

ORIGINAL PLAT

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, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 27th day of March, 2008.

Karen Russell
 Planning Administrator
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *J. E. Clark*, 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 11th day of March, 2008 and same was duly approved on the 27th day of March, 2008 by said Commission.

J. E. Clark
 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 27th day of March, 2008.

W. Paul Kasper
 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 5th day of March, 2008, in the Deed / Official Records of Brazos County Texas, in Volume 8987, Page 77.

Karen McQueen
 County Clerk, Brazos County, Texas
 By: *Susie F. Coker*
 Deputy Clerk

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Hortencia F. Villarreal, the owner of the land shown on the Alley Closing, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 937 page 136, and designated herein as the Alley Closing of Original Townsite, Block 152, Lots 1, 10, 9, and 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.

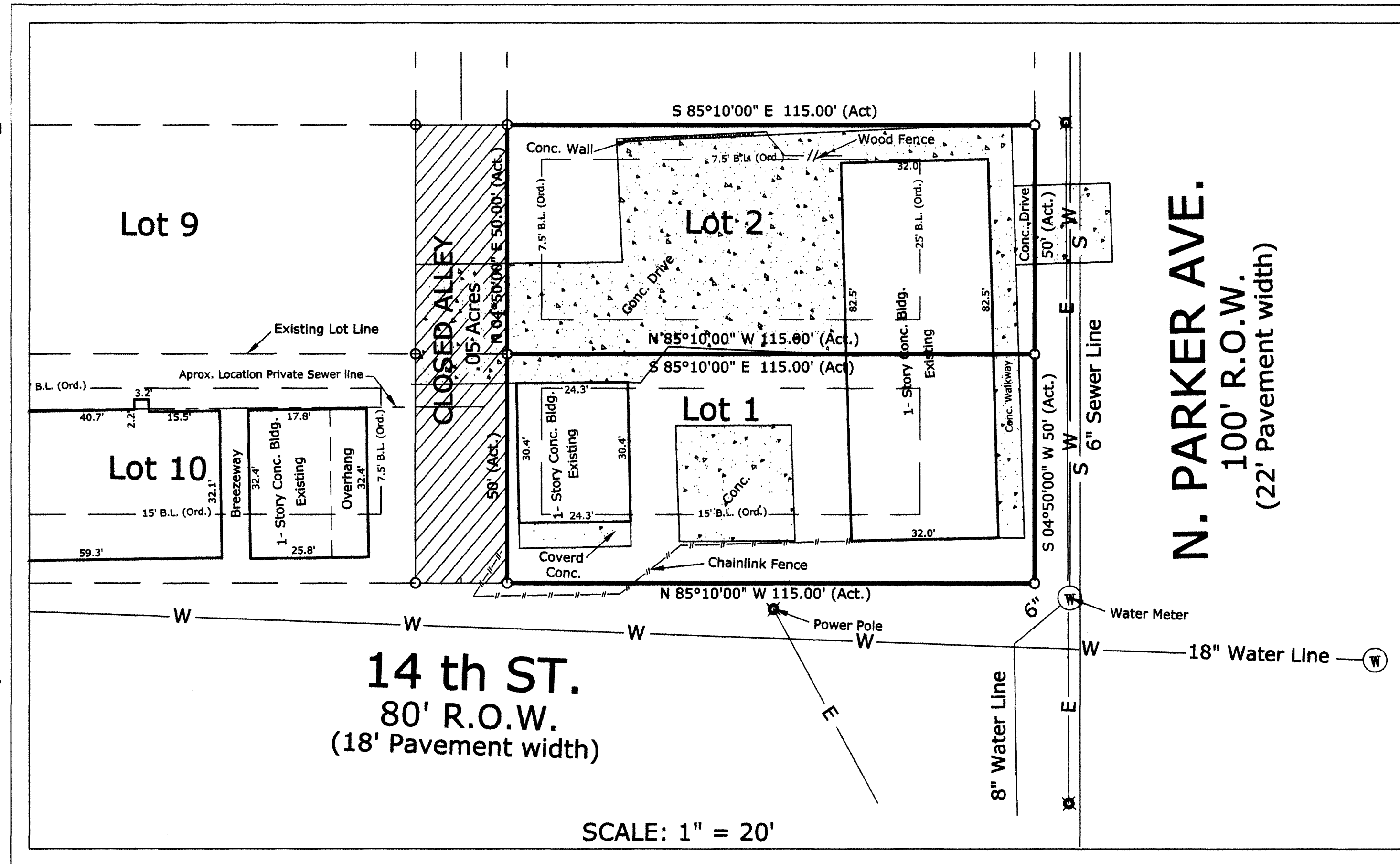
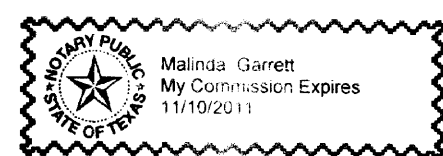
Hortencia F. Villarreal

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Hortencia F. Villarreal, 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.

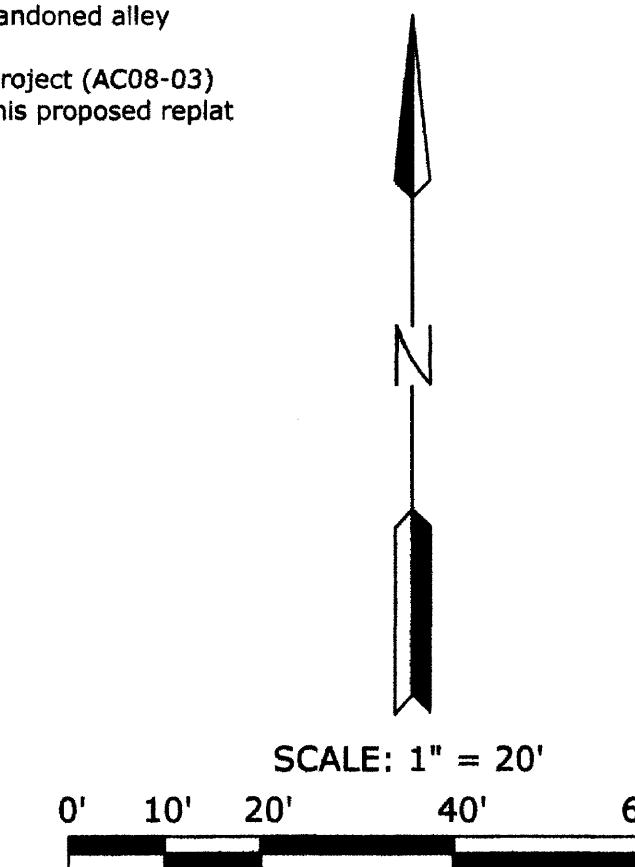
Given under my hand and seal of office this 23rd day of October, 2008.

Malinda Garrett
 Notary Public, Brazos County, Texas



GENERAL NOTES:

- All setbacks shall be in accordance with City Ordinances and Regulations.
- *Plat bearing used as basis of bearings.
- This property does not lie within a 100 year flood hazard area as established by the Federal Emergency Management Agency.
- The purpose of this plat is to add the abandoned alley ROW to Lots 1R and Lots 2R.
- The alley abandonment relating to this project (AC08-03) must be approved by the City Council for this proposed replat to be possible.



Field Notes
 0.31 Acres

Being all of that certain tract or parcel of land, lying and being situated in the Bryan, Brazos County, Texas, and being Lots 1 and 2, and 1/2 of the adjacent Alley, Block 152 of the Original Townsite, Bryan, Texas according to a plat recorded in Volume H, page 721, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap set at the intersection of the west right-of-way line of Parker Avenue and the north right-of-way line of 14th Street;

THENCE: N 85° 10' 00" W - 135.00 feet along said 14th Street line to a 5/8" iron rod set for corner;

THENCE: N 4° 50' 00" E - 100.00 feet along the common line between said Lot 1 and Lot 9 of said Block 152 to a 5/8" iron rod set at the most northerly common corner of said Lots, same being common corner of Lot 3 and Lot 8;

THENCE: S 85° 10' 00" E - 135.00 feet along the common line between said Lot 2 and Lot 3 of said Block 152 to a 5/8" iron rod set at the most easterly common corner of said Lots, same being part of N. Parker Ave line;

THENCE: S 4° 50' 00" W - 100.00 feet along said N. Parker Ave. line to the PLACE OF BEGINNING; and containing 0.31 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 April 14, 2008.

Doc 01021895 Bk BR Vol 898 Pg 77

Filed for Record in:
 BRAZOS COUNTY

On: Mar 05/2009 at 11:57A

As a
 Plats

Document Number: 01021895

Amount 58.00

Receipt Number - 360829
 By:
 Teresa Ramirez

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 05/2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

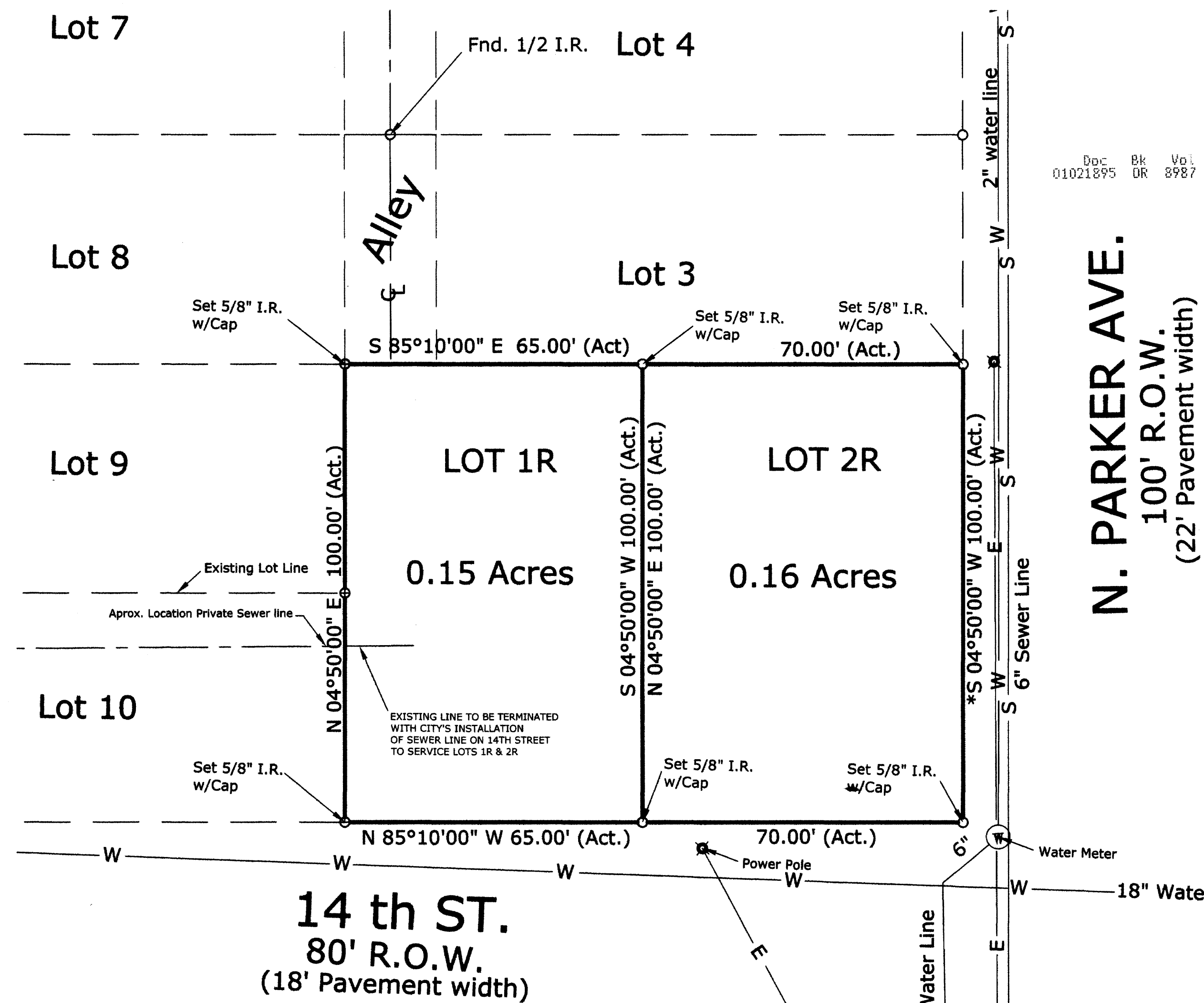
Developer:

Esther V. Houser
 3030 Post Oak Blvd.
 Unit # 809
 Houston, Texas 77056-6571
 713.993.2803 home
 832.264.1031 cell

Owner:

Hortencia F. Villarreal
 6238 Lymbar Dr.
 Houston, Texas 77096

REPLAT



N. PARKER AVE.
 100' R.O.W.
 (22' Pavement width)

Project Location



VICINITY MAP
 NTS

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 subdivision.

Donald D. Garrett
 Registered Professional Land Surveyor, 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
 Donald D. Garrett, P.E. No. 22790

REPLAT
 OF
 LOT 1 & 2
 BLOCK 152

BRYAN ORIGINAL TOWNSITE
 to create Lots 1R & 2R
 BLOCK 152
BRYAN ORIGINAL TOWNSITE
 0.31 Acres
 BRYAN, BRAZOS COUNTY, TEXAS

April 14, 2008

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
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 Bryan, Texas 77802
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 RON P. /2008 08-108