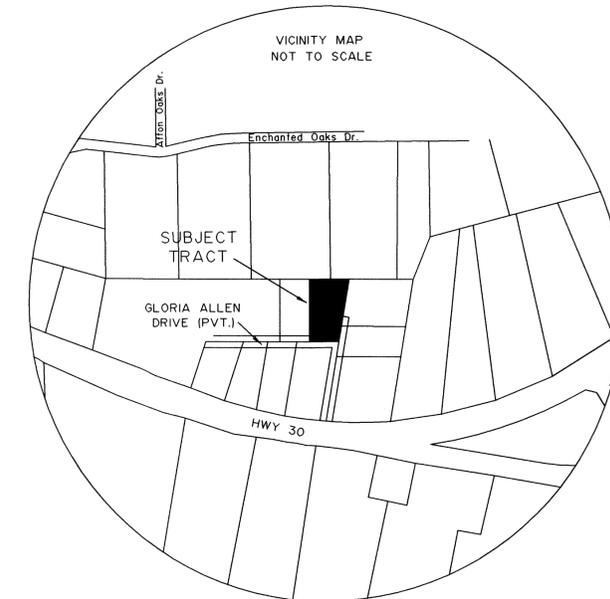
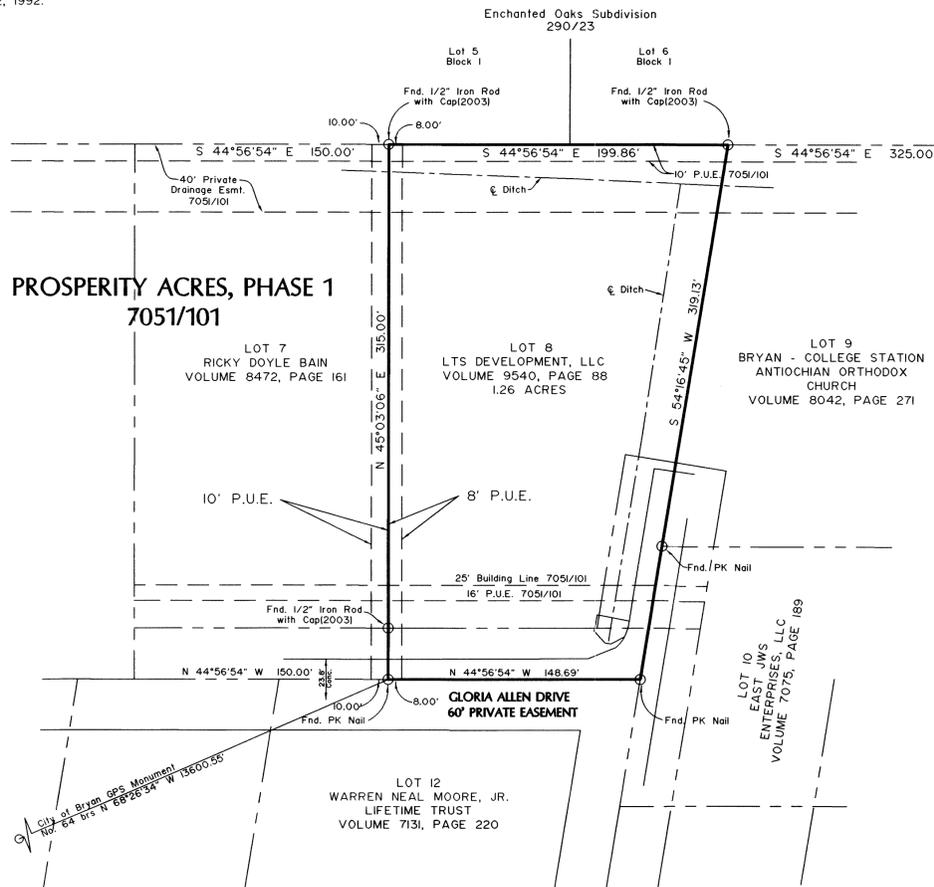
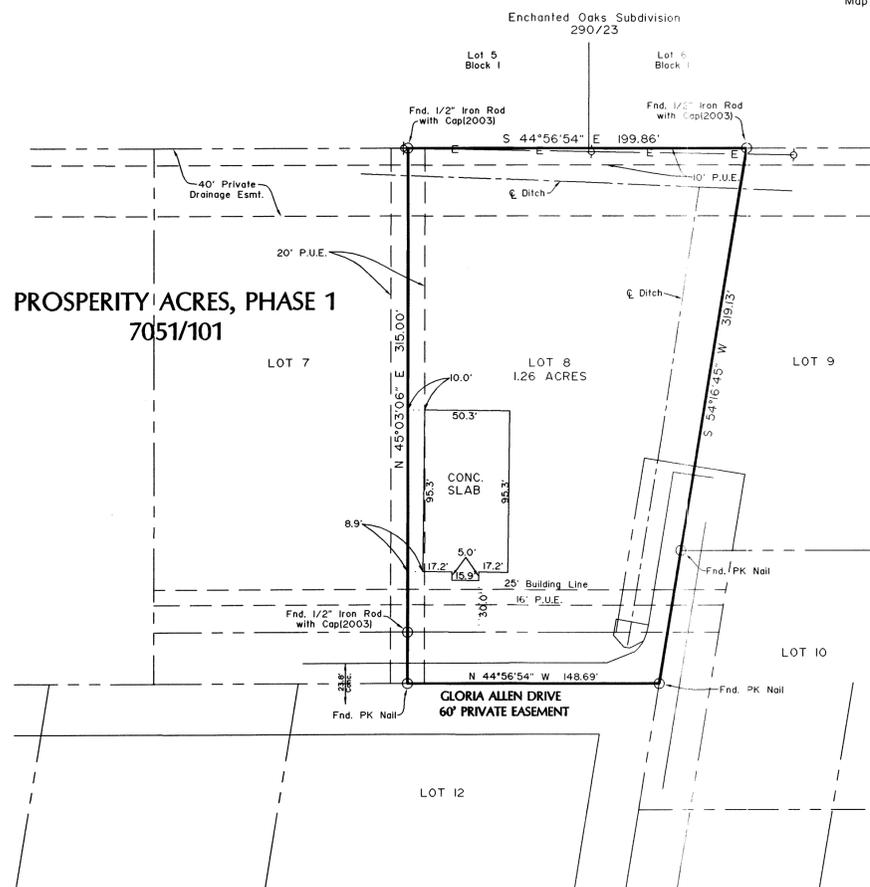


**NOTES:**

1. North orientation is based on rotating the northeast line of Lot 8 to Plat Calls in 7051/101.
2. All bearings and distances are call and actual.
3. This property does not lie within a Flood Hazard Area according to Flood Insurance Rate Map No. 48041C0161 C, Dated: July 2, 1992.



**FIELD NOTES OF 1.26 ACRES**

ALL that certain lot, tract or parcel of land being 1.26 acres situated in the MARIA KEGANS SURVEY, Abstract No. 28, Brazos County, Texas, and being all of Lot 8 of Prosperity Acres, Phase One, according to the Final Plat recorded in Volume 7051, Page 101 of the Official Records of Brazos County, Texas, said 1.26 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a PK Nail found for the most southerly corner of said Lot 8, said corner being the most easterly corner of Lot 12 of said Prosperity Acres, said corner also being located in the northwest line of Lot 10 of said Prosperity Acres;  
**THENCE** N 44° 56' 54" W, along the southwest line of said Lot 8 and the northeast line of said Lot 12 a distance of 148.69 feet to a PK Nail found for the most westerly corner of said Lot 8, said corner being the most southerly corner of Lot 7 of said Prosperity Acres;  
**THENCE** N 45° 03' 06" E, along the northwest line of said Lot 8 and the southeast line of said Lot 7 a distance of 315.00 feet to a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most easterly corner of said Lot 7, said corner also being located in the southwest line of Lot 5, Block 1 of the Enchanted Oaks Subdivision of record in Volume 290, Page 23;  
**THENCE** S 44° 56' 54" E, along the northeast line of said Lot 8 and the southwest line of said Lot 5 and Lot 6, Block 1 of said Enchanted Oaks Subdivision a distance of 199.86 feet to a 1/2" Iron Rod with Cap found for the most easterly corner of said Lot 8, said corner being the most northerly corner of Lot 9 of said Prosperity Acres;  
**THENCE** S 54° 16' 45" W, along the southeast line of said Lot 8 and the northwest line of said Lot 9 a distance of 319.13 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.26 ACRES OF LAND, MORE OR LESS.

**ORIGINAL PLAT**

**REPLAT**

**REPLAT OF LOT 8 PROSPERITY ACRES, PHASE 1 1.26 ACRES VOLUME 7051, PAGE 101 MARIA KEGANS SURVEY, A - 28**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Kenn Walsh, 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 9540, Page 88, 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.

Owner(s)

THE 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/she/they 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 COUNTY JUDGE**

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County

Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 County Judge, Brazos County, 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 Official Records of Brazos County

in Volume \_\_\_\_\_, Page \_\_\_\_\_

County Clerk Brazos County, 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 \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas: \_\_\_\_\_

**APPROVAL OF 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 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: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

THE STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, Registered Professional Land 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 geometrical form.

Registered Professional Land Surveyor: \_\_\_\_\_



**PROPERTY OWNER:**

LTS Development LLC  
 CONTACT: KENN WALSH  
 12633 SH 30  
 COLLEGE STATION, TX. 77845  
 PHONE: (979) 774 - 3600  
 FAX: (979) 774 - 3611

BRAZOS COUNTY, TEXAS

SCALE 1" = 50' JUNE 10, 2010

JUN 29 2010

DB