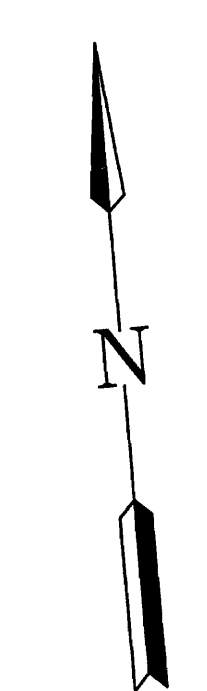
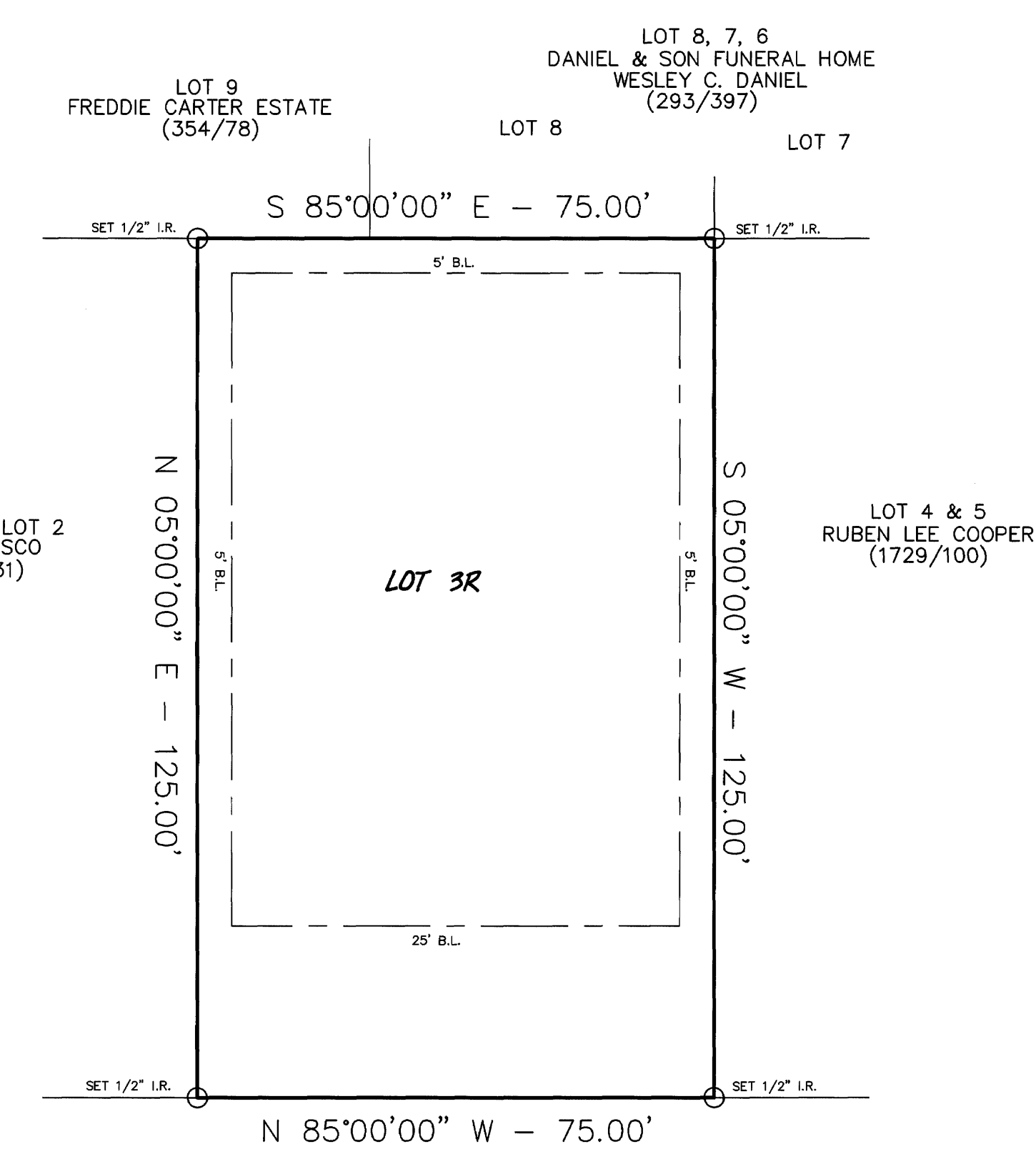


**ORIGINAL PLAT**



Scale: 1" = 20'

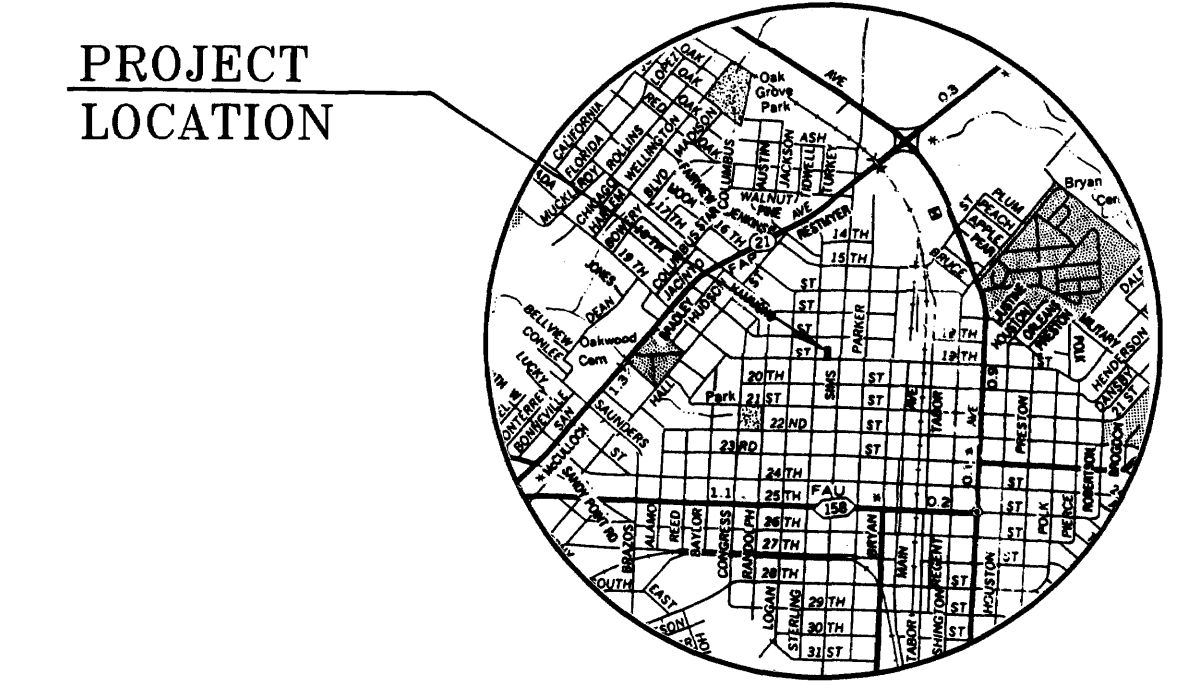
0670827  
 Filed for Record in:  
 BRAZOS COUNTY,  
 On: Nov 09, 1998 at 01:34P  
 As a  
 Plats  
 Document Number: 0670827  
 Amount: \$5.00  
 Receipt Number - 120827  
 By:  
 Barbara Johnson  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stamped herein by me  
 and was duly recorded in the volume and page  
 of the said records of:  
 BRAZOS COUNTY,  
 as stamped herein by me.  
 Nov 09, 1998  
 HONORABLE MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY,



MARTIN LUTHER KING - 80' R.O.W.  
 ASPHALT PAVEMENT WIDTH - 41' B.B.

**REPLAT**

THIS PROPERTY IS ZONED COMMERCIAL  
 404 WEST MARTIN LUTHER KING



VICINITY MAP  
 n.t.s.

Field Notes  
 0.215 Acres

Being all of that certain tract or parcel of land, lying and being situated in City of Bryan, Brazos County, Texas and being all of Lot 3 and the adjacent 25.0 feet of Lot 2, Block 166 of the ORIGINAL TOWNSITE according to the Map in common use recorded in Volume "H", Page 721, Deed Records and being described as follows:

BEGINNING: at a 1/2" iron rod set at the most southerly common corner of Lots 3 and 4 said Block 166, same being in the north right-of-way line of Martin Luther King Blvd., same being the southwest corner of the Ruben Lee Cooper tract (1729/100);

THENCE: N 85°00'00" W - 75.00 feet along said Martin Luther King Blvd. to a 1/2" iron rod set for the most southerly common corner of this tract and the Henry Masco 0.215 acre tract (362/731);

THENCE: N 5°00'00" E - 75.00 feet across said lot 2 along the common line between this tract and said Masco tract to a 1/2" iron rod set for the most northerly corner of said tracts, same being in the centerline of a 20.00 foot closed alley, also being in the south line of the Freddie Carter Estates tract (354/78);

THENCE: S 85°00'00" E - 75.00 feet along said alley centerline along the common line between this tract and said Carter Estate and the Daniel & Son Funeral Home tract (293/397) to 1/2" iron rod set at the most northerly common corner of this tract and said Cooper tract;

THENCE: S 5°00'00" W - 125.00 feet along the common line between said Lots 3 and 4 and this tract and said Cooper tract to the PLACE OF BEGINNING; and containing 0.215 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 July 16, 1997.

**REPLAT  
 OF  
 LOT 3 & PART OF LOT 2, BLOCK 166  
 ORIGINAL TOWNSITE  
 VOLUME H, PAGE 721  
 0.215 ACRES**

BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 20' JULY 1997

OWNER/DEVELOPER:  
 Herbert L. Carter  
 Carter enterprises  
 P.O. Box 242  
 Bryan, Texas 77806  
 (409) 822-3826

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

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 HERBERT L. CARTER  
 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 Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and designated herein as the \_\_\_\_\_ 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.

*Herbert L. Carter*  
 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.  
 \_\_\_\_\_  
 Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
 Richard 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by said commission.  
 \_\_\_\_\_  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER  
 I, the undersigned, Development 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.  
 \_\_\_\_\_  
 Development Engineer, Bryan, Texas

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 executed the same for purpose and consideration therein stated.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

*Donald D. 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 \_\_\_\_\_ describe a closed geometric form.  
 \_\_\_\_\_  
 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, P.E. No. 22790

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in the Deed/Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

*Mary Ann Ward*  
 County Clerk  
 Brazos County, Texas  
*Barbara Johnson*  
 Deputy Clerk

on land base  
 10/19/97  
 W.D.

