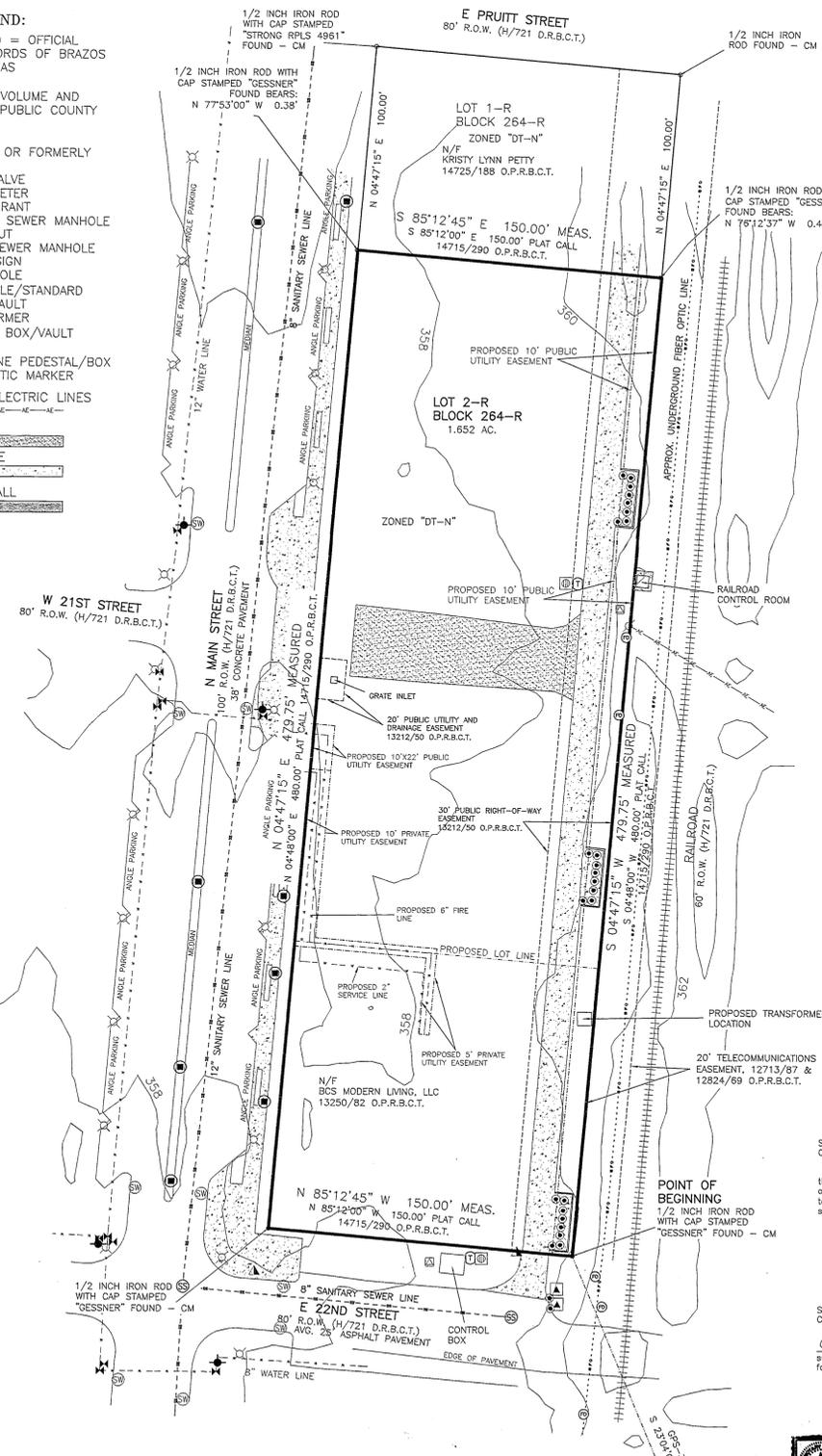


ORIGINAL PLAT

REPLAT

LEGEND: (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS N/F = NOW OR FORMERLY

- WATER VALVE WATER METER FIRE HYDRANT SANITARY SEWER MANHOLE CLEAN OUT STORM SEWER MANHOLE STREET SIGN UTILITY POLE LIGHT POLE/STANDARD UTILITY VAULT TRANSFORMER ELECTRIC BOX/VAULT BOLLARD TELEPHONE PEDESTAL/BOX FIBER OPTIC MARKER AERIAL ELECTRIC LINES ASPHALT CONCRETE BRICK WALL



METES AND BOUNDS DESCRIPTION OF A 1.652 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 THE S. F. AUSTIN LEAGUE...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "GESSNER" FOUND ON THE NORTH LINE OF E. 22ND STREET...

THENCE: N 85° 12' 45" W ALONG THE NORTH LINE OF E. 22ND STREET FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GESSNER" FOUND ON THE EAST LINE OF N. MAIN STREET...

THENCE: N 04° 47' 15" E ALONG THE EAST LINE OF N. MAIN STREET FOR A DISTANCE OF 479.75 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 2-R AND LOT 1-R, BLOCK 264-R...

THENCE: S 85° 12' 45" E ALONG THE COMMON LINE OF SAID LOT 2-R AND SAID LOT 1-R FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF SAID RAILROAD MARKING THE NORTHEAST CORNER OF SAID LOT 2-R...

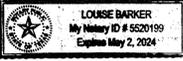
THENCE: S 04° 47' 15" W ALONG THE WEST LINE OF SAID RAILROAD FOR A DISTANCE OF 479.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.652 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L7.

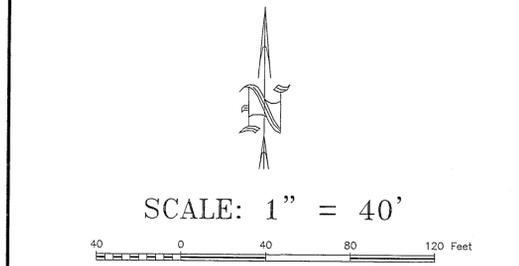
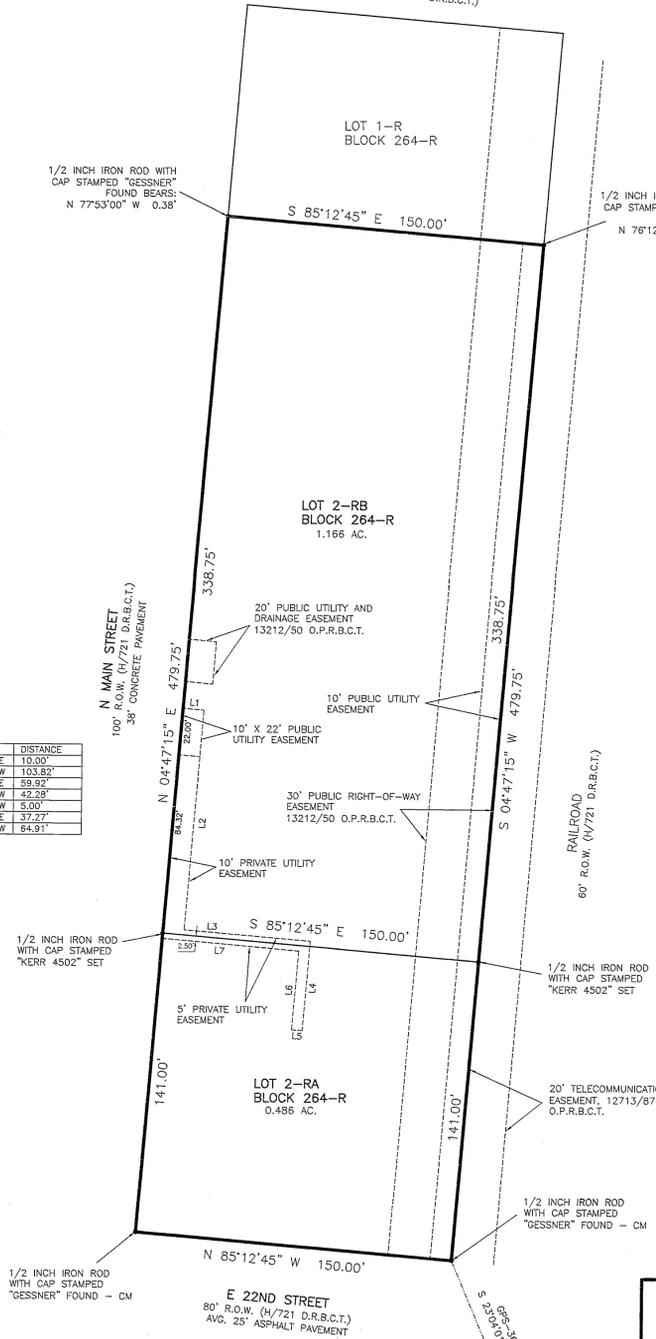
BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, BCS MODERN LIVING, LLC, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County...

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Brad Kerr, 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 stated.



CERTIFICATION OF CITY PLANNER I, the undersigned, City Planner and/or designated Secretary of the Planning & 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...



SCALE: 1" = 40'



- GENERAL NOTES 1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36...

FINAL PLAT OF LOTS 2-RA AND 2-RB, BLOCK 264-R BRYAN ORIGINAL TOWNSITE BEING A REPLAT OF LOT 2-R, BLOCK 264-R BRYAN ORIGINAL TOWNSITE VOLUME 14715, PAGE 290 O.P.R.B.C.T. 1.652 ACRES, S. F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS

OWNER: BCS MODERN LIVING, LLC (TBPELS FIRM#10018500) 419 N. MAIN STREET, SUITE 120 BRYAN, TEXAS 77803 PHONE: (979) 314-7363 BRAD@KERRSURVEYING.COM

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Public Surveyor 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 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.



Filed for Record Official Public Records Of: Brazos County Clerk On: 7/23/2020 2:30:25 PM in the PLAT Records Doc Number: 2020-14001:2 Volume - Page: 16222-276 Number of Pages: 1 Amount: 73.00 Order#: 20200723000093 B): MD

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 and was approved on the 23rd day of July, 2020.

