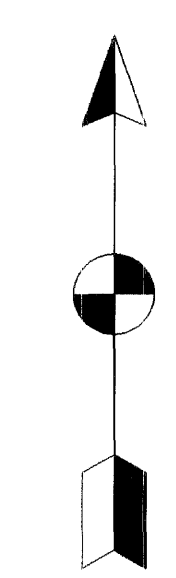


URSULINE AVE. (60' R.O.W.)

BASIS OF BEARING: NORTH RIGHT-OF-WAY LINE OF EAST 23RD STREET, CALLED S 88°30'03" W AS DEPICTED ON THE PLAT OF A RESUBDIVISION OF THE W. T. JAMES SUBDIVISION, AS RECORDED IN VOLUME 778, PAGE 595.



SCALE: 1" = 30'



PREVIOUS RESUBDIVISION
SCALE: 1" = 100'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS AND NOTARY
STATE OF TEXAS
COUNTY OF BRAZOS
We, Robert Edward Chapman Sr., 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 Volume 778, Page 595, and designated herein as the Chapman Subdivision 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 purpose and consideration therein expressed.
Robert Edward Chapman Sr.
Owners
Lienholder Approval

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Robert Edward Chapman Sr. known to me to be the person whose name is subscribed to this foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.
Given under my hand and seal of office this 4th day of November, 1997.
Marie M. Garcia
Notary Public in and for Brazos County, Texas

MARIE M. GARCIA
MY COMMISSION EXPIRES
February 12, 2000

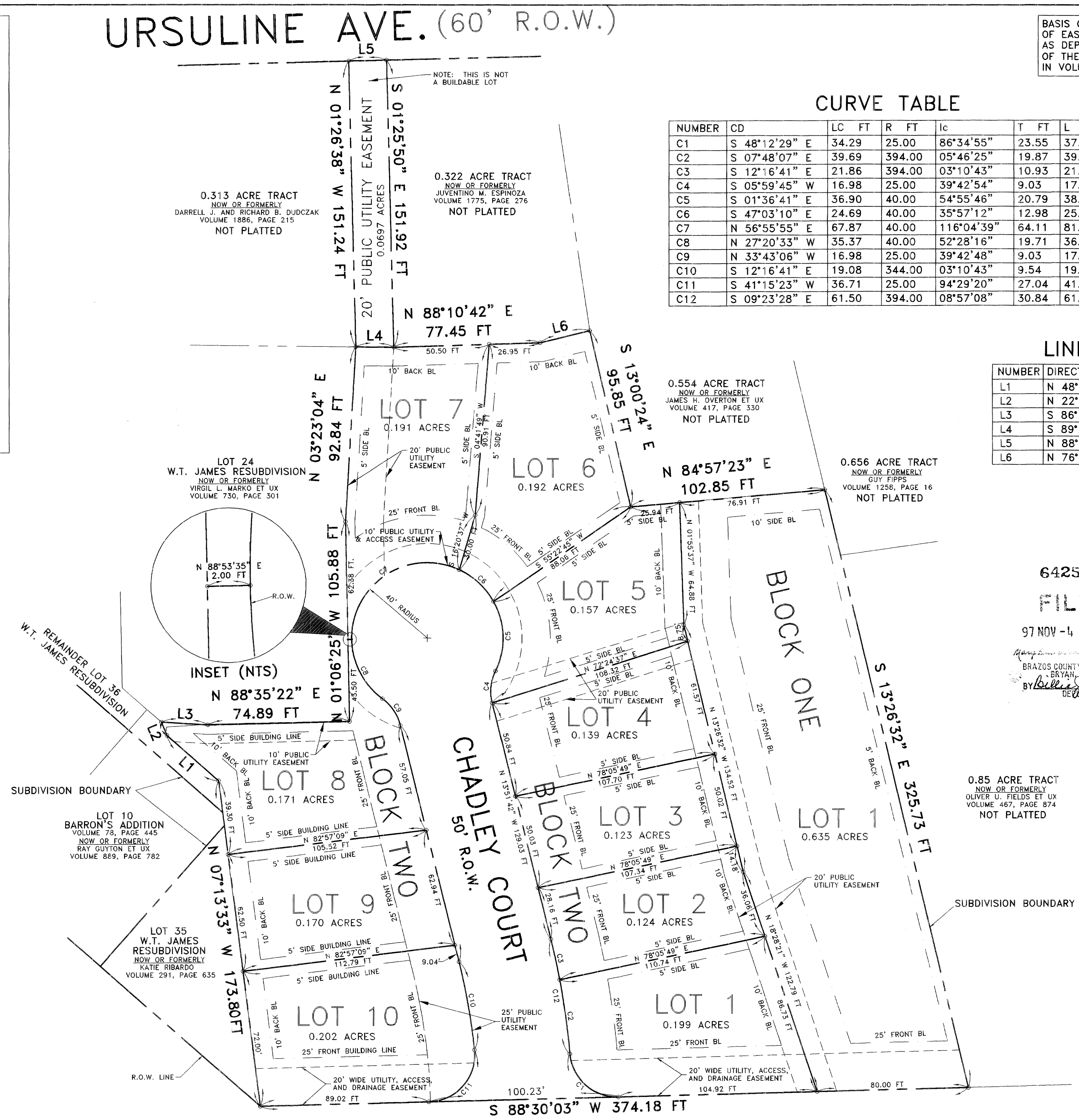
CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, A. W. KESSLER, Registered Public Land Surveyor No. 1852, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.
A. W. Kessler
K. W. Kessler

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, 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 4th day of November, 1997, in the Official Records of Brazos County in Volume 778, Page 595.

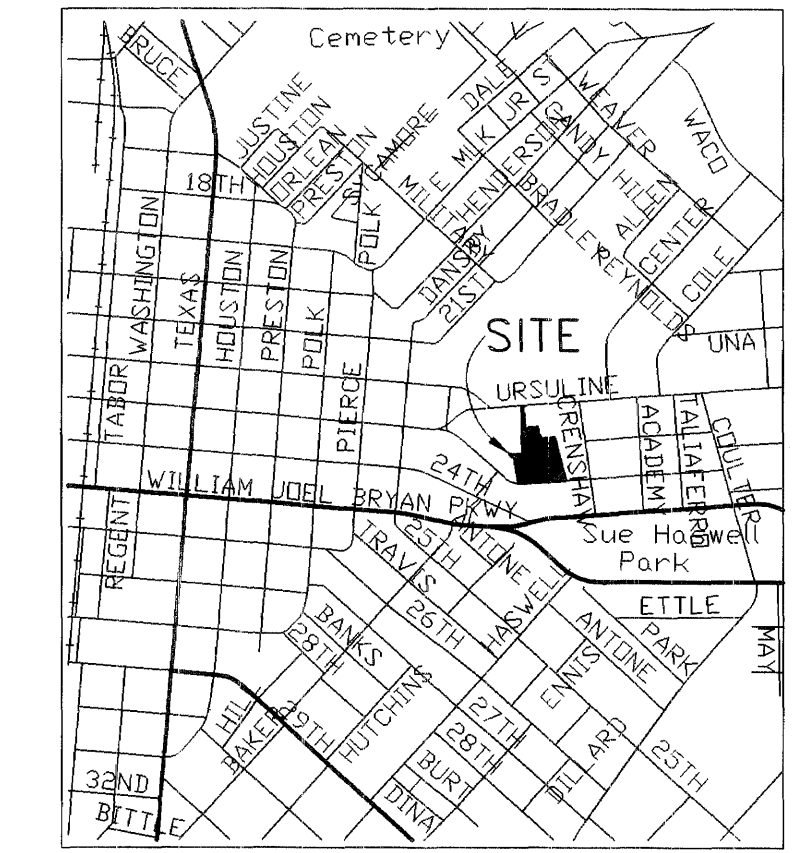
CERTIFICATION OF DEVELOPMENT PLANNER
I, the undersigned, Development Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.
Della Hahn
Development Planner/Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION
I, Richard DeLans, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for review with the City Planning Commission of the City of Bryan on the 11th day of October, 1997, and same was duly approved on the 11th day of September, 1997 by said Commission.
Richard DeLans
Chairman, City Planning Commission, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development 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.
Maude Ambros Huff
Development Engineer, Bryan, Texas



VICINITY MAP (NTS)



642572
FILED
97 NOV -4 PM 4:30
Brazos County Clerk
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Billy Dean Endler
DEPUTY

- NOTE: PAVEMENT IS TO BE 28" B.B. ASPHALT
- NOTE: A SIDEWALK IS TO BE CONSTRUCTED ON URSULINE AVENUE PER CITY STANDARDS.
- NOTE: ALL MONUMENTS ARE 1/2" IRON RODS UNLESS OTHERWISE SPECIFIED.
- NOTE: THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEPICTED ON FEMA-FIRM COMMUNITY PANEL NO. 48041C0133C, JULY 2, 1992.

MDG MUNICIPAL DEVELOPMENT GROUP
203 HOLLEMAN DRIVE EAST
COLLEGE STATION, TEXAS 77840
(409)693-5359
Engineering • Planning • Surveying

CHAPMAN SUBDIVISION
2.73 ACRES
BEING A RESUBDIVISION OF THE
W. T. JAMES RESUBDIVISION, VOL. 778, PAGE 595
JOHN AUSTIN LEAGUE NO. 8, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Prepared for: BRYAN COMMUNITY DEVELOPMENT
405 W. 28TH STREET
BRYAN, TX 77802

Scale: 1" = 30' Sheet: 1 OF 1
Date: MAY, 1997
Drawn By: JESSE K. SHUMWAY

M.D.G. No. 2837 - 000669

Rev.	Date	By	Comment
A	11/3/97	CLE	CHANGED STREET NAME
E	7/28/97	JKS	CHANGES PER CLIENT
D	7/17/97	JKS	CHANGES PER CLIENT
C	7/15/97	JKS	CHANGES PER CLIENT
B	6/10/97	JKS	CHANGES PER CLIENT
A	5/27/97	JKS	INITIAL SUBMISSION

on line use only