

Notes:  
 1) North orientation is based on rotating the southwest line to plat calls in 87/589.  
 2) Building Setbacks requirements established in Chapter 62 of The Bryan City Code Ordinance. The front of Lot 5 and Lot 6 to be along Lucky Street.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

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 hereon 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

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 STATE OF TEXAS  
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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

PAUL WILLIAMS  
 LAND SURVEYING CO.  
 307 South Main Street  
 Bryan, TX 77803  
 979-779-7670  
 Fax 979-779-7672  
 pwlandsurveying@earthlink.net

**APPROVAL OF THE CITY 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 and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission Bryan, 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

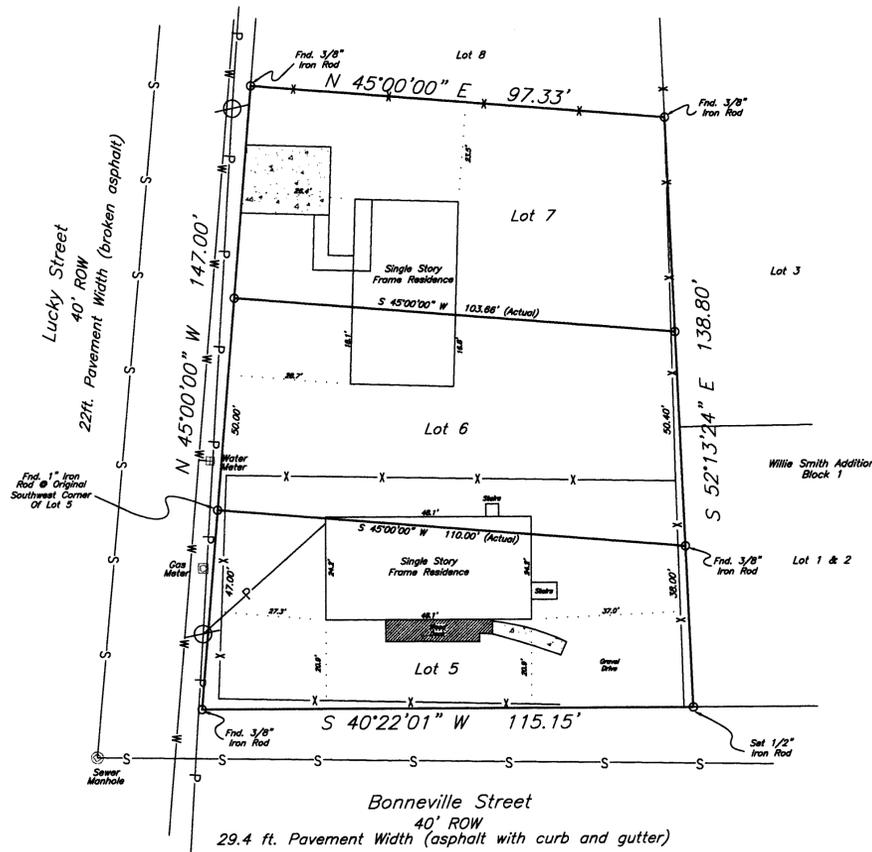
**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Paul E. Williams, Registered Public Surveyor No. 5743 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 notes and bounds describing said subdivision will describe a closed geometric form.

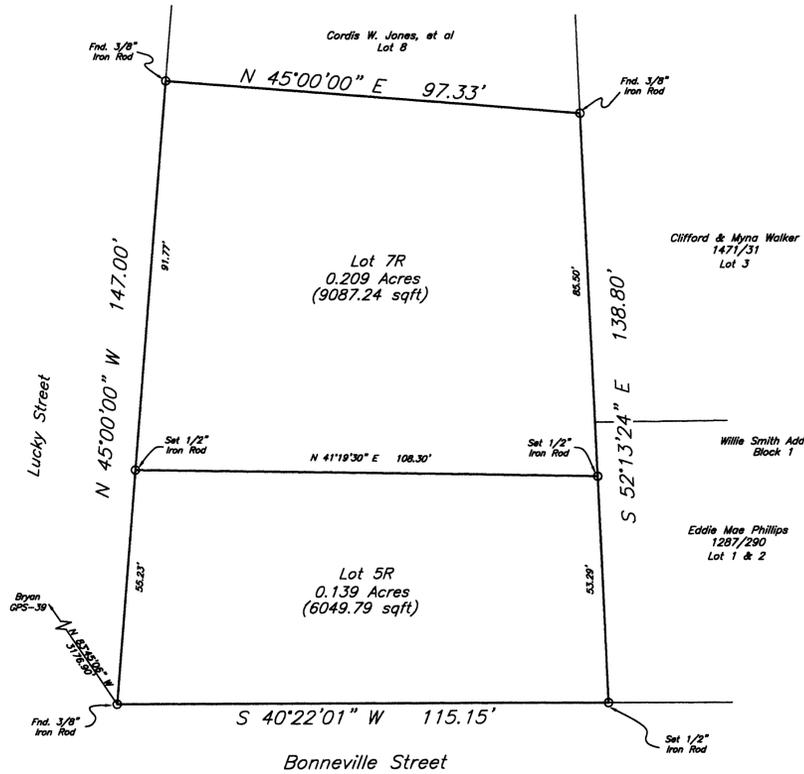
Registered Public Land Surveyor

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on April 20, 2006, and is true and correct to the best of my knowledge. I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on this property, except as shown. A portion of this property does lie within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 48041C0133C dated July 2, 1992.

**ORIGINAL PLAT**



SCALE: 1" = 20'



**REPLAT**

**FIELD NOTES**  
 OF A  
 0.348 ACRE TRACT  
 (15137.09 Square Feet)  
 BEING ALL OF  
 LOTS 5, 6 & 7  
 BLOCK ONE  
 HENDERSON ADDITION, No. 2  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land containing 0.348 acres (15137.09 Square Feet), lying and being situated in The City of Bryan, Brazos County, Texas, and being all of Lots 5, 6 and 7, Block 1 Henderson Addition, No. 2, according to the plat recorded in Volume 57 Page 589 of the Deed Records of Brazos County, Texas, and also being the same tract of land described in a deed to Eddie Mae Phillips recorded in Volume 3078 Page 134. Said 0.348 acres (15137.09 Square Feet) of land being more particularly described by notes and bounds as follows:

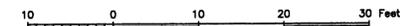
Beginning at a 3/8" iron rod found at the south corner of Lot 5, and being a point in the northeast right of way line of Lucky Street, said point also being in the northeast right of way line of Bonneville Street;  
 THENCE N 45°00'00" E, along the northeast right of way line of Lucky Street, at a distance of 47.00 feet pass a 1" iron rod found at the original west corner of Lot 5, in all, a total distance of 147.00 feet to a 3/4" iron rod found, and also being the west corner of Lot 7, and also being west corner of the herein described 0.348 acre tract.  
 THENCE N 45°00'00" E, departing the northeast right of way line of Lucky Street, along the north line of Lot 7, a distance of 97.33 feet to a 1/2" iron rod found at a point along the southwest line of Lot 3 of Willie Smith Addition, and being the north corner of the herein described 0.348 acre tract.  
 THENCE S 52°13'24" E, along the southwest line of Willie Smith Addition, at a distance of 100.80 feet pass the original north corner of Lot 5, and also being the east corner of Lot 6, in all a total distance of 138.80 feet to a 3/8" iron rod set in the said northeast right of way line of Bonneville Street, and also being the east corner of Lot 5, and also being the east corner of the herein described 0.348 acre tract.  
 THENCE S 40°22'01" W, along the said northeast right of way line of Bonneville Street, a distance of 115.15 feet to THE POINT OF BEGINNING, and containing 0.348 acres (15137.09 Square Feet) of land according to a survey performed on the ground under the supervision of Paul Williams Registered Professional Land Surveyor No. 5743, on April 20, 2006.

**REPLAT**  
**HENDERSON ADDITION, No. 2**  
**Block 1, Lots 5, 6 & 7**  
**(CALLED 0.348 ACRES)**  
**(VOLUME 87 PAGE 589)**  
**CITY OF BRYAN, BRAZOS COUNTY, TEXAS**  
**SCALE: 1" = 20' September 27, 2006**

Eddie Mae Phillips, Owner  
 1603 Saunders Street  
 Bryan, Texas 77803-6404

Leonard R & Hattie V Rogers,  
 Owners  
 1602 Lucky Street  
 Bryan, Texas 77803-1434

Paul Williams Land Surveying Co.  
 307 South Main Street  
 Suite #206  
 Bryan, Texas 77803



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