

- NOTES:
- PROPERTY APPEARS TO BE VESTED IN GVB.M, LLC, BY VIRTUE OF A DEED RECORDED IN VOLUME 15489, PAGE 269, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, AS OBTAINED BY GPS OBSERVATIONS PER THE LEICA SMARTNET NETWORK.
 - PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y:10231375.303; X:3541898.795)
 - DISTANCES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING THE VALUES BY A CONVERSION FACTOR OF 1.000115305.
 - ALL BEARINGS AND DISTANCES LISTED IN PARENTHESES REFLECT RECORD DATA AS RECORDED ON RELEVANT SUBDIVISION PLAT/PARENT TRACT DEED.
 - THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 0.2% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082, PANEL NO.195E, MAP NO. 48041C0195E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
 - PROPERTY IS CURRENTLY ZONED COMMERCIAL DISTRICT (C-3).
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCE.
 - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - RIGHT-OF-WAY ABANDONMENT () APPROVED BY THE BRYAN CITY COUNCIL ON () 2020 (ORDINANCE NO.)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), BRV PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 6189, PAGE 167, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNED BY: *Johanna Gessner*

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

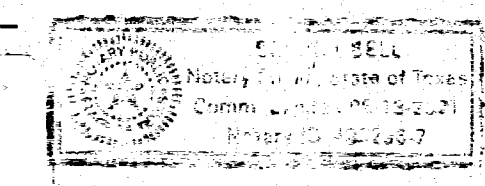
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Johanna Gessner* KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 19th DAY OF August, 2020

Brenda Ryle
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

Filed for Record
Official Public Records Office
Brazos County Clerk
On: 8/18/2020 1:05:30 PM
in the P.L. Records

Doc. Number: 2020-1402-973
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Ord.#: 20200901000112
By: TC



VOID FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT AS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ COUNTY IN VOLUME _____ PAGE _____

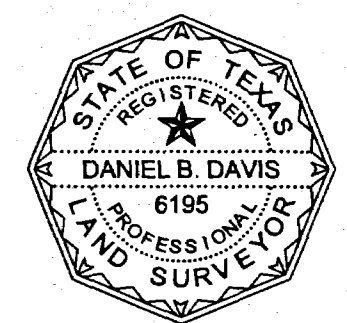
BRAZOS COUNTY, TEXAS:

Karen McQueen
By: *Alan Lee*

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DANIEL B. DAVIS, REGISTERED PUBLIC SURVEYOR NO. 6195 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 PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

REGISTERED PUBLIC LAND SURVEYOR



APPROVAL OF CITY ENGINEER

I, *W. Paul Karpman*, 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 28th DAY OF September, 2020

W. Paul Karpman
CITY ENGINEER
CITY OF BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmermann*, 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 24th DAY OF September, 2020

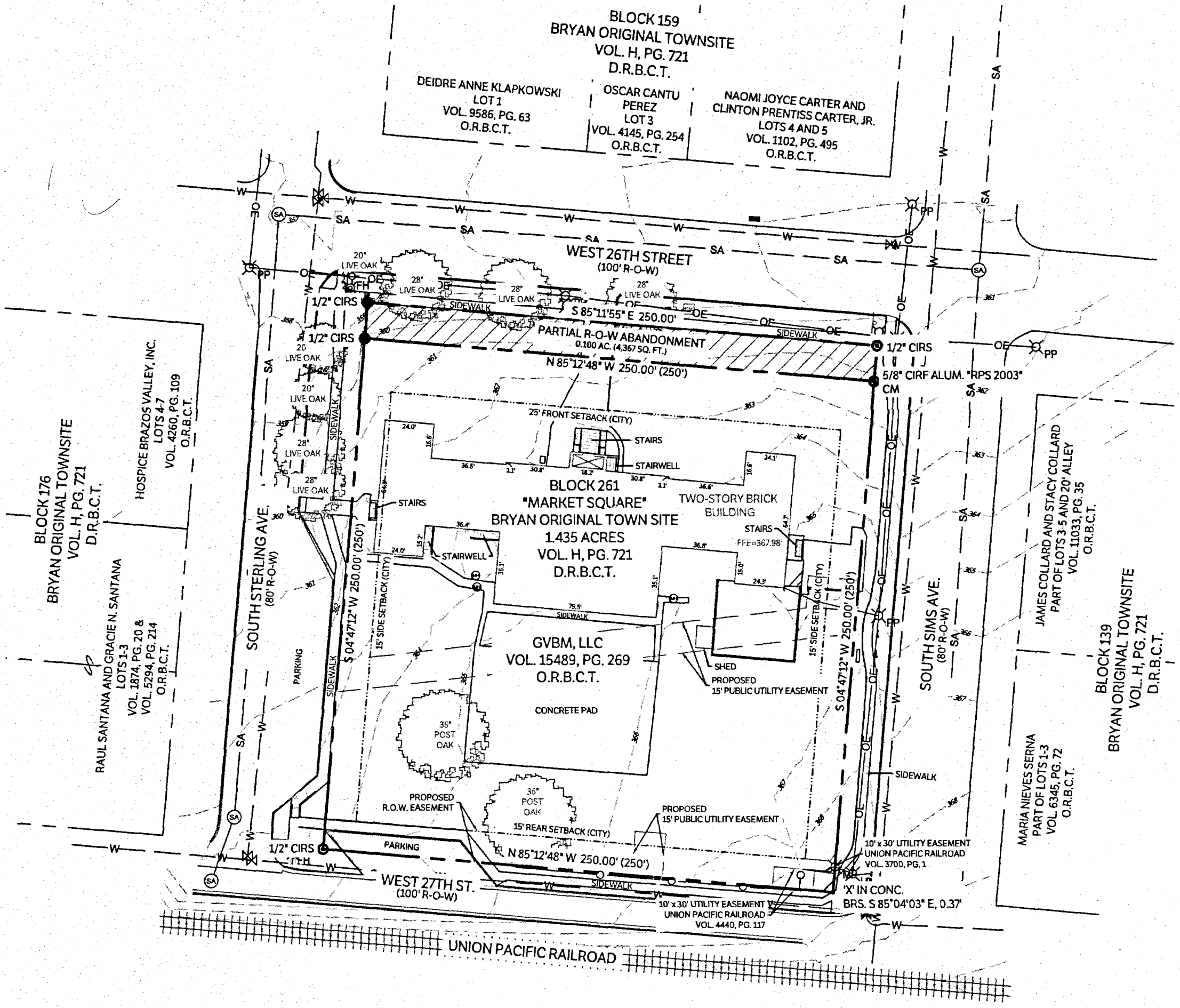
Martin Zimmermann
CITY PLANNER
BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Bobby Cuthbert*, 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 30th DAY OF June, 2020 AND SAME WAS DULY APPROVED ON THE 24th DAY OF August, 2020 BY SAID COMMISSION.

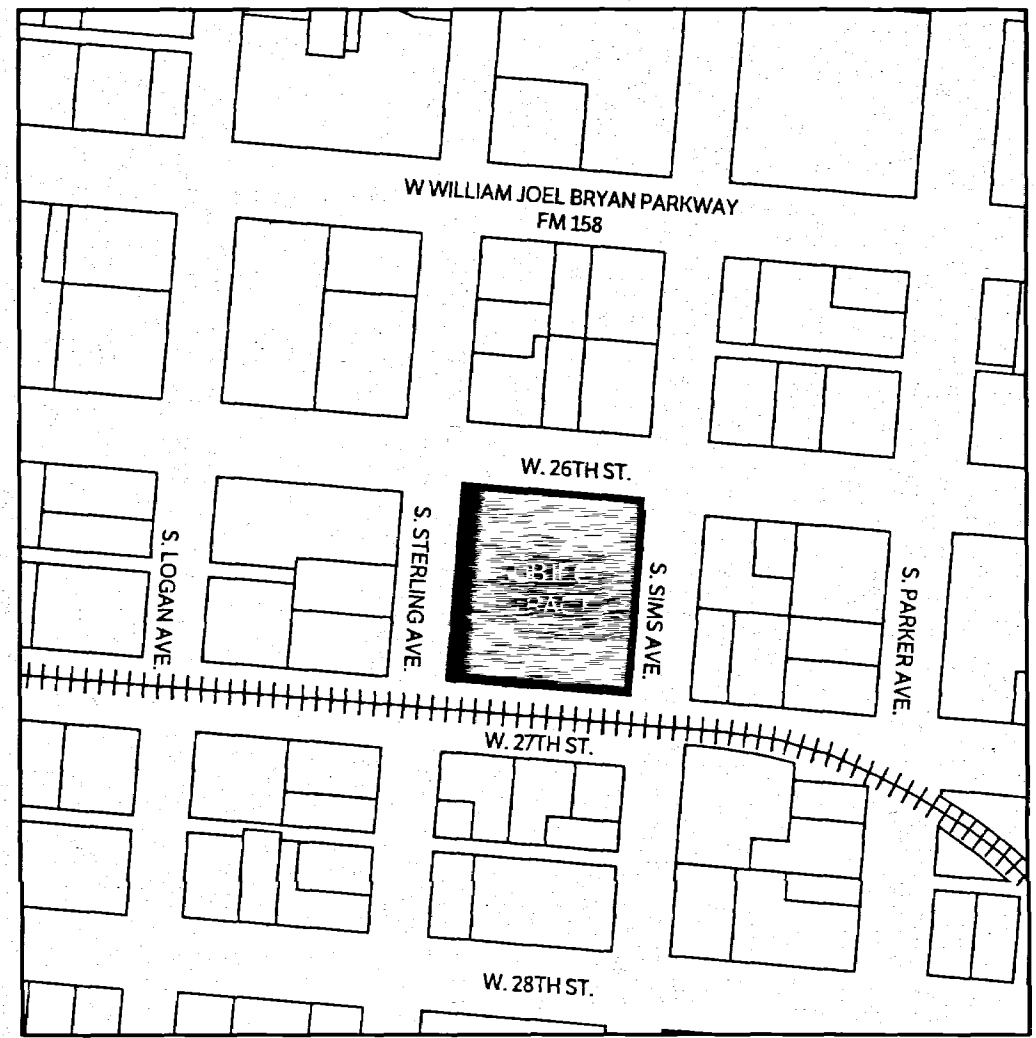
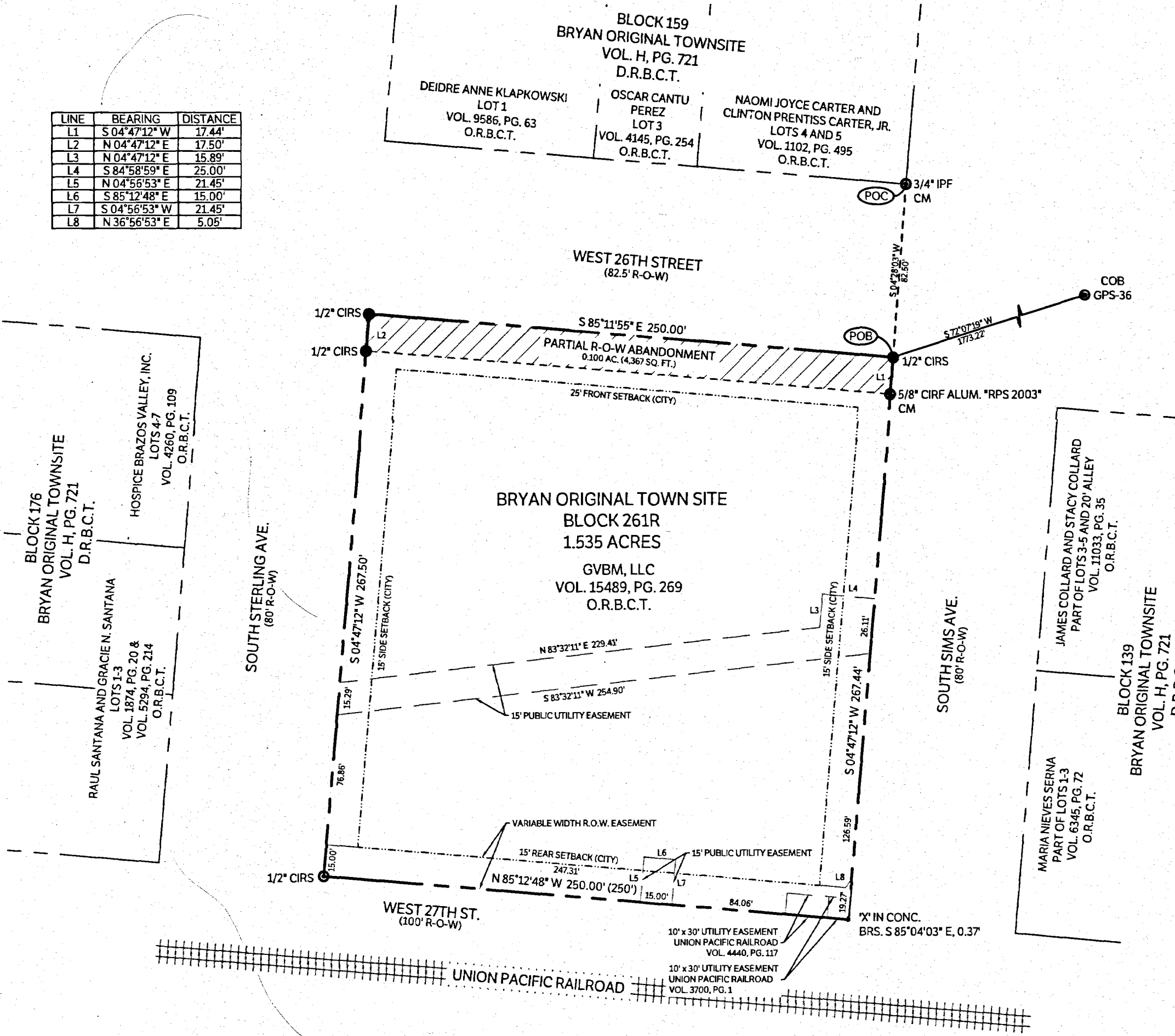
Bobby Cuthbert
CHAIR, PLANNING AND ZONING COMMISSION
BRYAN, TEXAS

ORIGINAL PLAT



LINE	BEARING	DISTANCE
11	S 04°47'12" W	17.44'
12	N 04°47'12" E	17.50'
13	N 04°47'12" E	18.89'
14	S 84°58'59" E	25.00'
15	N 04°50'53" E	21.45'
16	S 85°12'48" W	19.00'
17	S 04°56'53" W	21.45'
18	N 36°56'53" E	5.00'

REPLAT



VICINITY MAP
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing:

- Survey Monument
- Calculated Corner
- Sanitary Manhole
- Utility Manhole
- Electric Meter
- Water Meter
- Water Valve
- Gas Meter
- Boundary Line
- Adjoiner Property Line
- Building Setback Line
- Water Line
- Sanitary Sewer Line
- Overhead Electric Line
- Easement
- Chain Link Fence
- Control Line Monument
- Iron Rod Found
- Copper Iron Rod Found
- O.R.B.C.T.
- D.R.B.C.T.

FIELD NOTES

BEING A 1.535-ACRE (66,867 SQUARE FEET) TRACT SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF BLOCK 261, DESIGNATED AS "MARKET SQUARE" AS DEPICTED IN THE OFFICIAL MAP OF THE CITY OF BRYAN, 1898 (POPULARLY REFERRED TO AS "BRYAN ORIGINAL TOWNSITE") RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) AND A PORTION OF THE EXISTING RIGHT-OF-WAY OF WEST 26TH STREET (FORMERLY KNOWN AS ANDERSON) LOCATED BETWEEN S. STERLING AVENUE AND S. SIMS AVENUE (FORMERLY KNOWN AS WHEELLOCK) AS DEPICTED ON SAID MAP OF BRYAN ORIGINAL TOWNSITE. SAID 1.535-ACRE-TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 3/4-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF BLOCK 159, SAID BRYAN ORIGINAL TOWNSITE AND BEING LOCATED IN THE EXISTING NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID W. 26TH STREET (CALLED 100 FEET WIDE) WITH THE EXISTING WEST R.O.W. LINE OF SAID S. SIMS AVENUE (CALLED 80 FEET WIDE);

THENCE, SOUTH 04° 28' 03" WEST DEPARTING FROM SAID BLOCK 159 AND WITH SAID EXISTING WEST R.O.W. LINE OF S. SIMS AVENUE, A DISTANCE OF 82.50 FEET TO A 3/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GESSNER" (HEREINAFTER REFERRED TO AS "WITH CAP") SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE POINT OF BEGINNING, AND BEING LOCATED IN THE INTERSECTION OF THE PROPOSED SOUTH R.O.W. LINE OF SAID W. 26TH STREET WITH SAID EXISTING WEST R.O.W. LINE OF S. SIMS AVENUE;

THENCE, SOUTH 04° 47' 12" DEPARTING FROM SAID PROPOSED SOUTH R.O.W. LINE OF SAID W. 26TH STREET AND WITH THE SAID EXISTING WEST R.O.W. LINE OF S. SIMS AVENUE, AT A DISTANCE OF 17.44 FEET, PASS A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 2003" FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK 261 AND BEING LOCATED IN THE EXISTING SOUTH R.O.W. LINE OF SAID W. 26TH STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 267.44 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING LOCATED IN THE INTERSECTION OF SAID WEST R.O.W. LINE OF S. SIMS AVENUE WITH THE EXISTING NORTH R.O.W. LINE OF W. 27TH STREET (FORMERLY KNOWN AS BURLESON) (CALLED 100 FEET WIDE) . FOR REFERENCE AN "X" CUT IN CONCRETE BEARS SOUTH 85° 43' 05" EAST, A DISTANCE OF 0.37 FEET;

THENCE, NORTH 85° 12' 48" WEST DEPARTING FROM SAID S. SIMS STREET AND WITH SAID EXISTING NORTH R.O.W. LINE OF W. 27TH STREET, SAME BEING THE SOUTH LINE OF SAID BLOCK 261, A DISTANCE OF 250.00 (250) FEET TO A 3/8-INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 261 AND BEING LOCATED IN THE INTERSECTION OF SAID EXISTING R.O.W. LINE OF W. 27TH STREET WITH THE EXISTING EAST R.O.W. LINE OF S. STERLING AVENUE (CALLED 80 FEET WIDE);

THENCE, NORTH 04° 47' 12" EAST DEPARTING FROM SAID W. 27TH STREET AND WITH SAID EXISTING R.O.W. LINE OF S. STERLING AVENUE, SAME BEING THE WEST LINE OF SAID BLOCK 261, AT A DISTANCE OF 250.00 FEET PASS A 3/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GESSNER" SET FOR THE NORTHWEST CORNER OF SAID BLOCK 261 AND BEING LOCATED IN SAID EXISTING SOUTH R.O.W. LINE OF W. 26TH STREET, CONTINUING FOR A TOTAL DISTANCE OF 267.50 FEET TO A 3/8-INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING LOCATED IN THE INTERSECTION OF SAID EXISTING EAST R.O.W. LINE OF S. STERLING AVENUE WITH THE PROPOSED SOUTH R.O.W. LINE OF SAID W. 26TH STREET;

THENCE, SOUTH 85° 11' 55" EAST DEPARTING FROM SAID S. STERLING AVENUE AND WITH THE PROPOSED SOUTH R.O.W. LINE OF SAID W. 26TH STREET, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.535 ACRES (66,867 SQUARE FEET) OF LAND.

ADDRESS:
401 W 26TH ST
BRYAN, BRAZOS COUNTY, TEXAS 77802
S.F. AUSTIN LEAGUE, A-62

SURVEYOR:
DANIEL B. DAVIS
11913 STARCREST DR.
SAN ANTONIO, TEXAS 78247

PREPARED FOR:
GVB.M, LLC
2501 ASHFORD DRIVE
COLLEGE STATION, TEXAS 77840

FINAL PLAT
BLOCK 261R
1.54 ACRES
BRYAN ORIGINAL TOWNSITE
BEING A
REPLAT
OF BLOCK 261
"MARKET SQUARE"
CITY OF BRYAN TOWNSITE
RECORDED IN VOLUME H, PAGE 721
DEED RECORDS OF BRAZOS COUNTY, TEXAS
& A PORTION OF 26TH STREET RIGHT-OF-WAY

CIVIL | CMT | GEOTECHNICAL
STRUCTURAL | SURVEY

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GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:
F-7451 & F-101914599

FINAL PLAT

ISSUE DATE: 06-23-2020
DRAWN BY: CK
CHECKED BY: DD
PROJECT #: 19-0731

