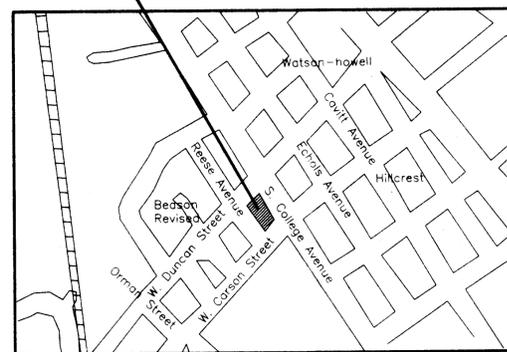
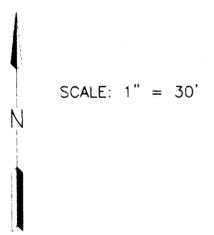


Project Location



VICINITY MAP
NTS

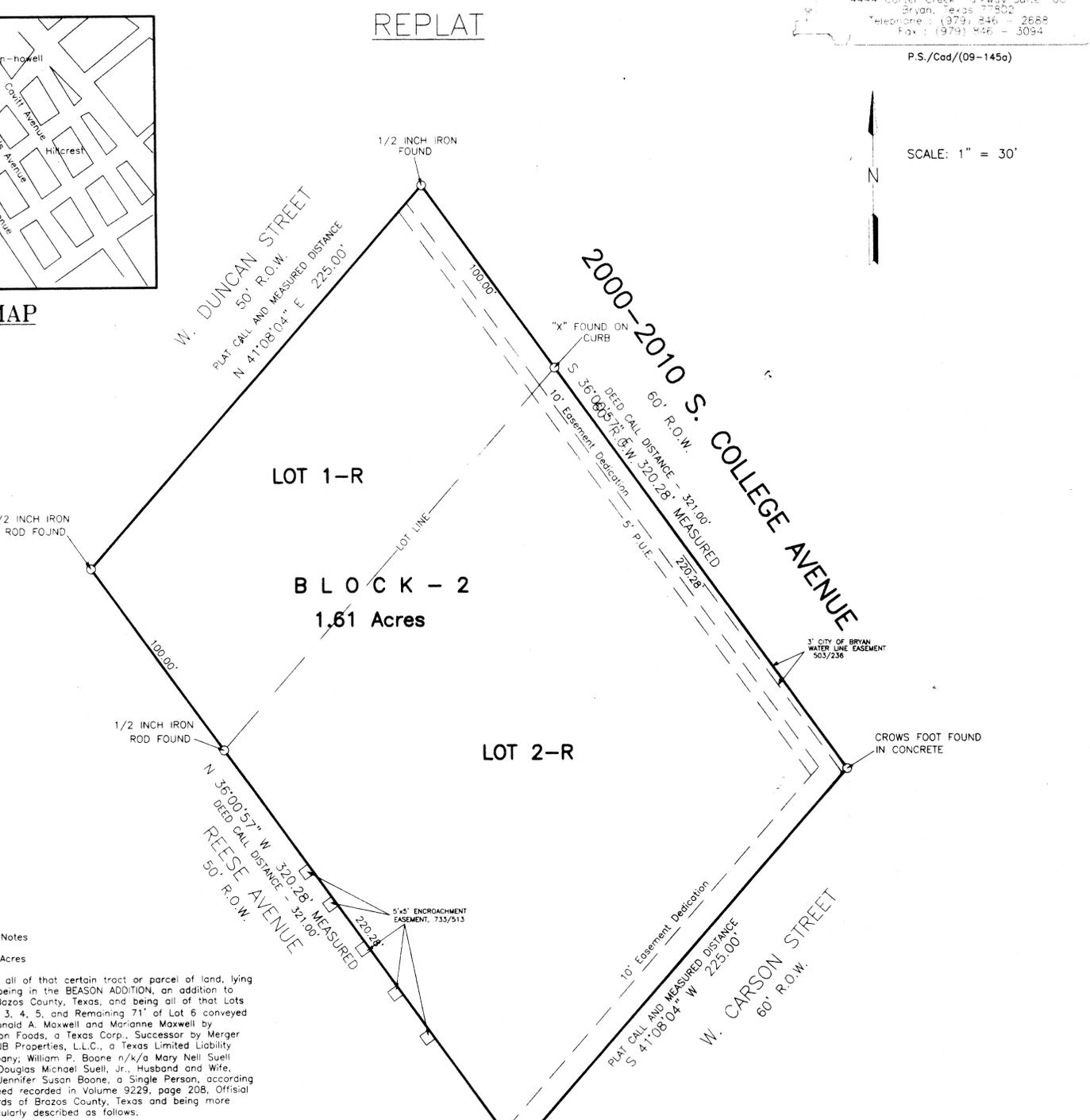
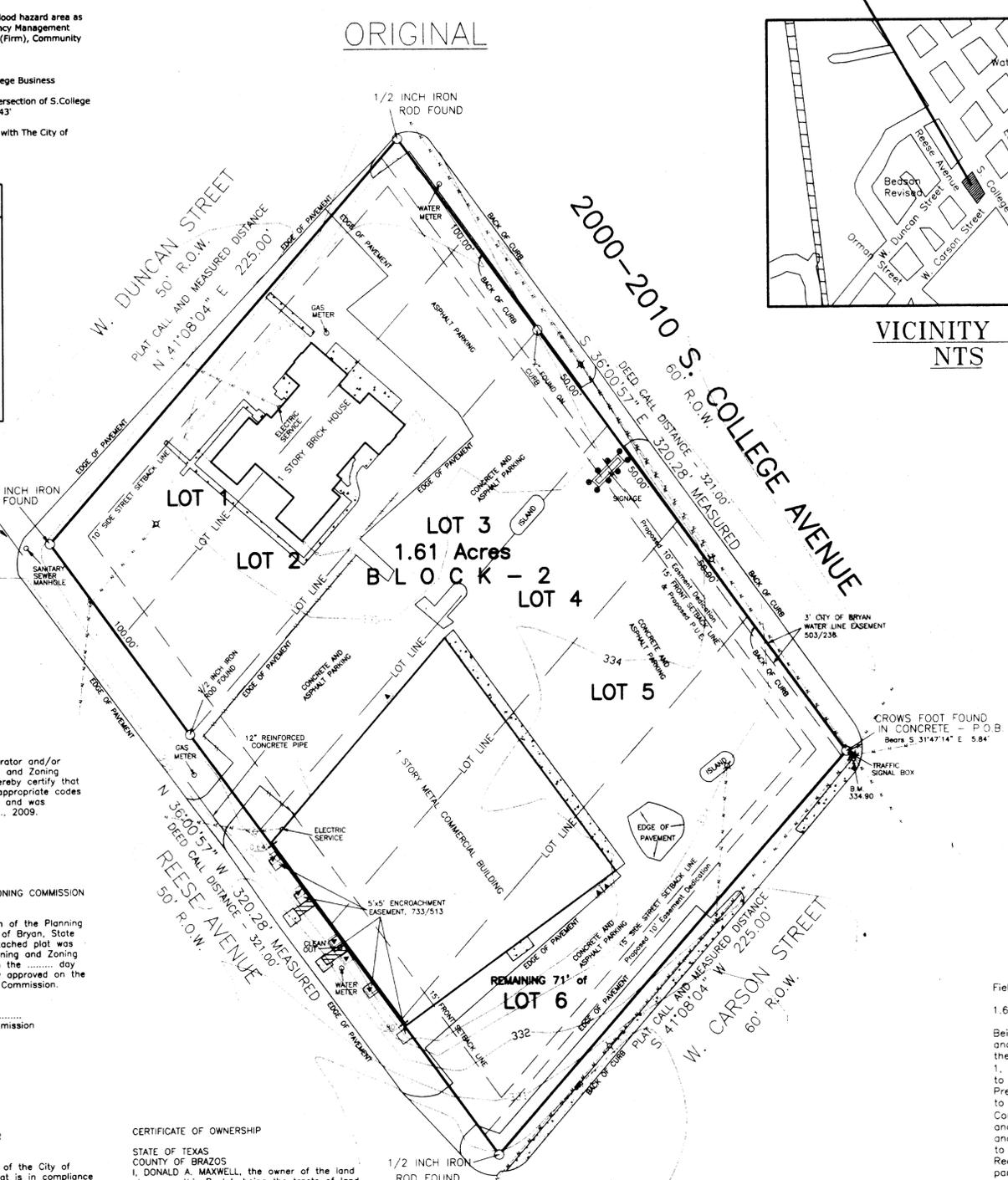
GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone: (979) 846-2668
Fax: (979) 846-3094
P.S./Cad/(09-145a)



NOTES:
*Bearing system shown hereon is based on grid north as established from GPS observation
This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0141C
Effective Date: July 2, 1992
Subject property zoned: South College Business
Nearest Fire hydrant Located in intersection of S. College Avenue and W. Duncan Street: 162.43
All setbacks shall be in accordance with The City of Bryan ordinances and regulations.

LEGEND:

- ▲ A/C
- ⊗ LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE



APPROVAL OF THE CITY PLANNER
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, State of Texas, 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 _____, 2009.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, _____ Chairman 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 _____, 2009 and same was duly approved on the _____ day of _____, 2009 by said Commission.

Chairman, Planning and Zoning Commission
City of 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 _____, 2009.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
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 _____, 2009, in the Deed / official Records of Brazos County Texas, in Volume _____ Page _____

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP
STATE OF TEXAS
COUNTY OF BRAZOS
I, DONALD A. MAXWELL, the owner of the land shown on this Replat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 9229, page 208, and designated herein as the Replat of Beason Addition, Lots 1, 2, 3, 4, 5, and Remaining 71 feet of Lot 6, Block 2, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared DONALD A. MAXWELL, 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 _____, 2009.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR
I, Donald Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

Donald Garrett, P.E. No. 22790

Field Notes
1.61 Acres
Being all of that certain tract or parcel of land, lying and being in the BEASON ADDITION, an addition to the Brazos County, Texas, and being all of that Lots 1, 2, 3, 4, 5, and Remaining 71' of Lot 6 conveyed to Donald A. Maxwell and Marianne Maxwell by Preston Foods, a Texas Corp., Successor by Merger to MJB Properties, L.L.C., a Texas Limited Liability Company; William P. Boone n/k/a Mary Nell Suell and Douglas Michael Suell, Jr., Husband and Wife, and Jennifer Susan Boone, a Single Person, according to deed recorded in Volume 9229, page 208, Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 1/2" iron rod found at the intersection of the northwesterly right-of-way line of W. Carson Street and the northeast right-of-way line of Reese Avenue;

THENCE: N 36° 00' 57" W - 320.28 feet along said Reese Avenue line to a 1/2" iron rod found for corner, same being in the southwesterly right-of-way line of W. Duncan Street;

THENCE: N 41° 08' 04" E - 225.00 feet along said W. Duncan Street right-of-way to a 1/2" iron rod found; same being the new intersection of said W. Duncan Street line and the southwesterly right-of-way line S. College Avenue;

THENCE: S 36° 00' 57" E - 320.28 feet along said S. College Avenue line to a crow's foot found in concrete at intersection of said S. College Avenue line and said W. Carson Street;

THENCE: S 41° 08' 04" W - 225.00 feet along said W. Carson Street line to the PLACE OF BEGINNING; and containing 1.61 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on

July 31, 2009.

Owner/Developer:
Donald A. Maxwell
2601 Wayside Drive
Bryan, TX 77802
979.229.5758
979.822.2464

Replat
of
Beason Addition
Lots 1-5 and Remaining 71' of Lot 6
Block 2
1.61 Acre Tract
BRYAN, BRAZOS COUNTY, TEXAS
July 31, 2009

RECEIVED
SEP 22 2009
Development & Engineering Services