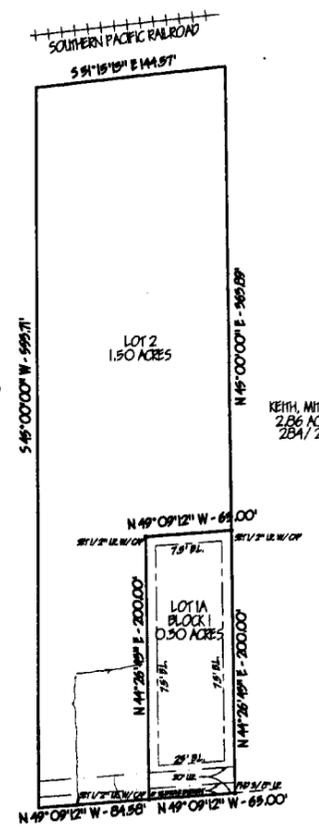
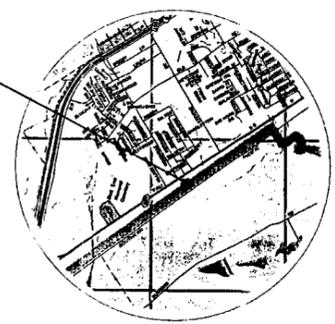


ORIGINAL
100' ROW, 60' ASPHALT PAVING

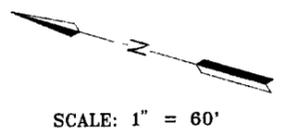


REPLAT
100' ROW, 60' ASPHALT PAVING

PROJECT LOCATION



VICINITY MAP
n.t.s.



SCALE: 1" = 60'

0694480

Filed for Record in
BRAZOS COUNTY,
On: Aug 17, 1999 at 01:47PM
As a
Plat
Document Number: 0694480
Amount: \$5.00
Receipt Number - 136831
By:
Barbara Johnson

STATE OF TEXAS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the same records set
BRAZOS COUNTY,
as stamped herein by me.
Aug 17, 1999

MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

FIELD NOTES

Being all of that certain tract or parcel of land laying and being situated in the Moses Baine League, A-3, Bryan, Brazos County, Texas and being all of the LARUE GARRETT SUBDIVISION (394/567) and the adjacent 1.37 acre tract of land being all of that tract of land conveyed to Donald D. Garrett by Henry Garrett, recorded in Volume 1479 Page 275, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 3/8" iron rod found at the most northerly common corner of the Mitchell Keith 2.86 acre tract (284/244) and said Larue Garrett Sub-division, same being in the southwest right-of-way line of North Texas Avenue;
THENCE: S 09°12' E - 149.51 feet along said Texas Avenue line to a 3/8" iron rod found for the most northerly common corner of this tract and the A. David Braziel et ux 1.88 acre tract (1844/238);

THENCE: S 45°00'00" W - 553.71 feet along the common line between this tract and said Braziel tract to a 1/2" iron rod found at a fence corner for corner, same being the most southerly common corner of said tracts; also being in the northeast right-of-way line of the Southern Pacific Railroad;

THENCE: N 51°15'13" W - 144.57 feet along said Railroad line to a 3/8" iron rod found for corner; same being the most southerly common corner of this tract and said Keith tract;

THENCE: N 44°25'43" E - 558.66 feet along the common line between this tract and said Keith tract to the PLACE OF BEGINNING; and containing 1.87 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 August 29, 1996.

GENERAL NOTES:

1. Current zoning is Commercial
2. Deed bearing used as basis of bearing.
3. This property is not in a 100-Year Flood Hazard area established by the Federal Emergency Management Agency, community panel 48041C0111C 48041C0111C, effective date: July 2, 1992.

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), JAMES LINER
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 2479, Page 80 and designated herein as the REPLAT OF LARUE GARRETT SUBDIVISION 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.

James Liner
Owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
Jim Bohm
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Barbara Johnson
Certificate of City Engineer, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard C. Perkins
Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15th day of June, 1999 and same was duly approved on the 25th day of August, 1999 by said commission.
R. C. Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, 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 17th day of August, 1999, in the Deed Official Records of Brazos County, Texas, in Volume 3279, Page 30.
Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared James Liner known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 27th day of July, 1999.

Donald Garrett
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. 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 D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett 7-19-99
Donald D. Garrett, P.E. No. 22790

OWNER/DEVELOPER
GAY GLOVER & JAMES LINER
4402 N. TEXAS
BRYAN, TEXAS PH. 778 - 6084

REPLAT

LARUE
& MOSES B.

SUBDIVISION
- ABSTRACT NO. 3

BR
SCALE:

ES
ITY TEXAS
JULY 7, 1999

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

on base of plat wd

B-637