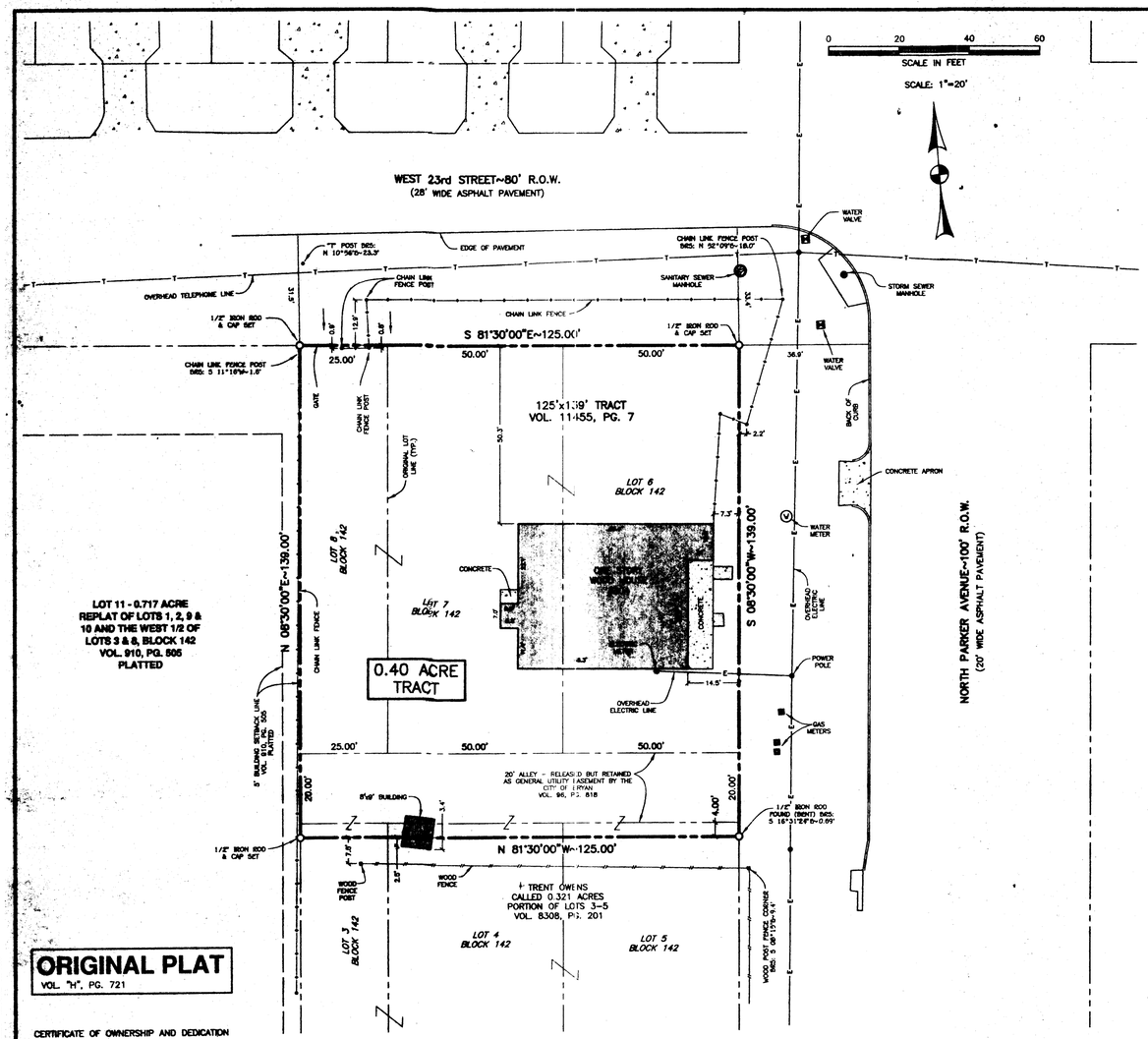
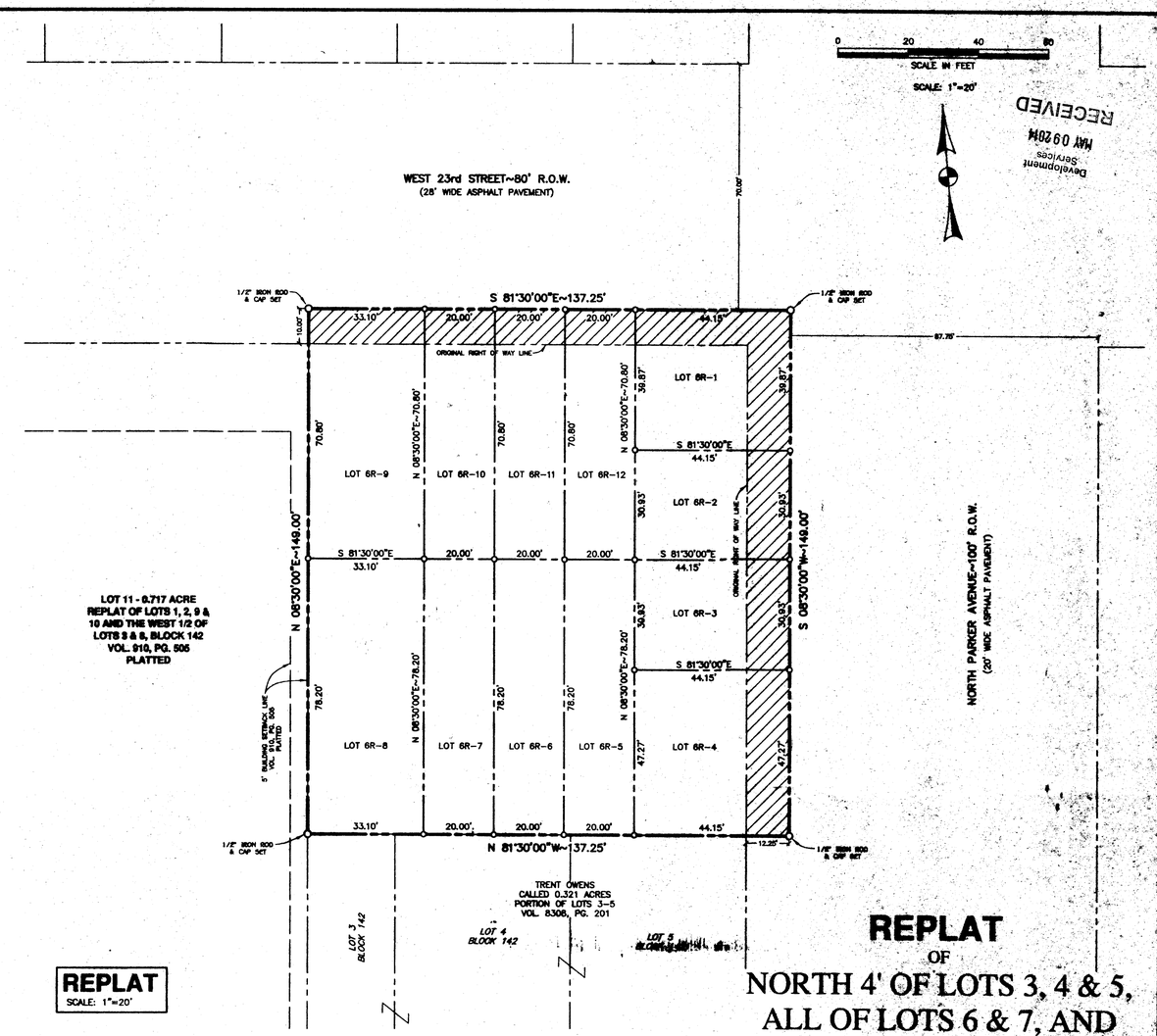


ORIGINAL PLAT
VOL. "H", PG. 721



REPLAT
SCALE: 1"=20'

RECEIVED
MAY 09 2014
Development Services

REPLAT
OF
NORTH 4' OF LOTS 3, 4 & 5, ALL OF LOTS 6 & 7, AND THE EAST 1/2 OF LOT 8 BLOCK 142
BRYAN ORIGINAL TOWNSITE
BEING A
FINAL PLAT
OF
LOTS 6R-1 thru 6R-12, BLOCK 142
BRYAN ORIGINAL TOWNSITE

0.47 ACRE

S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
HARRIET DEVELOPMENT, LTD
712 N. BANKS AVENUE
BRYAN, TEXAS 77803
PHONE:

SCALE: 1"=20' APRIL, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE. A ~ BRYAN, TX ~ PH.979/846-9212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Harriet Development, LTD., the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 11455, Page 7, 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.

_____
Chris Lawrence, General Partner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chris Lawrence, 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.

Given under my hand and seal of office this _____ day of _____, 2014.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2014 and same was duly approved on the _____ day of _____, 2014 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 _____ day of _____, 2014.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 _____ day of _____, 2014, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

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 _____ day of _____, 2014.

_____
City Engineer, Bryan, Texas

LEGEND

SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	
TELEPHONE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

STATE OF TEXAS
S.M. KLING
2003
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____
S. M. Kling, R.P.L.S. No. 2003

NOTES:

1. BASIS OF BEARINGS IS AN ASSUMED N 8°130'E ALONG THE RECONSTRUCTED SOUTH RIGHT OF WAY LINE OF WEST 23rd STREET.

2. CURRENT TITLE APPEARS VESTED IN HARRIET DEVELOPMENT, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 11455, PG. 7 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NOs. 0185E & 215E, MAP NOs. 48041C0195E & 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.

4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, GF NO. BC13005S5, EFFECTIVE DATE: JUNE 12, 2013, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

c.) 20' WIDE GENERAL UTILITY EASEMENT – CITY OF BRYAN – VOL. 96, PG. 818. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

d.) UNRECORDED TEMPORARY CONSTRUCTION EASEMENT – CITY OF BRYAN.

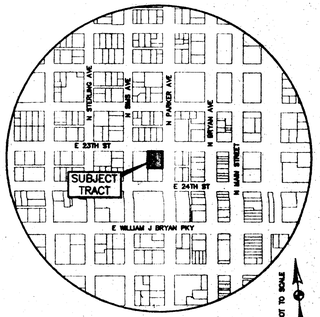
5. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.

6. CURRENT ZONING: DT-N (DOWNTOWN NORTH)

SETBACKS INFORMATION:

- IN THE DOWNTOWN ZONING DISTRICTS, A MINIMUM OF 75 PERCENT OF ALL FACADES MUST BE BUILT UP TO THE PROPERTY LINE.

7. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.



VICINITY MAP
NOT TO SCALE

NOT TO SCALE