Chavez  
Maria L. Rodriguez  
607 N Texas Ave  
Bryan, TX 77803

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

J4 Engineering 1/31/2018 Transpikes Chavez - Replat.dwg J4E Project # 17-068