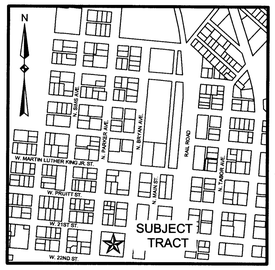


VICINITY MAP

NOT TO SCALE

LEGEND

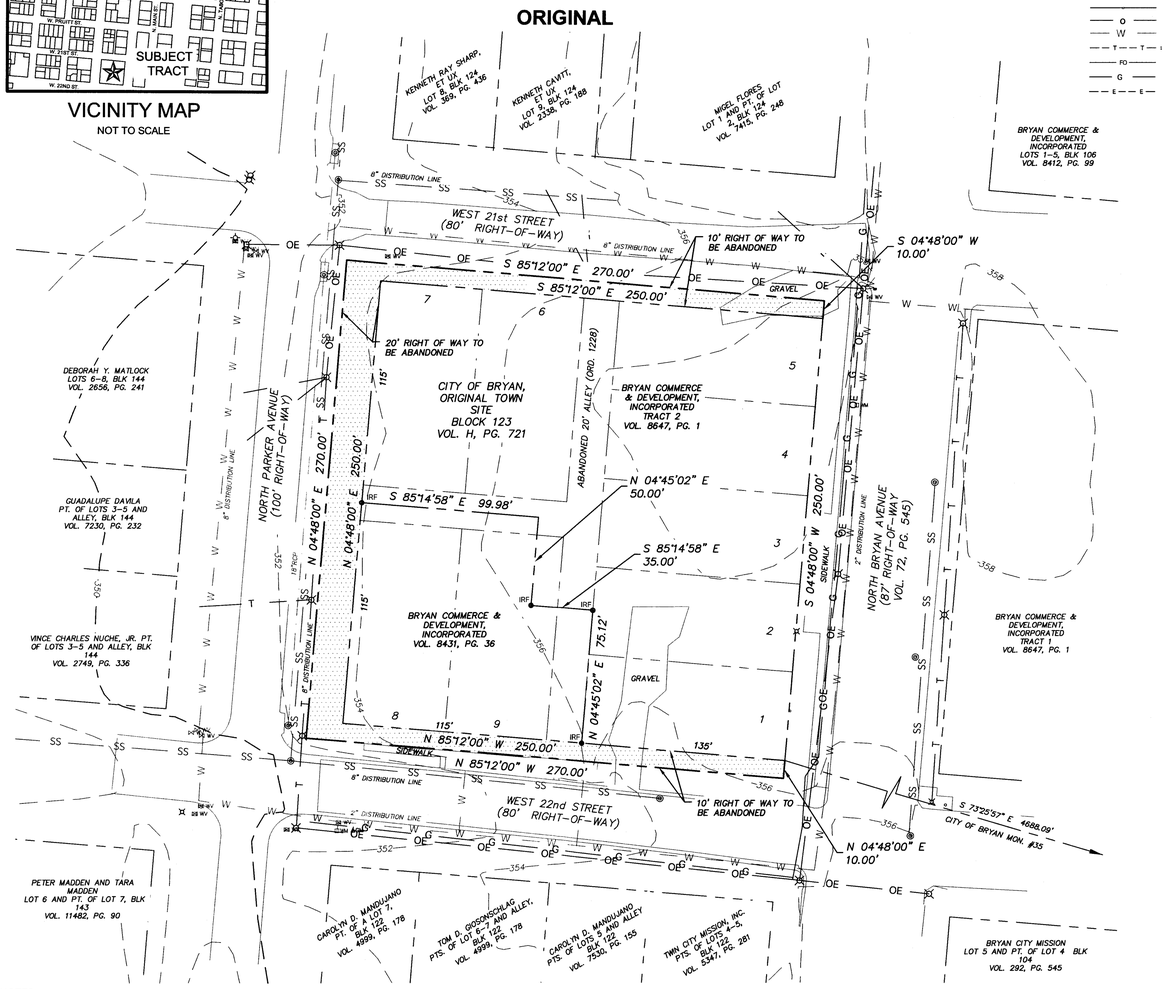
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
–OE–	= OVERHEAD ELECTRIC
FH	= FIRE HYDRANT
	= ELECTRIC METER
	= TELELPHONE PEDESTAL
WM	= WATER METER
CO	= CLEAN OUT
	= PROPERTY LINE
	= WOOD FENCE LINE
O	= CHAIN LINK FENCE LINE
W	= WATER LINE
T T	= UNDERGROUND TELEPHONE
FO	= FIBER OPTIC CABLE
G	= UNDERGROUND GAS LINE
E E	= UNDERGROUND ELECTRIC

N

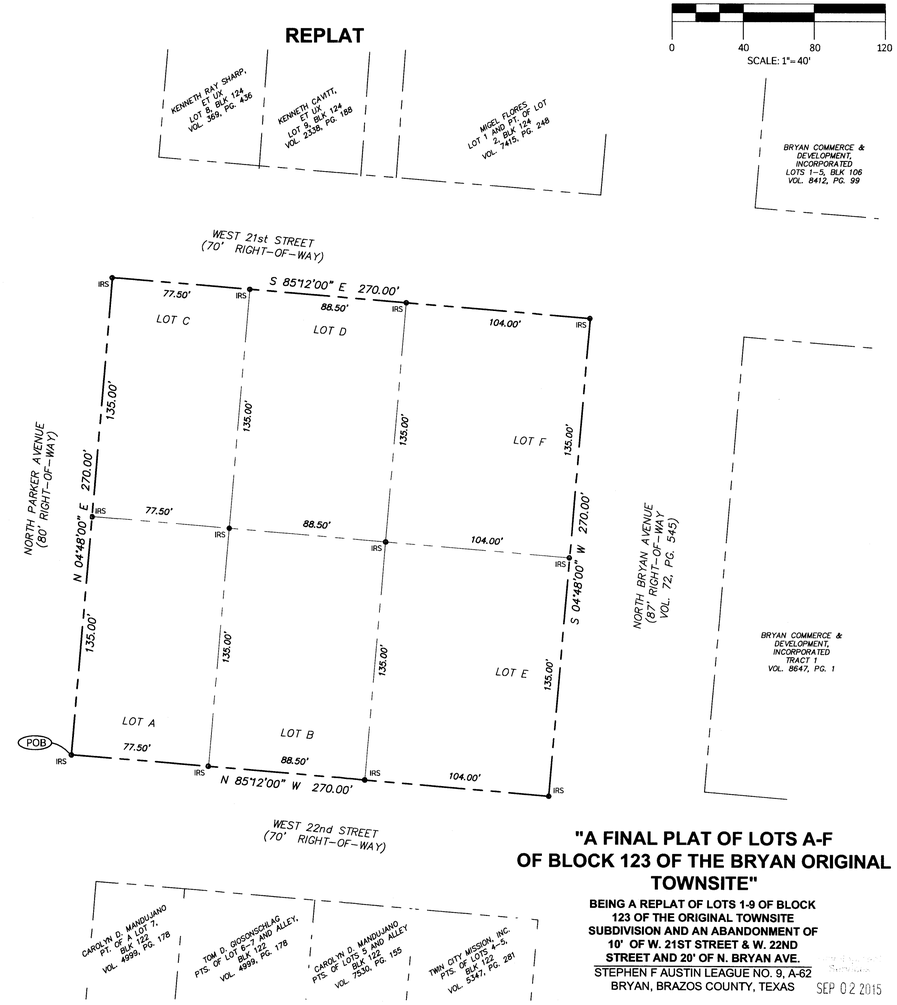
0 40 80 120

SCALE: 1"= 40'

ORIGINAL



REPLAT



"A FINAL PLAT OF LOTS A-F OF BLOCK 123 OF THE BRYAN ORIGINAL TOWNSITE"

BEING A REPLAT OF LOTS 1-9 OF BLOCK 123 OF THE ORIGINAL TOWNSITE SUBDIVISION AND AN ABANDONMENT OF 10' OF W. 21ST STREET & W. 22ND STREET AND 20' OF N. BRYAN AVE.

STEPHEN F AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SEP 02 2015

RECEIVED

NOTES:

1. BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND GRID COORDINATES.
2. THE PROPERTY IS CURRENTLY ZONED DT-N (DOWNTOWN NORTH) AS SHOWN ON SURVEY AND SUBJECT TO 75% MANDATORY MINIMUM FACADE LOCATION ALONG PROPERTY LINES.
3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0215F, MAP NO. 48041C0215F REVISED DATE OF APRIL 2, 2014.
4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
5. PROPERTY IS SUBJECT AN ALLEY ABANDONMENT EAST AND WEST BETWEEN LOTS 6 & 7 AND LOTS 8 & 9 AND ALSO NORTH AND SOUTH BETWEEN LOTS 1 THROUGH 5 AND LOTS 6 & 9 BY ORDINANCE 1228.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

SEP 02 2015

GREGORY HOPCUS R.P.L.S. NO. 6047
AUGUST, 2015

STATE OF TEXAS REGISTERED GREGORY HOPCUS 6047 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, 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 _____, 2015.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 _____, 20__ IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____, PAGE ____, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE ___ DAY OF _____, 2015.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

FIELD NOTES

ALL THAT CERTAIN 1.67 ACRE TRACT OF LAND, LYING AND BEING BLOCK 123, CITY OF BRYAN, ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, SAME BEING TWO TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO, DESCRIBED IN A DEED TO BRYAN COMMERCE & DEVELOPMENT, INCORPORATED, A TEXAS LOCAL GOVERNMENT CORPORATION, RECORDED IN VOLUME 8647, PAGE 001, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), TO WHICH REFERENCE IS HEREBY MADE TO, FOR ANY AND ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 22ND STREET (70' RIGHT-OF-WAY) AND NORTH PARKER AVENUE (80' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 48°48'29" WEST, 1.09 FEET;

THENCE NORTH 04°48'00" EAST, WITH THE EAST LINE OF NORTH PARKER AVENUE, 270.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (70' RIGHT-OF-WAY) AND NORTH PARKER AVENUE (80' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 10°11'15" WEST, 1.70 FEET;

THENCE SOUTH 85°12'00" EAST, WITH THE SOUTH LINE OF WEST 21ST STREET, 270.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 21ST STREET (70' RIGHT-OF-WAY) AND NORTH BRYAN AVENUE (87' RIGHT-OF-WAY);

THENCE SOUTH 04°48'00" WEST, WITH THE WEST LINE OF NORTH BRYAN AVENUE, 270.00 FEET, TO A 1/2-INCH IRON ROD SET, CAPPED "GESSNER", FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF WEST 22ND STREET (70' RIGHT-OF-WAY) AND NORTH BRYAN STREET (87' RIGHT-OF-WAY). FOR REFERENCE, A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 45°06'30" EAST, 0.64 FEET;

THENCE, NORTH 85°12'00" WEST, 270.00 FEET, WITH THE NORTH LINE OF WEST 22ND STREET, TO THE POINT OF BEGINNING, AND CONTAINING 1.67 ACRES OF LAND, MORE OR LESS.

GESSNER ENGINEERING

PLAN | DESIGN | VERIFY

GESSNER ENGINEERING
Corporate Office
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Suite 102
College Station, Texas 77840
www.gessnerengineering.com

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TBPLS F-10193910

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PO BOX 1000
BRYAN, TX 77805

Project Number:	15-0649	**Drawn By:**	MJE
Issue Date:	09-02-15	**Checked By:**	GH