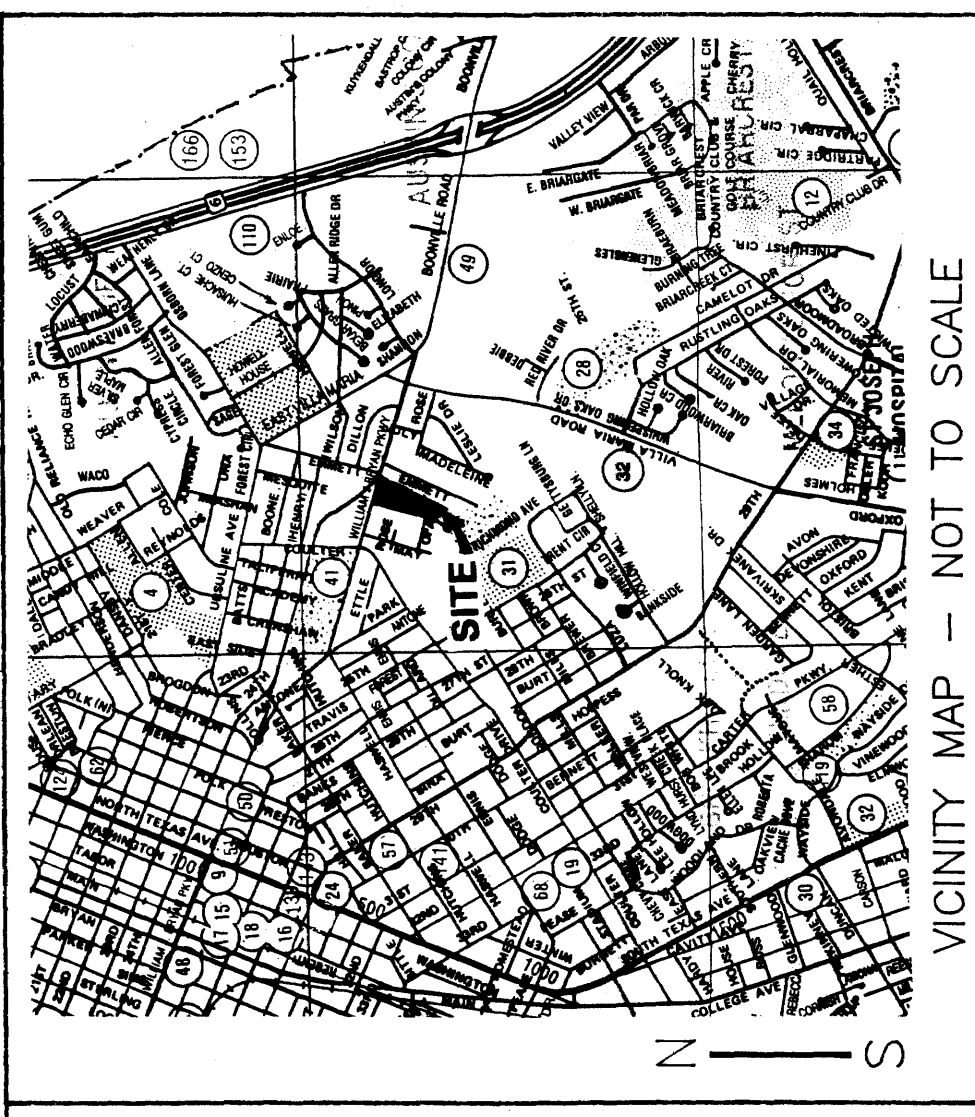
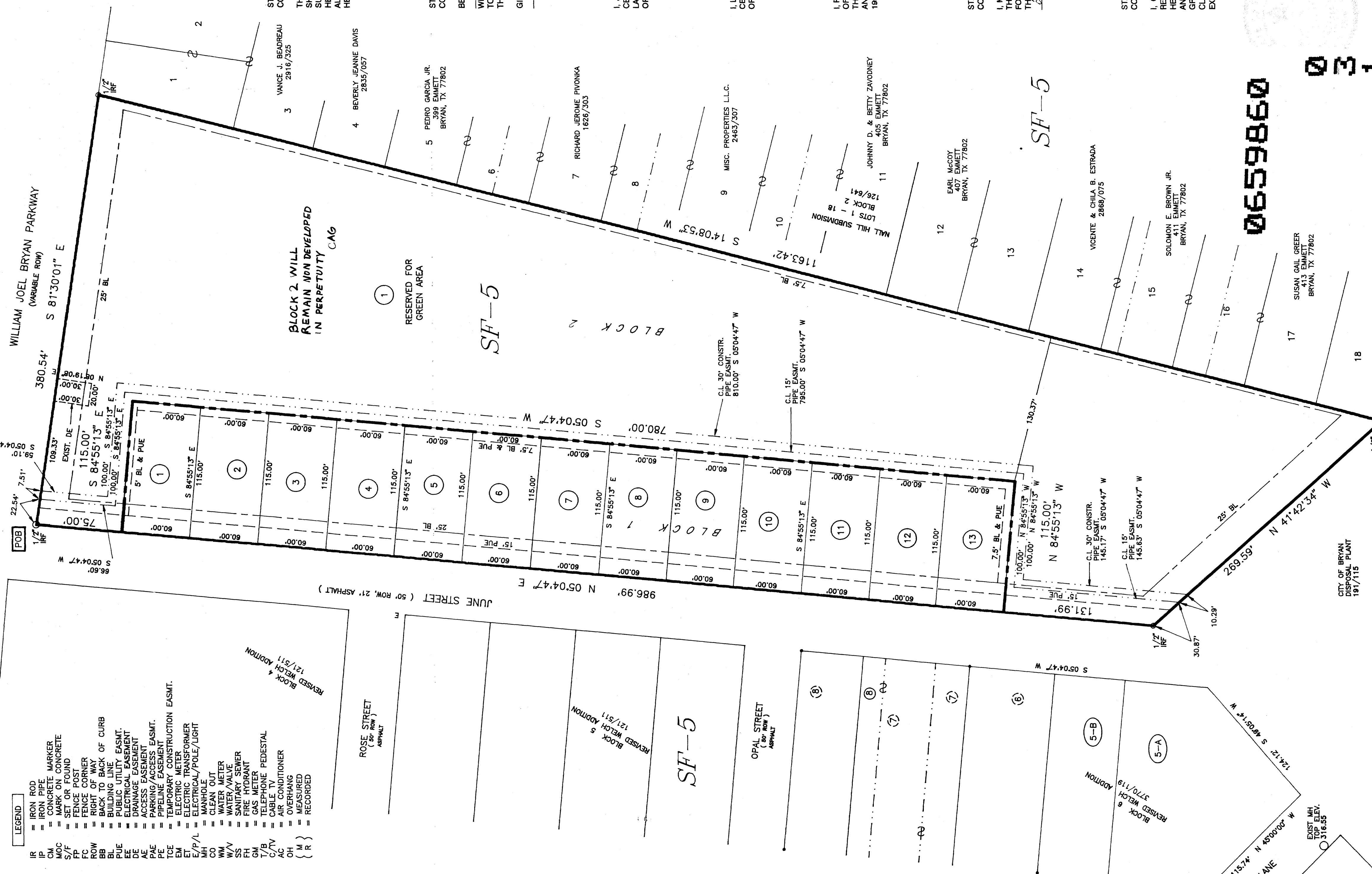


on base  
no check



VICINITY MAP - NOT TO SCALE

- LEGEND**
- IR IRON ROD
  - CM CONCRETE MARKER
  - MOC MARK ON CONCRETE
  - S/F SET OR FOUND
  - PP FENCE POST
  - ROW RIGHT OF WAY
  - BB BACK TO BACK OF CURB
  - BL BUILDING LINE
  - PUE PUBLIC UTILITY EASMT.
  - DE DRAINAGE EASEMENT
  - AE ACCESS EASEMENT
  - PAE PARKING / ACCESS EASMT.
  - TE TEMPORARY CONSTRUCTION EASMT.
  - ET ELECTRIC TRANSFORMER
  - EM ELECTRIC METER
  - CH CLEAN OUT
  - WM WATER METER
  - W/V WATER VALVE
  - SS SANITARY SEWER
  - HW HIGHWAY
  - GH GAS METER
  - T/B TELEPHONE PEDESTAL
  - C/TV CABLE TV
  - AC AIR CONDITIONER
  - OH OIL HEAVY
  - { R } MEASURED
  - { } RECORDED



WILLIAM JOEL BRYAN PARKWAY  
(VARIABLE ROW)  
S 81°30'01" E  
380.54'

RESERVED FOR GREEN AREA  
BLOCK 2 WILL REMAIN UNDEVELOPED IN PERPETUITY CAG

RESERVED FOR GREEN AREA  
BLOCK 2

RESERVED FOR GREEN AREA  
BLOCK 2

RESERVED FOR GREEN AREA  
BLOCK 2

RESERVED FOR GREEN AREA  
BLOCK 2

RESERVED FOR GREEN AREA  
BLOCK 2

**NOTES:**

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- BM IS SQUARE CUT IN SOUTH EAST CORNER OF HEADWALL AT BRIAR CREEK BRIDGE OVER WILLA MARIA RD., ELEV. 307.69' NGVD.
- FLOOD PLAIN ELEVATION OBTAINED FROM FEMA FIRM MAP # 48041C 0133 C - ELEV. 316.0' NGVD.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN.
- THERE SHALL BE A 7.5' SIDE AND REAR BUILDING LINE FOR ALL LOTS.
- ALL LOT CORNERS ARE MARKED WITH 1/2" IR.
- PIPELINE EASEMENT RECORDED IN 617/612 WAS VACATED IN

LAND UTILIZATION

BLOCK	LOTS	AREA, ACR.	ZONING	CURRENT USE	PROPOSED USE
1	1-13	2.059	SF-5	VACANT	1-FAMILY RESIDENTIAL
2	1	5.224	SF-5	VACANT	GREEN AREA

FILED FOR RECORD IN: BRAZOS COUNTY, TEXAS  
ON: JUL 02, 1998 AT 02:00P  
AS A PLAT  
DOCUMENT NUMBER: 863968  
AMOUNT: \$5.00  
STATE OF TEXAS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME  
JUL 02, 1998  
BRAZOS COUNTY, TEXAS CLERK

**FINAL PLAT**  
7.283 ACRES

**MIRACLE PLACE SUBDIVISION**

JOHN AUSTIN LEAGUE, ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS

**OWNER/DEVELOPER:**  
CITY OF BRYAN  
COMMUNITY DEVELOPMENT  
P. O. BOX 1000  
BRYAN, TX 77805  
361-3610

**ALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
THE CITY OF BRYAN, TEXAS, A MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "MIRACLE PLACE SUBDIVISION", BRYAN, TEXAS, AND WHOSE REPRESENTATIVE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*James J. Bell*  
OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 ON THIS 1st DAY OF July, 1998.

DELORES M. SOLO  
Notary Public  
NOV. 16, 2001

**CERTIFICATION OF THE PLANNING ADMINISTRATOR**

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

*Joey Dunn*  
PLANNING ADMINISTRATOR

**APPROVAL OF THE DEVELOPMENT ENGINEER**

I, LINDA HUFF, P.E., DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Linda Huff*  
DEVELOPMENT ENGINEER

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR APPROVAL WITH THE COMMISSION ON THE 5TH DAY OF MAY, 1998, AND SAME WAS DULY APPROVED ON THE 4TH DAY OF JUNE, 1998.

*Richard Perkins*  
CHAIR, PLANNING AND ZONING COMMISSION

**CERTIFICATE OF 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 5th DAY OF July, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 3716, PAGE 894.

*Mary Ann Ward*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
Suppy Clerk

**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER NO. 64425, AND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 273, HAVE SURVEYED AND PREPARED THIS PLAT AND THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

*Christian A. Galindo*  
CHRISTIAN A. GALINDO, P.E., P.L.S.  
DATE: July 1, 1998

7.283-ACRE TRACT  
PART OF 19.28-ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

Being a 7.283-acre tract or parcel of land lying and being situated in the John Austin League, Abstract 2, Bryan, Texas, and being bounded on the north and east by the 19.23-acre tract conveyed to J. John Austin League, et al. by D. D. Welch et al. by deed recorded in Volume 95, Page 361, Deed Records, Brazos County, Texas, and said 7.283-acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found marking the intersection of the southerly right of way line of William Joel Bryan Parkway and the easterly right of way line of June Street;

**THENCE** S 81°30'01" E, along said right of way line of William Joel Bryan Parkway, for a distance of 380.54' to a 1/2" iron rod found on the northwest corner of Lot 1, Block 2, Nail Hill Subdivision, an addition to the City of Bryan, Texas, recorded in Volume 128, Page 841, Deed Records, Brazos County, Texas;

**THENCE** S 14°08'53" W, along the west boundary line of Block 2, Nail Hill Subdivision, for a distance of 1,163.42' to a 1/2" iron rod found on the northeastern boundary line of the City of Bryan tract described in deed recorded in Volume 191, Page 115 Deed Records, Brazos County, Texas;

**THENCE** N 41°42'34" W, along said northeastern boundary line, for a distance of 269.59' to a 1/2" iron rod found on the easterly right of way line of June Street;

**THENCE** N 05°04'47" E, along said June Street right of way line, for a distance of 986.99' to the POINT OF BEGINNING containing 7.283 acres of land more or less.

**Note:** Bearing source is plat recorded in Volume 9770, Page 119, Official Records, Brazos County, Texas.

PROJECT **9-98**  
DATE: MAY 14, 1998  
APPROVED BY: CG  
REVISIONS:  
SHEET **1** of **1**