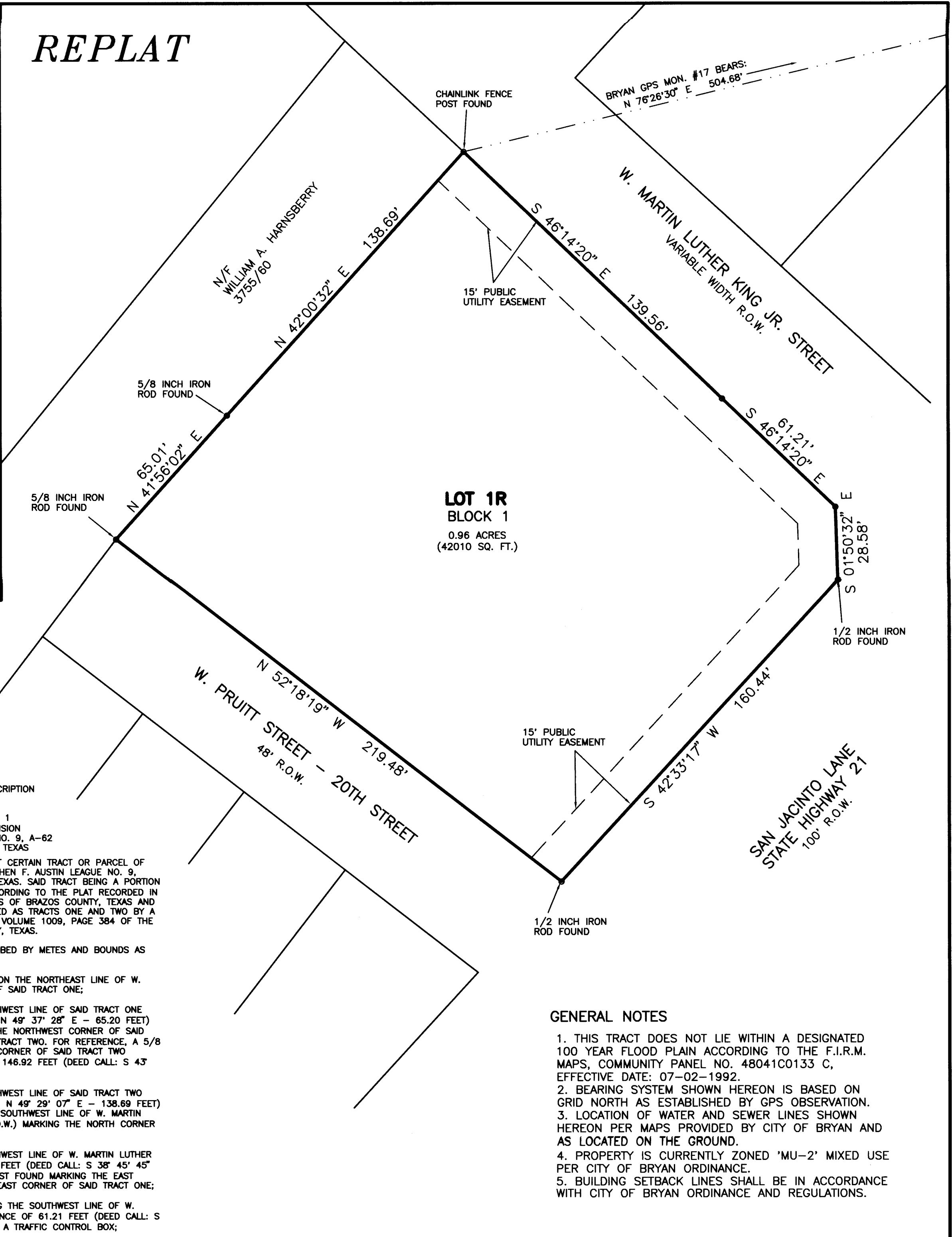
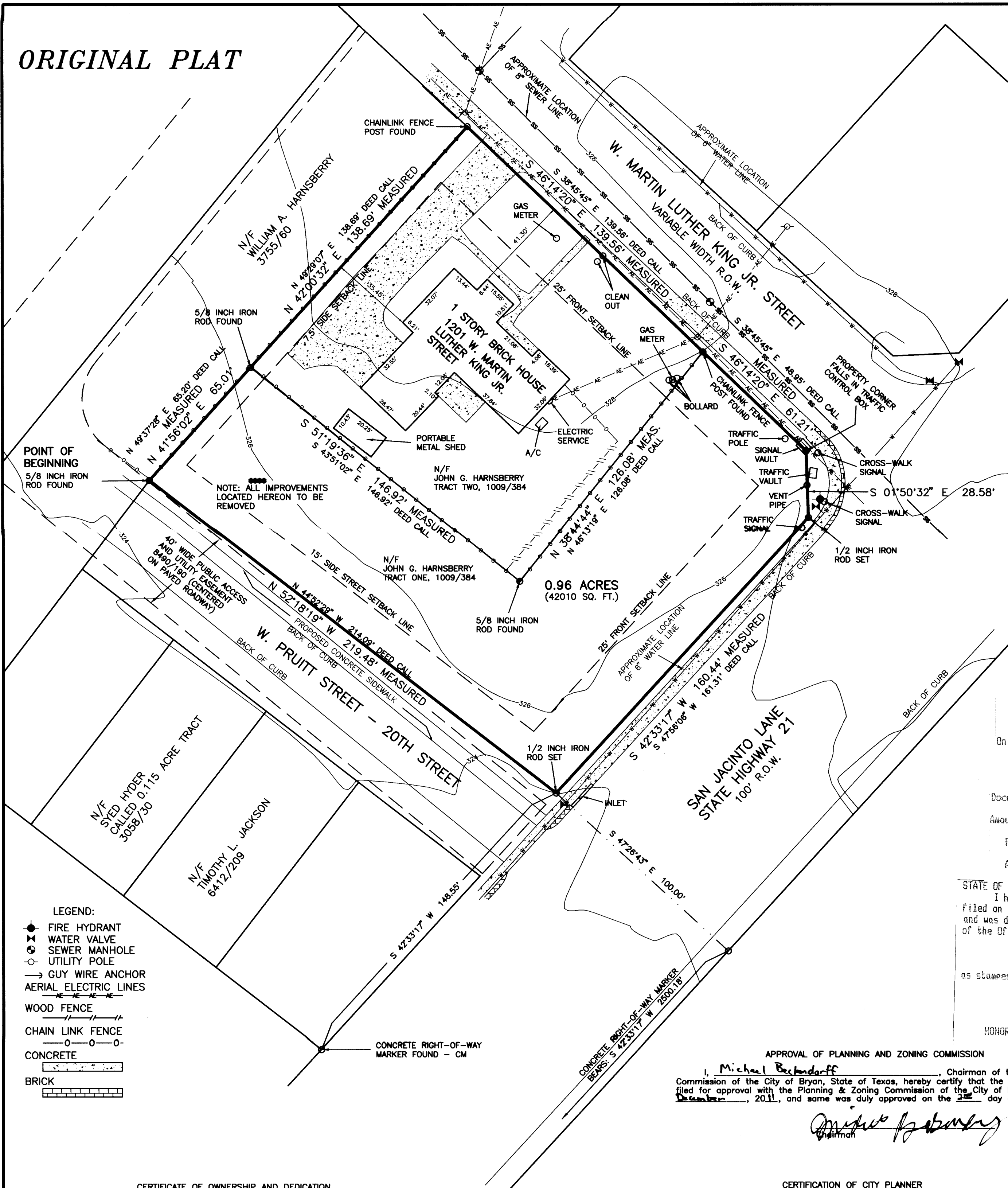
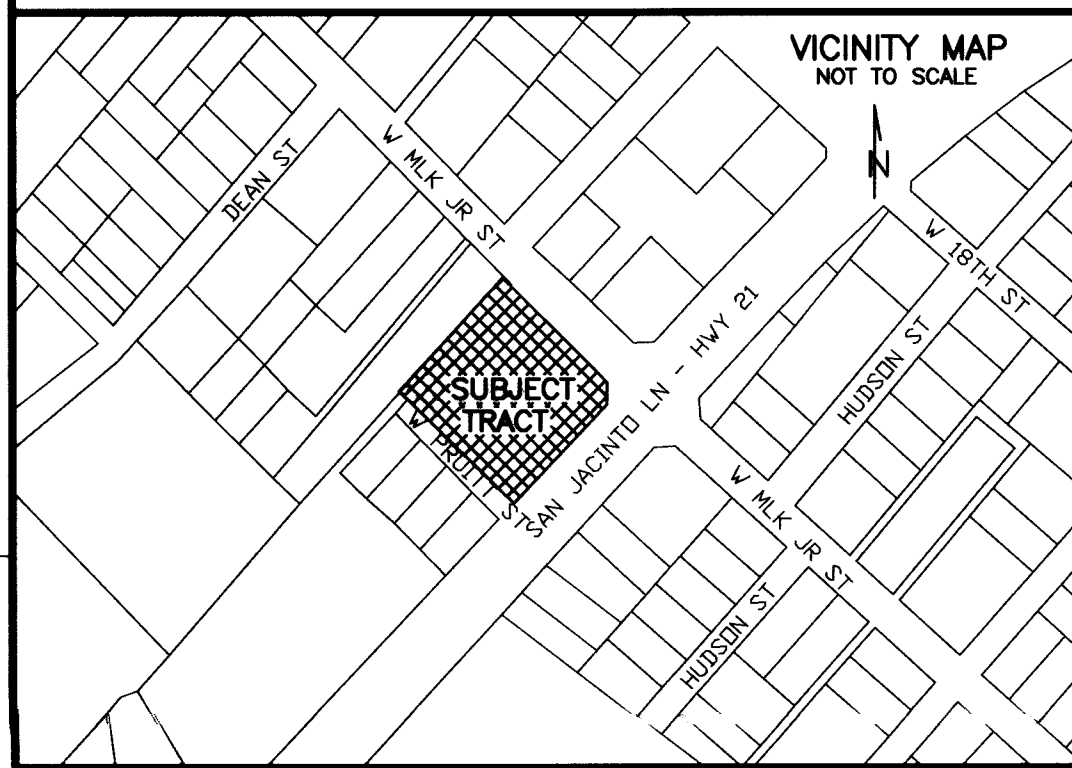
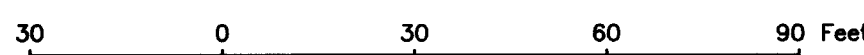


ORIGINAL PLAT

REPLAT

SCALE: 1" = 30'



Doc Bk Vol Ps
91111822 BR 10526 183

Filed for Record in:
BRAZOS COUNTY
On: Feb 09, 2012 at 10:30A
As a
Plats
Document Number: 91111822
Amount: 63.00
Receipt Number - 430632
By
Ashlie Peters
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Feb 09, 2012
HONORABLE KAREN MCDONNEN, COUNTY CLERK,
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
0.96 ACRE TRACT
PORTION OF BLOCK 1
WILSON BRADLEY'S DIVISION
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF
LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9,
ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION
OF BLOCK 1, WILSON BRADLEY'S DIVISION ACCORDING TO THE PLAT RECORDED IN
VOLUME 54, PAGE 515 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND
BEING THE SAME TRACT OF LAND AS DESCRIBED AS TRACTS ONE AND TWO BY A
DEED TO JOHN G. HARNSEBERRY RECORDED IN VOLUME 1009, PAGE 384 OF THE
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF W.
PRUITT STREET MARKING THE WEST CORNER OF SAID TRACT ONE;
THENCE: N 41° 56' 02" E ALONG THE NORTHWEST LINE OF SAID TRACT ONE
FOR A DISTANCE OF 65.01 FEET (DEED CALL: N 49° 37' 28" E - 65.20 FEET)
TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID
TRACT ONE AND THE WEST CORNER OF SAID TRACT TWO. FOR REFERENCE, A 5/8
INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID TRACT TWO
BEARS: S 51° 19' 36" E FOR A DISTANCE OF 148.92 FEET (DEED CALL: S 43°
51' 02" E - 148.92 FEET);
THENCE: N 42° 00' 32" E ALONG THE NORTHWEST LINE OF SAID TRACT TWO
FOR A DISTANCE OF 138.69 FEET (DEED CALL: N 49° 29' 07" E - 138.69 FEET)
TO A CHAINLINK FENCE POST FOUND ON THE SOUTHWEST LINE OF W. MARTIN
LUTHER KING JR. STREET (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER
OF SAID TRACT TWO;
THENCE: S 46° 14' 20" E ALONG THE SOUTHWEST LINE OF W. MARTIN LUTHER
KING JR. STREET FOR A DISTANCE OF 139.56 FEET (DEED CALL: S 38° 45' 45"
E - 139.56 FEET) TO A CHAINLINK FENCE POST FOUND MARKING THE EAST
CORNER OF SAID TRACT TWO AND THE NORTHEAST CORNER OF SAID TRACT ONE;
THENCE: S 46° 14' 20" E CONTINUING ALONG THE SOUTHWEST LINE OF W.
MARTIN LUTHER KING JR. STREET FOR A DISTANCE OF 61.21 FEET (DEED CALL: S
38° 45' 45" E - 48.95 FEET) TO A POINT IN A TRAFFIC CONTROL BOX;
THENCE: S 01° 50' 32" E FOR A DISTANCE OF 28.58 FEET TO A 1/2 INCH IRON
ROD SET ON THE NORTHWEST CORNER OF SAN JACINTO LANE (STATE HIGHWAY
21)(100' R.O.W.);
THENCE: S 42° 33' 17" W ALONG THE NORTHWEST LINE OF SAN JACINTO LANE
FOR A DISTANCE OF 180.44 FEET (DEED CALL: S 47° 58' 06" W - 181.31
FEET) TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF SAN JACINTO LANE
AND W. PRUITT STREET MARKING THE SOUTH CORNER OF SAID TRACT ONE. FOR
REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 42° 33' 17"
W FOR A DISTANCE OF 148.55 FEET;
THENCE: N 52° 18' 19" W ALONG THE NORTHEAST LINE OF W. PRUITT STREET
FOR A DISTANCE OF 219.48 FEET (DEED CALL: N 44° 52' 29" W - 214.09
FEET) TO THE POINT OF BEGINNING CONTAINING 0.96 AN ACRE OF LAND
(42010 SQ. FT.) AS SURVEYED ON THE GROUND NOVEMBER, 2011, BEARING
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS
OBSERVATION.

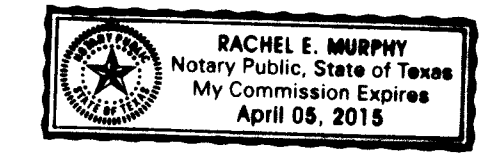
GENERAL NOTES
1. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED
100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M.
MAPS, COMMUNITY PANEL NO. 48041C0133 C,
EFFECTIVE DATE: 07-02-1992.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.
3. LOCATION OF WATER AND SEWER LINES SHOWN
HEREON PER MAPS PROVIDED BY CITY OF BRYAN AND
AS LOCATED ON THE GROUND.
4. PROPERTY IS CURRENTLY ZONED 'MU-2' MIXED USE
PER CITY OF BRYAN ORDINANCE.
5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE
WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

- LEGEND:
● FIRE HYDRANT
○ WATER VALVE
○ SEWER MANHOLE
○ UTILITY POLE
○ GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
CHAIN LINK FENCE
CONCRETE
BRICK

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) John Gabriel Harnsberry, 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 Official Records
of Brazos County, in Volume 1009, Page 384, 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
shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared
John Gabriel Harnsberry known to me to be the person(s) whose name(s) is/are
subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same
for the purpose stated.

Given under my hand and seal on this 26 day of January, 2012.
Paul Smith
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION
I, Michael Beckhoff, Chairman 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 & Zoning Commission of the City of Bryan on the 14 day of
December, 2011, and same was duly approved on the 23 day of February, 2012.

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 and was approved on the 14 day of February, 2012.

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
14 day of February, 2012.

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McDonnen, County Clerk, in and for said county, do hereby certify that this plat
together with the certificates of authentication was filed for record in my office on the 9
day of February, 2012, in the Official Public Records of Brazos County, Texas, in
Volume 9111, Page 183.



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.

REPLAT
OF
A PORTION OF BLOCK 1
WILSON BRADLEY'S DIVISION
VOLUME 54, PAGE 515
TO CREATE
LOT 1R, BLOCK 1
WILSON BRADLEY'S DIVISION
0.96 ACRES, S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 11-07-11
PLAT DATE: 12-12-11
REVISED: 01-10-11
JOB NUMBER: 11-674
CAD NAME: 11-674
CR5 FILE: BOT (cont); 11-574 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
OWNER: JOHN G. HARNSEBERRY
2122 CARIGAN HILL
SAN ANTONIO, TEXAS 78232
PHONE (210) 849-6899