

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED WEST LINE OF BURTON CREEK SUBDIVISION RECORDED IN VOL. 223, PG. 277 OF THE DEED OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 3°01'E.
2. A PORTION OF THE LOT 24B DOES 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. 0142C, MAP NO. 48041C0142C. EFFECTIVE DATE: JULY 2, 1992. MINIMUM FINISHED FLOOR FOR LOT 24B IS 3 FEET ABOVE BASE FLOOD ELEVATION OR 286.0'.
3. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 00071914, EFFECTIVE DATE: APRIL 25, 2007, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - c.) 20' WIDE SANITARY SEWER EASEMENT - CITY OF BRYAN - VOL. 139, PG. 193, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - d.) DRAINAGE EASEMENT - CITY OF BRYAN - VOL. 188, PG. 18, HAVING AN AMBIGUOUS DESCRIPTION. THIS SURVEY HAS MADE CERTAIN ASSUMPTIONS TO RESOLVE THE AMBIGUITY AND HAS SHOWN AN APPROXIMATE LOCATION OF THIS EASEMENT. IT IS RECOMMENDED THAT THE ENGINEERING DEPARTMENT AT THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CURRENT CITY OF BRYAN ZONING ORDINANCE.
6. CURRENT ZONING: SF-7 (SINGLE FAMILY).

BASED ON THIS TITLE COMMITMENT, THE CITY OF BRYAN DOES NOT HAVE AN ELECTRICAL EASEMENT COVERING THE OVERHEAD ELECTRIC LINE CROSSING LOT 24A. THIS PLAT CREATES A 20' ELECTRICAL EASEMENT FOR THE BENEFIT OF SAID LINE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, TED E. FRANKLIN, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 139, Page 470, 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.

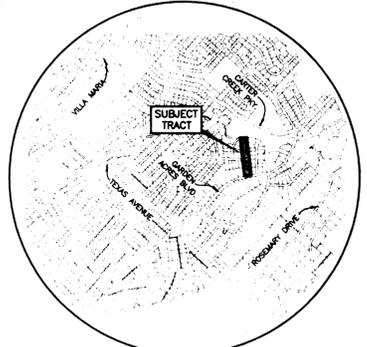
 TED E. FRANKLIN

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared TED E. FRANKLIN, 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 _____, 2007.

 Notary Public, Brazos County, Texas



VICINITY MAP
 NOT TO SCALE

LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—
TELEPHONE PEDESTAL	⊙
TELEPHONE LINE	—
WATER METER	⊙
WATER LINE	—
FIRE VALVE	⊙
FIRE HYDRANT	⊙
OVERHEAD ELECT. LINE	—
POWER POLE	⊙
LIGHT POLE	⊙
WOOD FENCE (& FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—

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 _____, 2007 and same was duly approved on the _____ day of _____, 2007 by said Commission.

 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 _____, 2007, 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 _____, 2007.

 City Engineer, 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 _____, 2007.

 City Planner, 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 the 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.

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



REPLAT
 OF
 EAST HALF OF LOT 24
 GARDEN ACRES ADDITION
 VOL. 116, PG. 231

3.48 ACRE TRACT

RICHARD CARTER SURVEY, A-8
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 TED E. FRANKLIN
 738 GARDEN ACRES BOULEVARD
 BRYAN, TEXAS 77802
 (979) 846-5694

SCALE: 1"=60' MAY, 2007

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-6212