CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

The City of Bryan, owner and developer of the land shown on this plat, being the tract of land as conveyed to The City of Bryan in the Deed Records of Brazos County in Volume 143 , Page 942 & Volume 942, page 756, 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.

_____
Jason P. Bienski,
Mayor, City of Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, known to me to be the person(s) whose name(s) is/are 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 _____, 2015.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Scott Hinkle, 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 _____, 2015 and same was duly approved on the _____ day of _____, 2015 by said Commission.

_____
Scott Hinkle
Chair, Planning & Zoning Commission
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 _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kaspar, 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 _____, 2015.

_____
Paul Kaspar
City Engineer, City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, Planning Administrator 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 _____, 2015.

_____
Martin Zimmerman
Planning Administrator, City of Bryan, Texas.

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 REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

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

CEC
PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A + BRYAN, TX + PH.979/846-6212

Lot 1-RA, Block A
18.145 Acres
American Subdivision
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of an 18.145 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of Lot 1-R, Block A, 18.145 acres according to the Replat of American Subdivision, recorded in Volume 1532, Page 291, of the Official Records of Brazos County, Texas, and said 18.145 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found marking the common corner between the beforementioned Lot 1-R and Bryan Plaza Subdivision, according to the plat recorded in Volume 729, Page 179, of the Official Records of Brazos County, Texas, and further being a 3.864 acre tract described in the deed to Mary Lake Realty Company, recorded in Volume 3055, Page 161, of the Official Records of Brazos County, Texas, said 3/8" iron rod also lying in the southwest line of a 5 acre tract described in the deed to Earl Graham Post No. 159, American Legion, recorded in Volume 100, Page 206, of the Deed Records of Brazos County, Texas;

THENCE S 46° 37' 14" E along the common line between the beforementioned Lot 1-R and the following two tracts: the beforementioned 5 acre American Legion tract, and a 17.56 acre tract described in the deed to Earl Graham Post No. 159, American Legion, recorded in Volume 117, Page 583, of the Deed Records of Brazos County, Texas, for a distance of 1272.65 feet to a ½" iron rod and cap found marking an easterly corner of the said Lot 1-R, and in the southeast line of Old Kurten Road;

THENCE along the common line between the beforementioned Lot 1-R, and the southwest and northwest lines of Old Kurten Road, as follows:

S 21° 11' 02" E for a distance of 81.27 feet to a ½" iron rod and cap found,
S 41° 48' 18" W for a distance of 552.08 feet to a ½" iron rod and cap found marking the common corner between the beforementioned Lot 1-R and Lot 1, Block 4, Ettle Addition, according to the plat recorded in Volume 38, Page 554, of the Deed Records of Brazos County, Texas;

THENCE N 48° 11' 42" W along the common line between the beforementioned Lot 1-R, and the following two tracts: the beforementioned Block 4, Ettle Addition, and a 2.50 acre tract described in Volume 71, Page 141, of the Deed Records of Brazos County, Texas, for a distance of 616.78 feet to a ½" iron rod found marking the common corner between the said 2.50 acre tract, and an 8.213 acre tract described in the deed to the City of Bryan, recorded in Volume 143, Page 297, of the Deed Records of Brazos County, Texas;

THENCE N 41° 48' 18" E along a northwest line of the beforementioned Lot 1-R, for a distance of 6.49 feet to a ½" iron rod found;

THENCE along the common line between the beforementioned Lot 1-R and the following two tracts: the remainder of a tract described in the deed to Earl Graham Post No. 159, American Legion, recorded in Volume 117, Page 118, of the Deed Records of Brazos County, Texas, and a 2.02 acre tract described in the deed to Jaherali Momin, et al, recorded in Volume 8426, Page 264, of the Official Records of Brazos County, Texas, as follows:

N 43° 41' 49" W for a distance of 525.78 feet to a ½" iron rod found marking the common corner between the beforementioned American Legion tract (117/118), and the beforementioned 2.02 acre tract,
N 47° 23' 34" W for a distance of 209.85 feet to a ½" iron rod found marking the common corner between the beforementioned Lot 1-R and the beforementioned 2.02 acre tract, and being in the southeast line of the beforementioned Bryan Plaza Subdivision, further being the southeast line of a 5.543 acre tract described in the deed to Mary Lake Realty Company, recorded in Volume 3055, Page 161, of the Official Records of Brazos County, Texas;

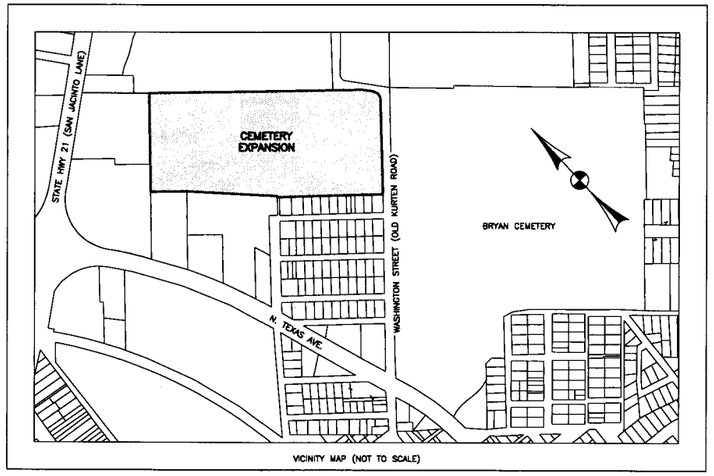
THENCE N 42° 25' 27" E along the common line between the beforementioned Lot 1-R and the beforementioned Bryan Plaza Subdivision, same being the southeast lines of the following two tracts: the beforementioned 3.864 acre tract and the beforementioned 5.543 acre tract, for a distance of 573.32 feet to the **PLACE OF BEGINNING**, containing 18.145 acres of land, more or less.

Surveyed October 2005

By:

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

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

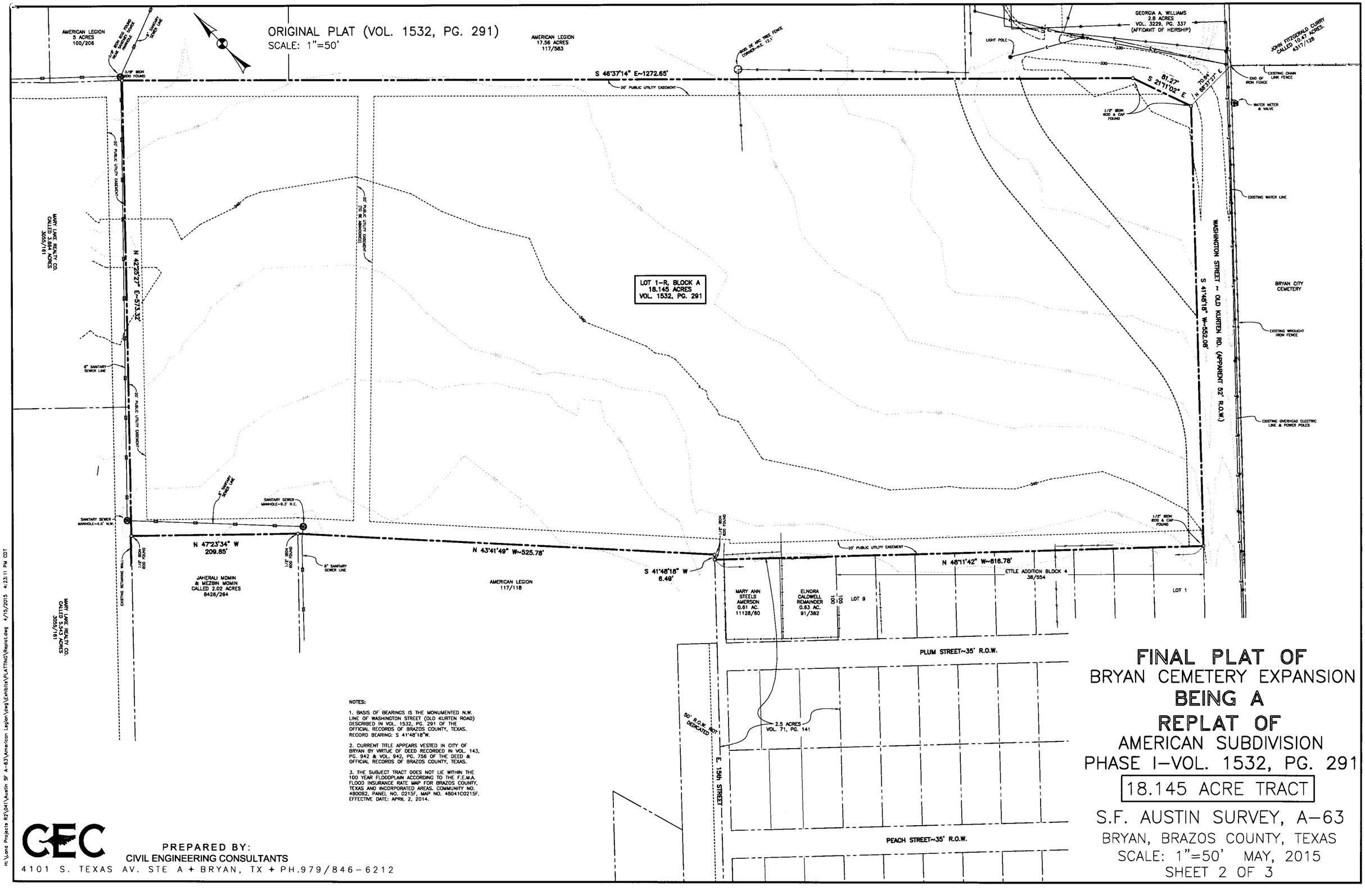


VICINITY MAP (NOT TO SCALE)

FINAL PLAT OF
BRYAN CEMETERY EXPANSION
BEING A
REPLAT OF
AMERICAN SUBDIVISION
PHASE I–VOL. 1532, PG. 291

18.145 ACRE TRACT

S.F. AUSTIN SURVEY, A–63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' MAY, 2015
SHEET 1 OF 3



NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED N.W. LINE OF WASHINGTON STREET (OLD KURTEN ROAD) DESCRIBED IN VOL. 1532, PG. 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 41°48'18"W.

2. CURRENT TITLE APPEARS VESTED IN CITY OF BRYAN BY VIRTUE OF DEED RECORDED IN VOL. 143, PG. 942 & VOL. 942, PG. 756 OF THE DEED & 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 NO. 0215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.

FINAL PLAT OF
BRYAN CEMETERY EXPANSION
BEING A
REPLAT OF
AMERICAN SUBDIVISION
PHASE I–VOL. 1532, PG. 291

18.145 ACRE TRACT

S.F. AUSTIN SURVEY, A–63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' MAY, 2015
SHEET 2 OF 3

CEC
PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A ✦ BRYAN, TX ✦ PH.979/846–6212

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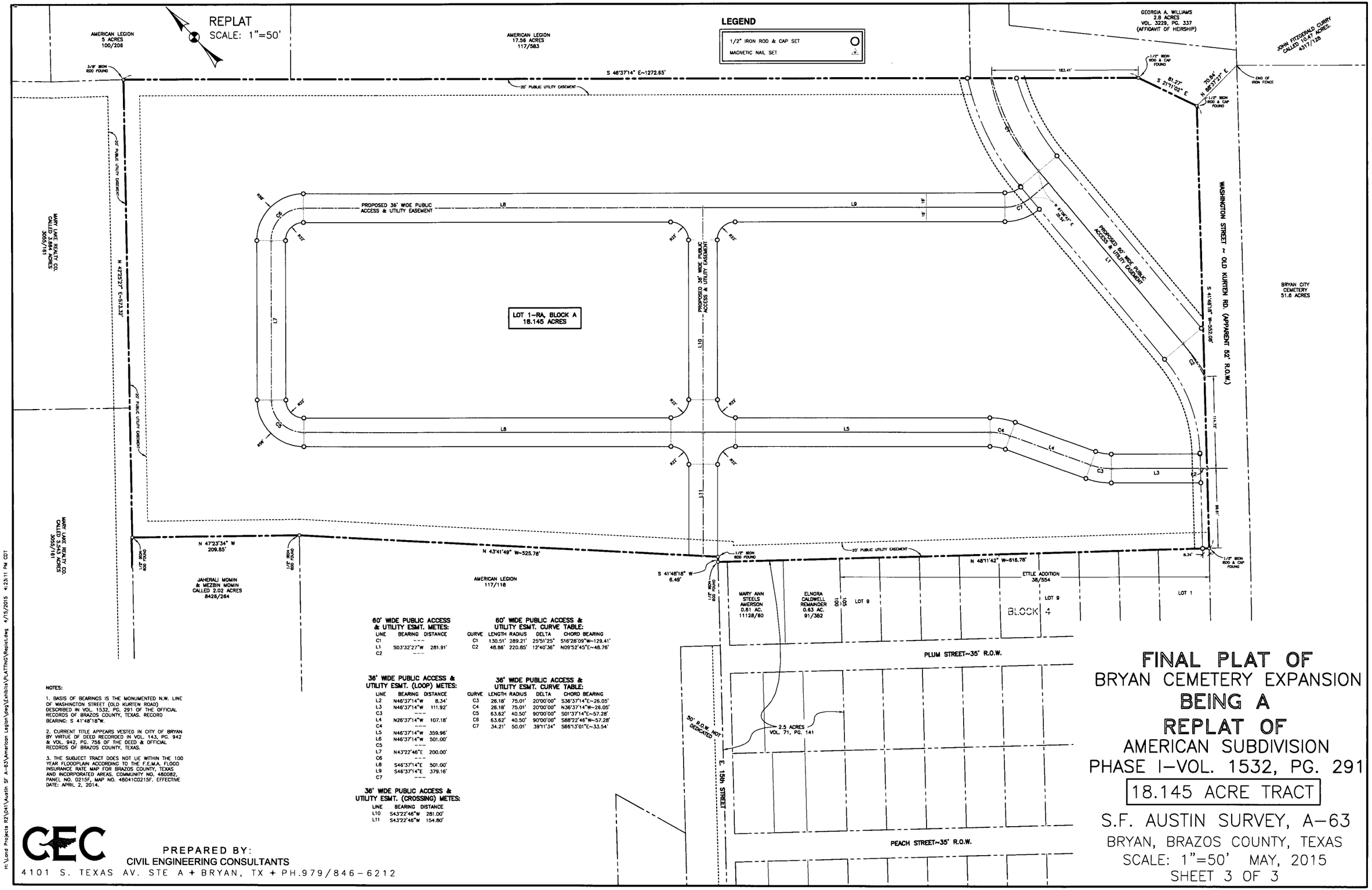

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60' WIDE PUBLIC ACCESS & UTILITY ESMT. METES:

LINE	BEARING	DISTANCE
C1	---	
L1	S03°32'27"W	281.91'
C2	---	

60' WIDE PUBLIC ACCESS & UTILITY ESMT. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	130.51'	289.21'	25°51'25"	S16°28'09"W~129.41'
C2	48.86'	220.85'	12°40'36"	N09°52'45"E~48.76'

36' WIDE PUBLIC ACCESS & UTILITY ESMT. (LOOP) METES:

LINE	BEARING	DISTANCE
L2	N46°37'14"W	8.34'
L3	N46°37'14"W	111.92'
C3	---	
L4	N26°37'14"W	107.18'
C4	---	
L5	N46°37'14"W	359.96'
L6	N46°37'14"W	501.00'
C5	---	
L7	N43°22'46"E	200.00'
C6	---	
L8	S46°37'14"E	501.00'
L9	S46°37'14"E	379.16'
C7	---	

36' WIDE PUBLIC ACCESS & UTILITY ESMT. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	26.18'	75.01'	20°00'00"	S36°37'14"E~26.05'
C4	26.18'	75.01'	20°00'00"	N36°37'14"W~26.05'
C5	63.62'	40.50'	90°00'00"	S01°37'14"E~57.28'
C6	63.62'	40.50'	90°00'00"	S88°22'46"W~57.28'
C7	34.21'	50.01'	39°11'34"	S66°13'01"E~33.54'

36' WIDE PUBLIC ACCESS & UTILITY ESMT. (CROSSING) METES:

LINE	BEARING	DISTANCE
L10	S43°22'46"W	281.00'
L11	S43°22'46"W	154.80'

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18.145 ACRE TRACT

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