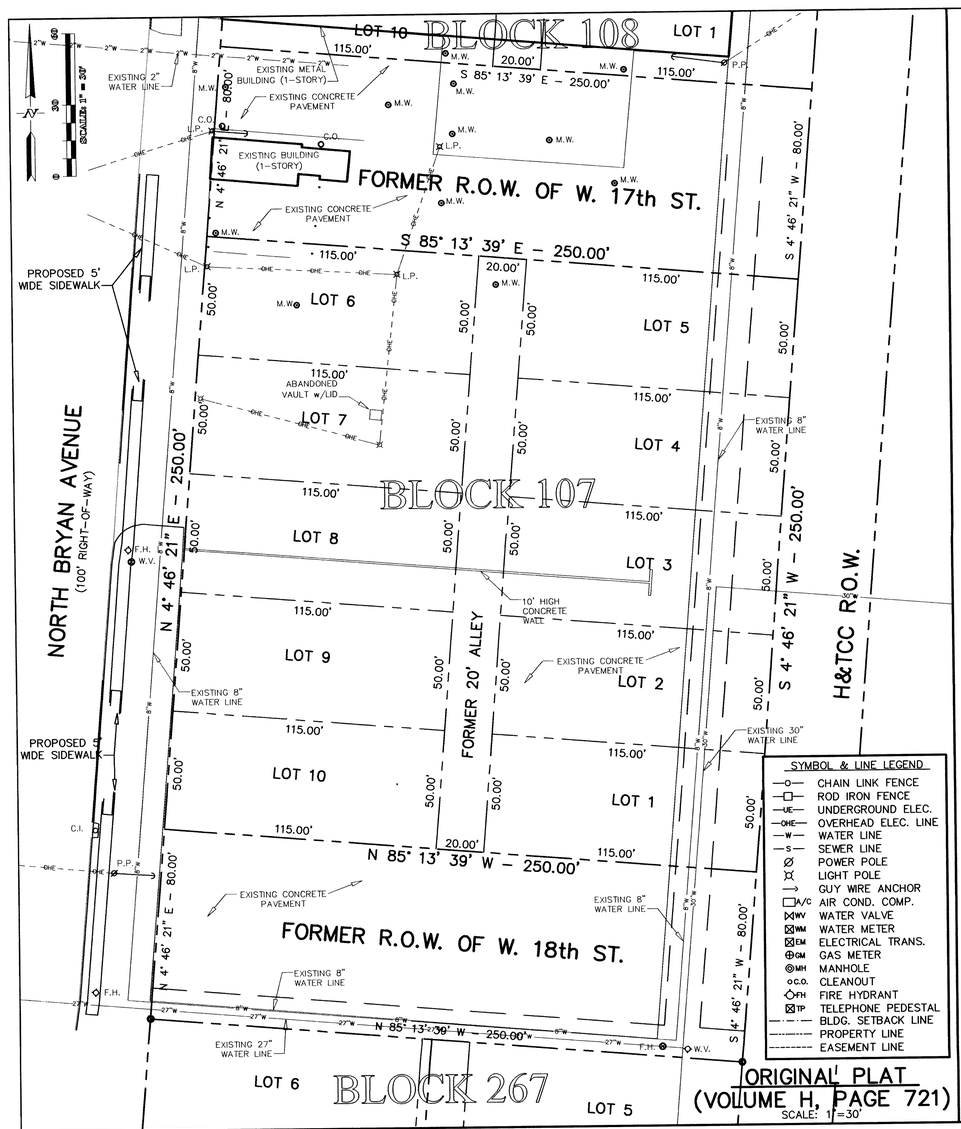
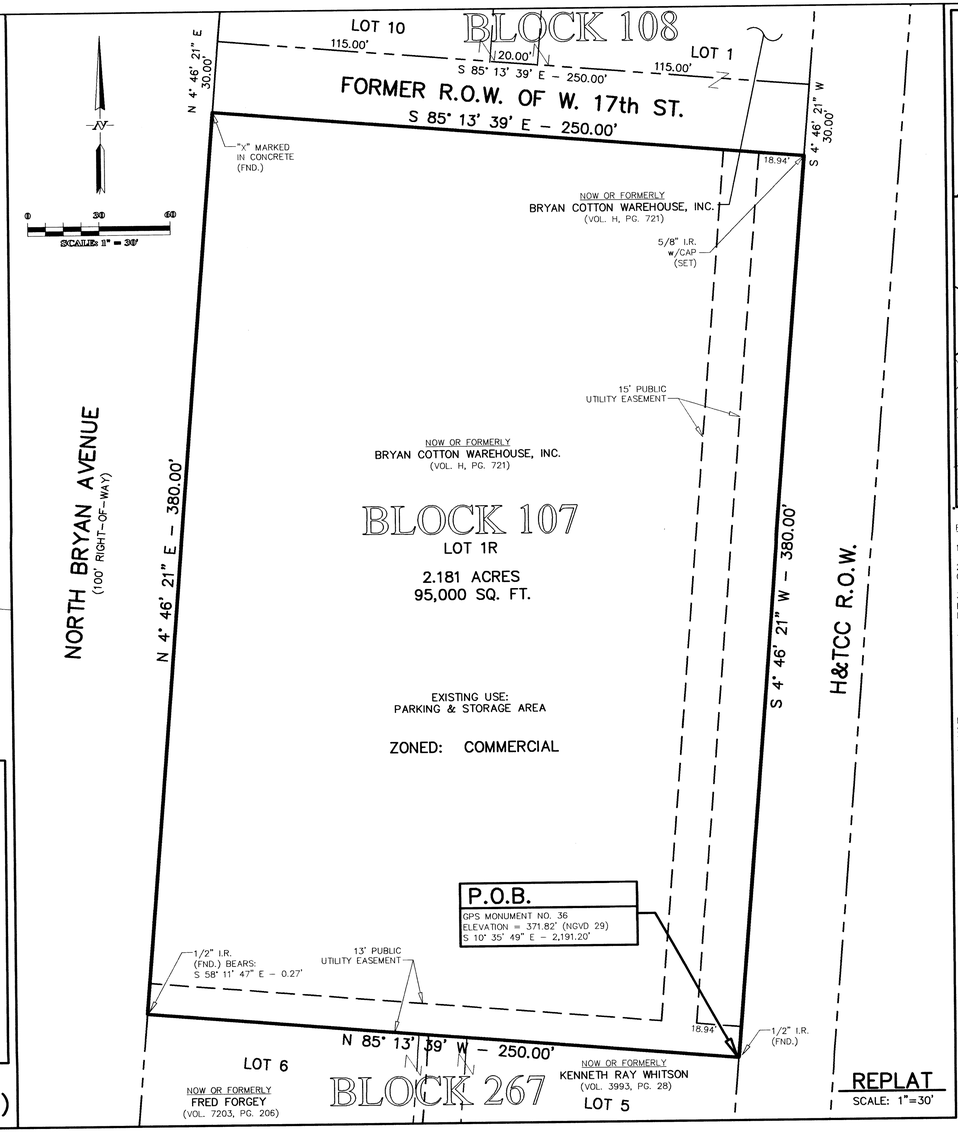
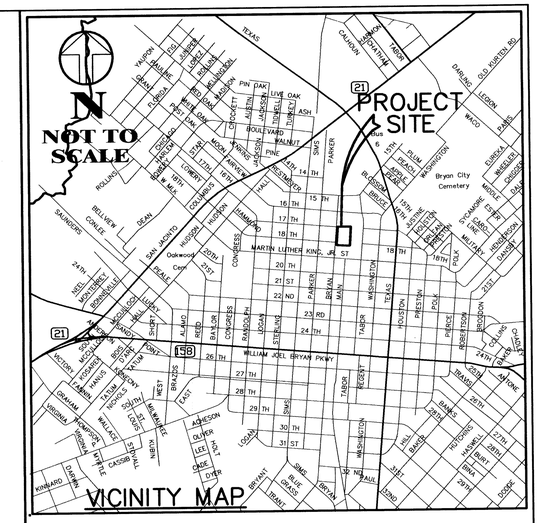


ORIGINAL PLAT
(VOLUME H, PAGE 721)
SCALE: 1"=30'



REPLAT
SCALE: 1"=30'



FINAL PLAT NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.

3. SETBACKS WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT, OF THE CITY OF BRYAN CODE OF ORDINANCES. THE FRONT BUILDING SETBACK WILL BE ONE (1) FOOT AS APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 20, 2006.

4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.

METES AND BOUNDS DESCRIPTION
OF A
2.181 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE, 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, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE 80.00 FOOT WIDE RIGHT–OF–WAY OF 16TH STREET, A PORTION OF THE 80.00 FOOT WIDE RIGHT–OF–WAY OF 17TH STREET, AND ALL OF BLOCK 107, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED TRACT OF LAND DESCRIBED AS TRACT I BY A DEED TO HEARNE COTTON COMPRESS COMPANY, INC., RECORDED IN VOLUME 886, PAGE 19 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTH LINE OF 16TH STREET MARKING THE NORTHEAST CORNER OF BLOCK 267, BRYAN ORIGINAL TOWNSITE AND THE SOUTHEAST CORNER OF SAID TRACT I;

THENCE: N 85° 13' 39" W ALONG THE SOUTH LINE OF 16TH STREET, SAME BEING THE SOUTH LINE OF SAID TRACT I AND THE NORTH LINE OF SAID BLOCK 267, FOR A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST LINE OF NORTH BRYAN AVENUE (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID BLOCK 267 AND THE SOUTHWEST CORNER OF SAID TRACT I, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: S 58° 11' 47" E FOR A DISTANCE OF 0.27 FEET;

THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF NORTH BRYAN AVENUE FOR A DISTANCE OF 380.00 FEET TO AN "X" SET IN CONCRETE MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 85° 13' 39" E THROUGH THE RIGHT–OF–WAY OF 17TH STREET AND SAID TRACT I FOR A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 04° 46' 21" W ALONG THE EAST LINE OF SAID BLOCK 107 AND THE EXTENSION THEREOF FOR A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.181 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

REPLAT
OF
BRYAN ORIGINAL TOWNSITE

BLOCK 107 & A PORTION OF W. 16th ST. & 17th ST.
VOLUME H, PAGE 721
CREATING
BLOCK 107, LOT 1R
STEPHEN F. AUSTIN LEAGUE, A–62
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: JUNE 9, 2006

Received
JUL 26 2006
Development & Engineering Services

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268–3195

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____

COUNTY OF _____

I (We), _____, the 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 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, water courses, drains, easements, and public places shown for the purposes identified.

_____
Owner

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 _____, 20_____.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE 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 _____ day of _____, 20____.

_____
City Planner, Bryan, 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 _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, _____, Chairman of the Planning & 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_____, 20__, and same was duly approved on the __day _____, 20__ by said Commission

_____
Chairman, Planning & Zoning Commission,
Bryan, Texas

CERTIFICATION 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 Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, Registered Public Surveyor No. _____, 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.

_____
Registered Public Land Surveyor

RABON METCALF ENGINEERING
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: rmenginecr@verizon.net

OFFICE - (979) 690-0329
FAX - (979) 690-0329
CELL - (979) 219-4174

PROPERTY OWNER
BRYAN COTTON COMPRESS
c/o BILL BALLARD
202 W. 15TH STREET
BRYAN, TX 77803

OFF: (979) 775–5491
FAX: (979) 822–3392

FILENAME: 0285RP1A	SCALE: 1" = 30'
SUBMITTAL DATE: JUNE 28, 2006	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
205 – 0285