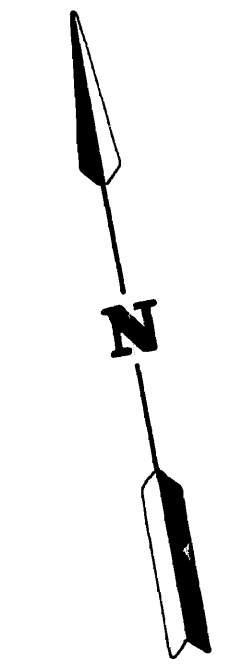


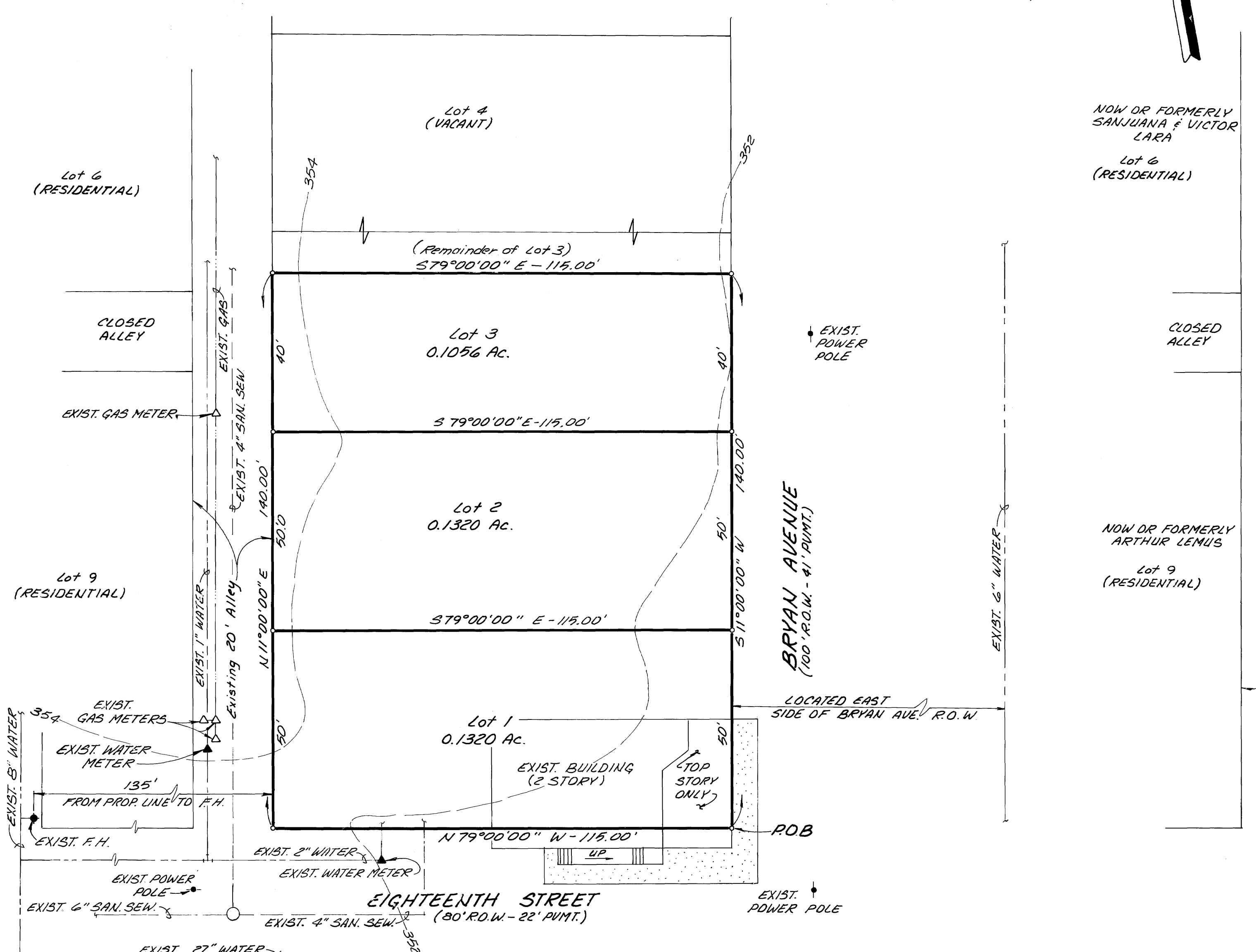
FILED
MAY 15 1984
Bryan, Texas

311747
Scale:
1" = 20'

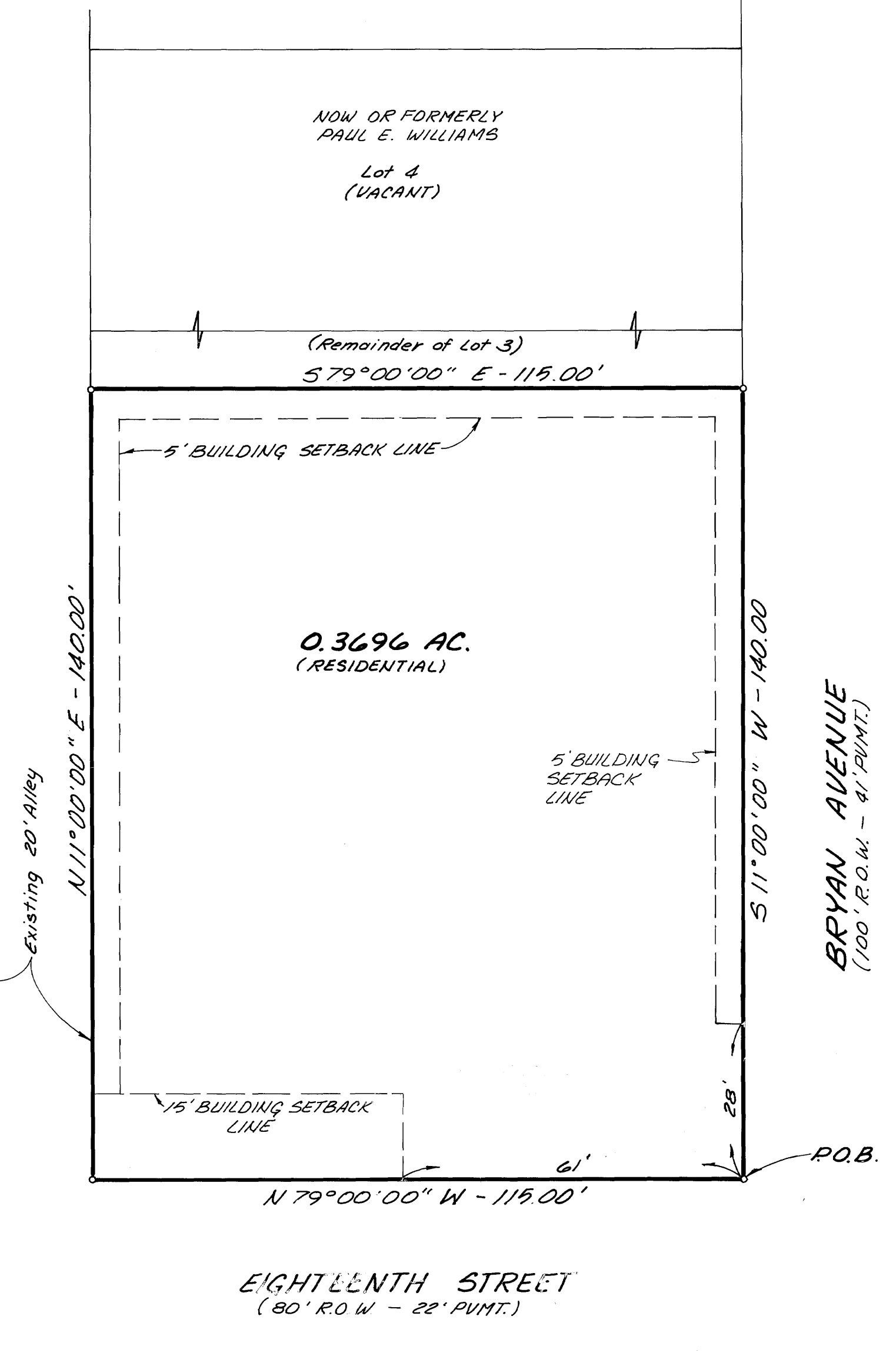


CERTIFICATION BY THE DIRECTOR OF PLANNING
I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master Plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.
[Signature]
Director of Planning

APPROVAL OF THE PLANNING COMMISSION
I, **HANK McQUAIDE**, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the **19th** day of **APRIL**, 19**84** and same was duly approved on the **3rd** day of **MAY**, 19**84** by said Commission.
[Signature]
Chairman, City Planning Commission
Bryan, Texas.



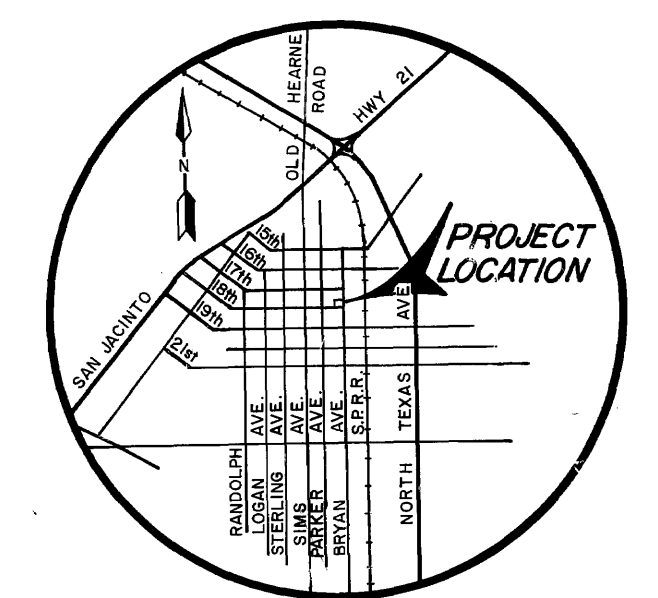
ORIGINAL PLAT
SCALE: 1" = 20'



REVISED PLAT
SCALE: 1" = 20'

FIELD NOTES
Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being all of lots One (1) and Two (2) and the adjoining forty (40) feet of the South side of Lot Three (3), Block 127 in the S.F. Austin No. 9 League; according to a plat recorded in volume 335, page 583 of the Deed Records of Brazos County, Texas and being more particularly described as follows;
BEGINNING; at an iron rod located at the Southeast corner of Lot One, Block 127; said iron rod also being the point of intersecting right-of-way lines of the North right-of-way line of Eighteenth Street and the West right-of-way line of Bryan Avenue;
THENCE: N 87° 54' 46" W - 115.00 feet along the North right-of-way line of Eighteenth Street to an iron rod for corner;
THENCE: N 02° 05' 15" E - 140.00 feet along the East right-of-way line of an existing twenty (20) foot alley to an iron rod for corner;
THENCE: S 87° 54' 46" E - 115.00 feet to an iron rod for corner; said iron rod also being in the West right-of-way line of Bryan Avenue;
THENCE: S 02° 05' 15" W - 140.00 feet along the West right-of-way line of Bryan Avenue to the PLACE OF BEGINNING; and containing 0.3696 acres of land, more or less.

NOTE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLIGENCE WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.



LOCATION MAP
N. T. S.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), ROSE ANN LAZARONE, owner(s) and developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 335, Page 583, and designated herein as the LOTS 1, 2 & PART OF LOT 3, BLOCK 127 (BRYAN ORIGINAL TOWNSITE) Subdivision to 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.
[Signature]
Owner

A CERTIFICATE BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.
[Signature]
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Rose Ann Lazarone, 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 and consideration therein stated.
GIVEN under my hand and seal on this 18th day of July, 1984.
[Signature]
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision and the ground.
[Signature]
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Beriskee, 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 15 day of April, 1984, in the Deed Records of Brazos County, in Volume 732 Page 897.
[Signature]
County Clerk, Brazos County, Texas.
By: Daren Murphy

GENERAL NOTES
1. DRAINAGE REPORT TO BE SUBMITTED WITH SITE PLAN
2. EXISTING UTILITIES WERE LOCATED BY CITY OF BRYAN DATA
3. VARIANCE FOR THE EXISTING BUILDING IS REQUESTED ON CONDITION 11.3. THE LICENSE TO ENHANCE IS ACCEPTED BY THE CITY OF BRYAN. IN THE FUTURE IF THE EXISTING BUILDING IS REMOVED, BLDG. LINES SHALL BECOME 15' 5" AT THEIR RESPECTIVE PLACES
4. PROJECT NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. EXISTING BUILDING TO REMAIN AS MOBILE HOME PARK OFFICE
6. 5' BUILDING LINE ON BRYAN AVE. & 15' BUILDING LINE ON EIGHTEENTH STREET DERIVED FROM A 60' P.O.W. & A 25' SETBACK LINE WITH LETTER REQUESTING APPROVAL.

LAND USE: RESIDENTIAL (MOBILE HOME PARK)

REPLAT

BRYAN ORIGINAL TOWNSITE (CITY OF BRYAN SUBDIVISION)
LOTS 1, 2 & PART OF LOT 3, BLOCK 127
S.F. AUSTIN NO. 9
BRYAN, BRAZOS COUNTY, TEXAS
0.3696 ACRES
Scale 1" = 20' April, 1984
OWNER:
ROSE ANN LAZARONE
900 BRYAN AVENUE
BRYAN, TEXAS
GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 4005 BRYAN, TEXAS 77802

on land base use change