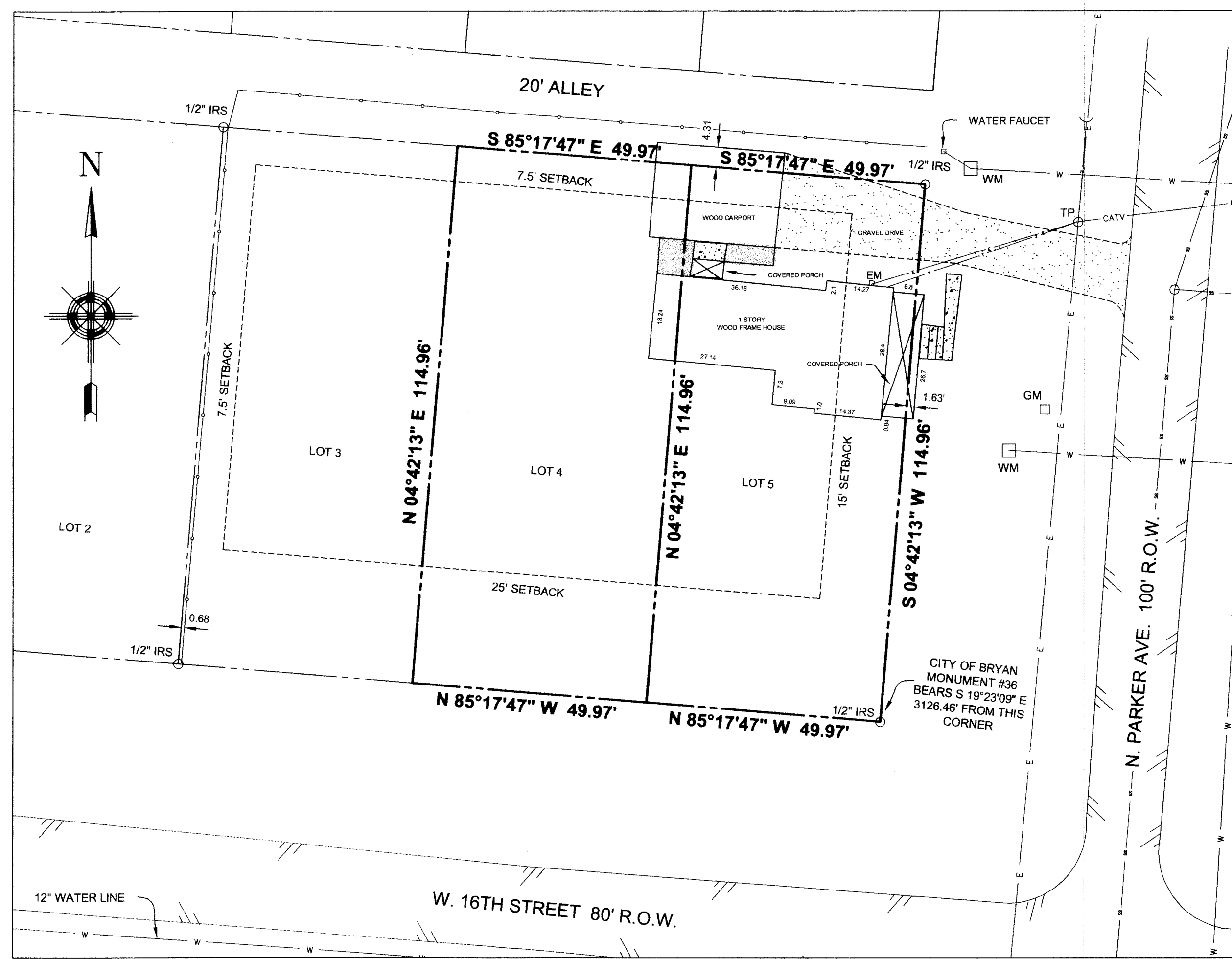


# ORIGINAL PLAT



# REPLAT OF LOTS 4 & 5 BLOCK 150, CITY OF BRYAN, TEXAS

METES AND BOUNDS DESCRIPTION  
OF A 0.159 ACRE (6927.455 SQ. FT.) TRACT, (LOT 5R)  
STEPHEN F. AUSTIN SURVEY #9, ABSTRACT-62  
BRAZOS COUNTY, TEXAS

BEING all that tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN SURVEY #9, A-62, Brazos County, Texas, and being comprised of the north 59.96 feet of lots four (4) and five (5), Block One Hundred Fifty (150), the City of Bryan, Texas, according to the map recorded in Volume "H", Page 721 of the deed records of Brazos County, Texas (DRBCT), a portion of a 20' wide closed alley of said block and a 2 foot wide right of way abandonment along North Parker Avenue, same tracts being a portion of those certain three lots conveyed to Brazos Beachfront Properties by Warranty Deed recorded in Volume 5758 Page 98, DRBCT, to which reference is hereby made to for any and all purposes, said tract more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch iron rod at the northeast corner of the herein described tract, said 1/2-inch iron rod lying at the intersection of the adjusted west right-of-way line of North Parker Avenue (98' ROW at this point) and the division line of the aforementioned 20' wide closed alley;

THENCE S 04°42'13" W, along the said west right-of-way line for a distance of 67.90 feet to a 1/2-inch iron rod set;

THENCE N 85°17'47" W, across said lots five (5) and four (4) for a distance of 101.94 feet to a 1/2-inch iron rod set on the east line of lot three (3) of said block 150;

THENCE N 04°42'13" E, along the east line of the lot three (3), at 59.96' pass a 1/2" iron rod found at the original northwest corner of lot four (4) and the northeast corner of lot three (3), continuing for a total distance of 68.01 feet to a 1/2" iron rod set for corner;

THENCE S 85°17'47" E, at 2.50' pass the corner of a chain link fence, continuing along said fence through said alley for a distance of 101.94 feet to the POINT OF BEGINNING, containing 0.159 acre (6927.455 sq. ft.) of land, more or less, as surveyed on the ground in February 2004.

METES AND BOUNDS DESCRIPTION  
OF A 0.129 ACRE (5606.700 SQ. FT.) TRACT, (LOT 4R)  
STEPHEN F. AUSTIN SURVEY #9, ABSTRACT-62  
BRAZOS COUNTY, TEXAS

BEING all that tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN SURVEY #9, A-62, Brazos County, Texas, and being comprised of the south 55.00 feet of lots four (4) and five (5), Block One Hundred Fifty (150), the City of Bryan, Texas, according to the map recorded in Volume "H", Page 721 of the deed records of Brazos County, Texas (DRBCT), and a 2 foot right of way abandonment along North Parker Avenue, according to the Replat of Block 150 prepared by Goodwin-Lesler, Inc. in March of 2004, same tracts being a portion of those certain three lots conveyed to Brazos Beachfront Properties by Warranty Deed recorded in Volume 5758 Page 98, DRBCT, to which reference is hereby made to for any and all purposes, said tract more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch iron rod at the southeast corner of said lot five (5), said 1/2-inch iron rod lying at the intersection of a 2.0' wide abandonment of a portion of the ROW of the North Parker west right-of-way line of North Parker Avenue (98' ROW at this point) and the north right of way line of West 16th Street (80' ROW), (for reference, City of Bryan GPS monument # 36 Bears S 19°21'09" E at 3,125.64 feet from this point);

THENCE N 85°17'47" W, along the north right-of-way line of West 16th Street, at 2.0' pass the original Southeast corner of said Lot 5, at 51.97 feet pass the common corner of said lots four (4) and five (5), continuing for a total distance of 103.94 feet to a 1/2-inch iron rod set at the southeast corner of lot three (3) of said block 150;

THENCE N 04°42'13" E, along the east line of the lot three (3) for a distance of 55.00 feet to a 1/2" iron rod set;

THENCE S 85°17'47" E, across said lots four (4) and five (5) for a distance of 103.94 feet to a 1/2-inch iron rod set on the adjusted west right-of-way line of North Parker Avenue;

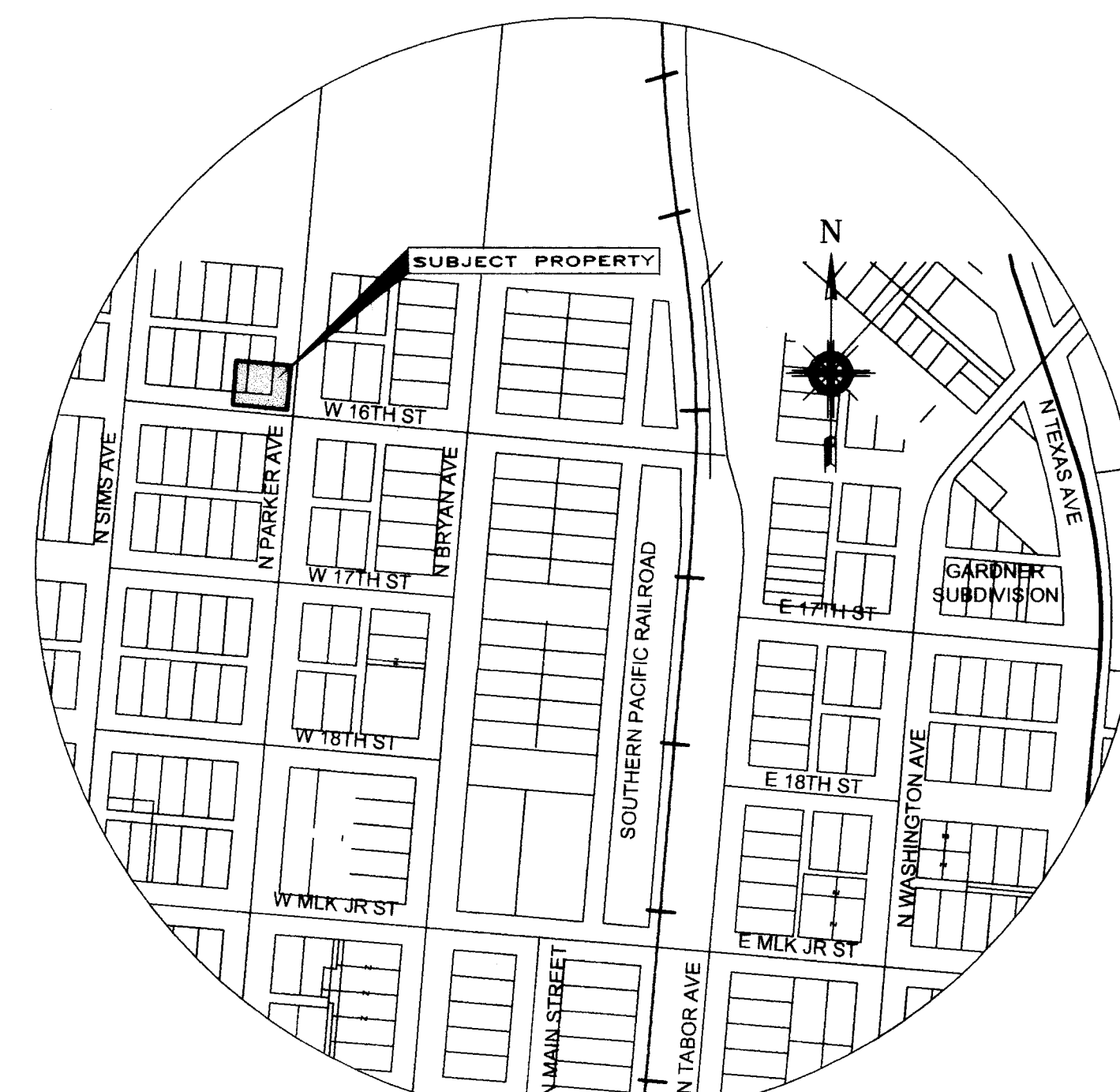
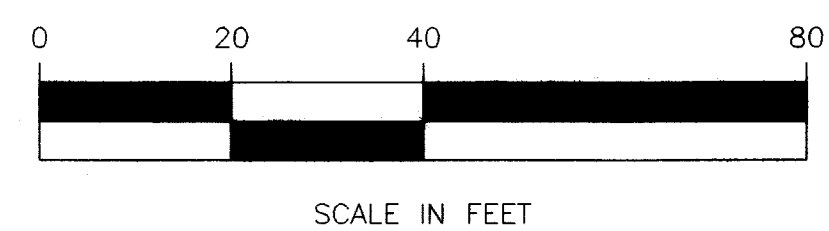
THENCE S 04°42'13" W, along the adjusted west right-of-way line of North Parker Avenue for a distance of 55.00 feet to the POINT OF BEGINNING, containing 0.129 acre (5606.700 sq. ft.) of land, more or less, as surveyed on the ground in February 2004.

### LEGEND:

- ⊙ IRF = 1/2 INCH IRON ROD FOUND
- IRS = 1/2 INCH IRON ROD SET
- WOOD FENCE
- CHAINLINK FENCE
- WATER LINE
- BOUNDARY LINE
- SEWER LINE
- ELECTRIC LINE
- CONCRETE
- GRAVEL
- ASPHALT ROAD
- WM-WATER METER
- EM-ELECTRIC METER
- GM-GAS METER
- PP-POWER POLE
- TP-TELEPHONE POLE

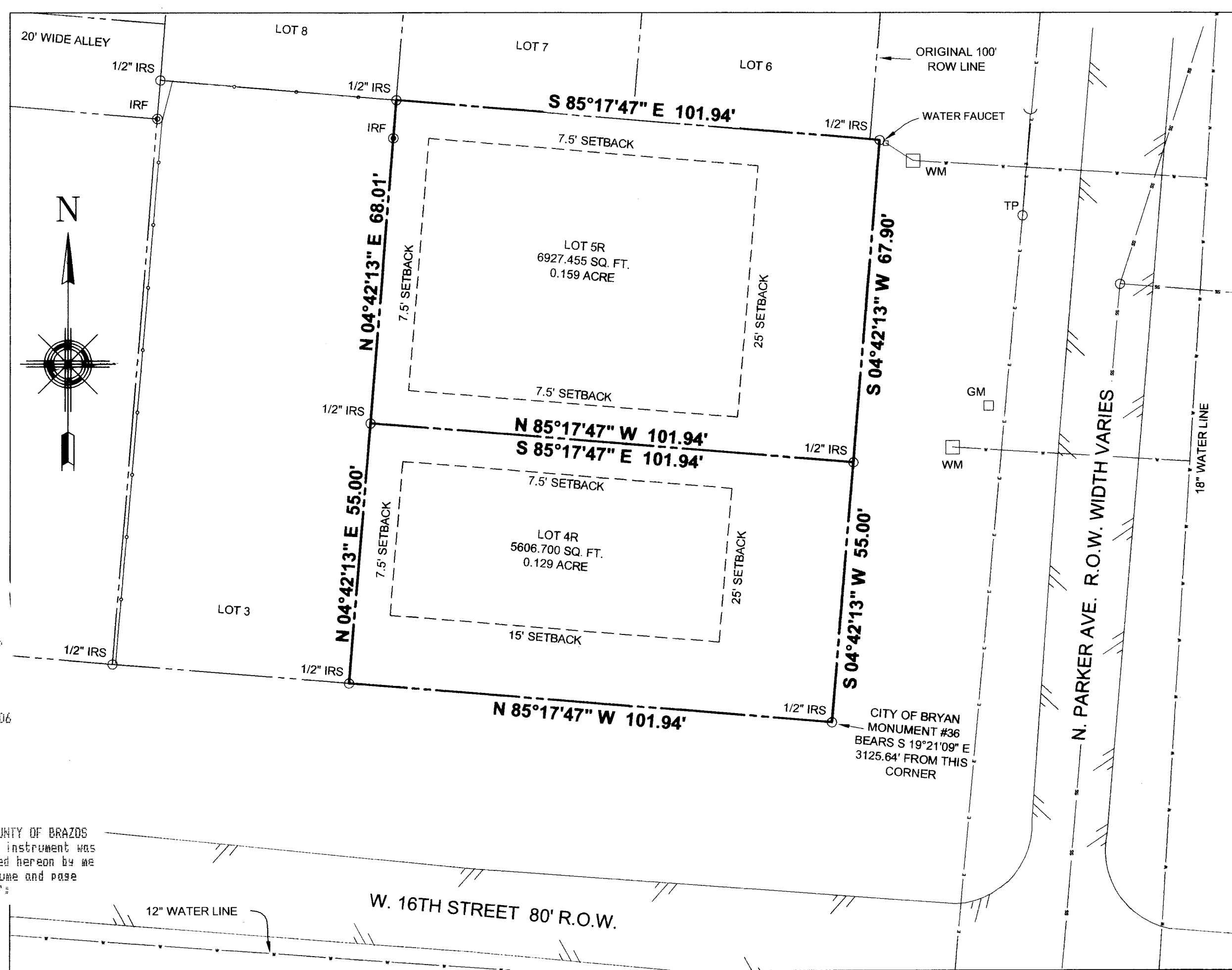
FILED FOR RECORD IN:  
BRAZOS COUNTY  
On: Feb 26, 2008 at 01:20P  
As a  
Plat  
Document Number: 06990006  
Amount: 58.00  
Receipt Number: 335779  
By: Cathy Barcellona  
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:  
BRAZOS COUNTY  
as stamped herein by me.  
Feb 26, 2008

- NOTES:
- 25' FRONT & 15' SIDE (ADJACENT TO PUBLIC ROAD) SETBACKS ARE PER CITY OF BRYAN ORDINANCE NO. 1438.
  - 7.5' SIDE & REAR SETBACKS ARE PER CITY OF BRYAN ORDINANCE NO. 1438.
  - THIS TRACT DOES NOT FALL WITHIN A FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP # 48041C0133 C, DATED 07-02-1992.
  - BEARING ORIENTATION IS GRID NORTH ESTABLISHED FROM GPS OBSERVATIONS BY OTHERS.



VICINITY MAP  
(NOT TO SCALE)

# REPLAT



### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) \_\_\_\_\_ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 4R, Block 150 of the City of Bryan, Texas, and whose name(s) is/are subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s) \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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 purposes and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Notary Public, Brazos County, Texas

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) Brazos Beachfront Properties, LLC owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 5R, Block 150 of the City of Bryan, Texas, and whose name(s) is/are subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s) Jerry Novosad/Agent

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jerry Novosad 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 and consideration therein stated.

Given under my hand and seal on this 10th day of April, 2004.

Notary Public, Brazos County, Texas

### CERTIFICATION OF 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.

Kevin Russell  
Planning Administrator, City of Bryan

### 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.

W. Paul Kaplan 2/22/08  
City Engineer, City of Bryan

### CERTIFICATE OF 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 on the 26th day of February, 2008, in the Official Public Records of Brazos County, Texas, in Volume 8461, Page 282.

Karen McQueen County Clerk  
Brazos County, Texas

### APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 10th day of March, 2004.

Kim Casey  
Chairman

### CERTIFICATE OF SURVEYOR

I, R.H. Bonds, Registered Public Surveyor No. 5559, 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.

R.H. Bonds  
R.H. Bonds, R.P.L.S. No. 5559



GOODWIN-LASITER, INC.  
ENGINEERS - ARCHITECTS  
SURVEYORS

1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • cley@goodwinlaster.com  
1609 S. CHESTNUT ST. • SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlaster.com

ISSUED BY: RHB  
SCALE: 1" = 20'  
DATE: 2/26/08  
DRAWN BY: VS/AC

NO. DATE ISSUED FOR

REPLAT OF LOTS 4 & 5, BLOCK 150, CITY OF BRYAN,  
RECORDED IN VOLUME "H", PAGE 721 OF THE DEED  
RECORDS OF BRAZOS COUNTY, TEXAS, TO CREATE  
LOTS 4R & 5R.

CONTRACT NO.  
651068

SHEET NO.