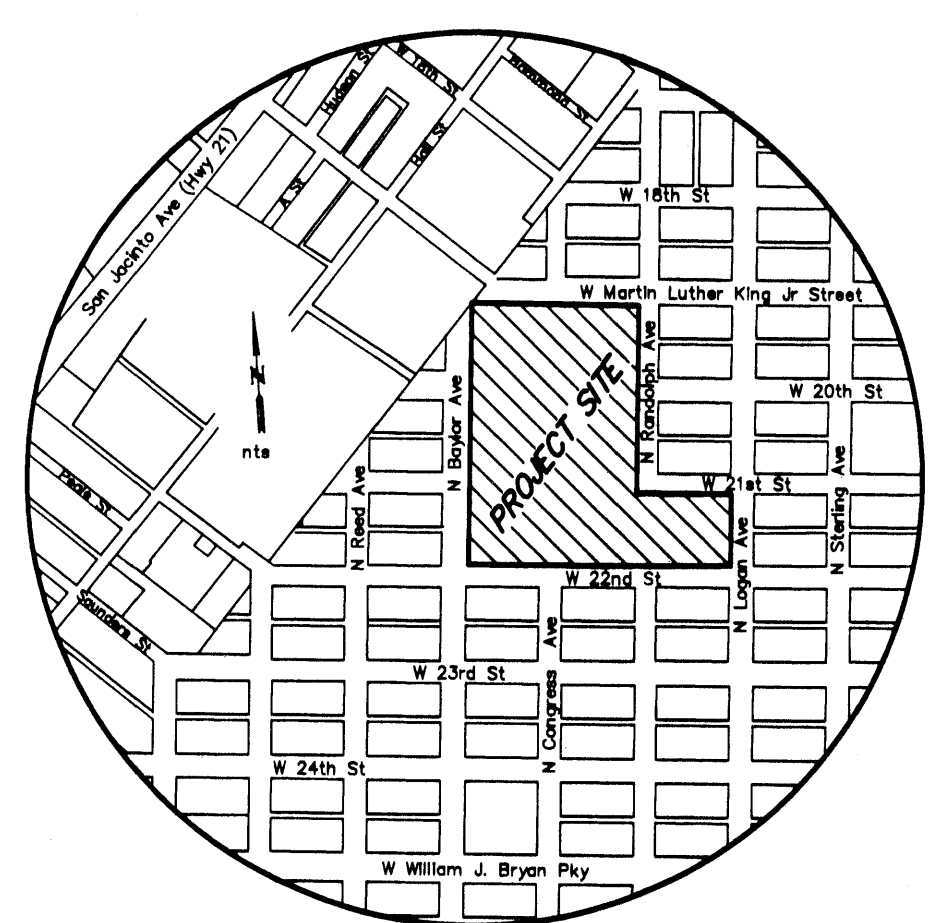
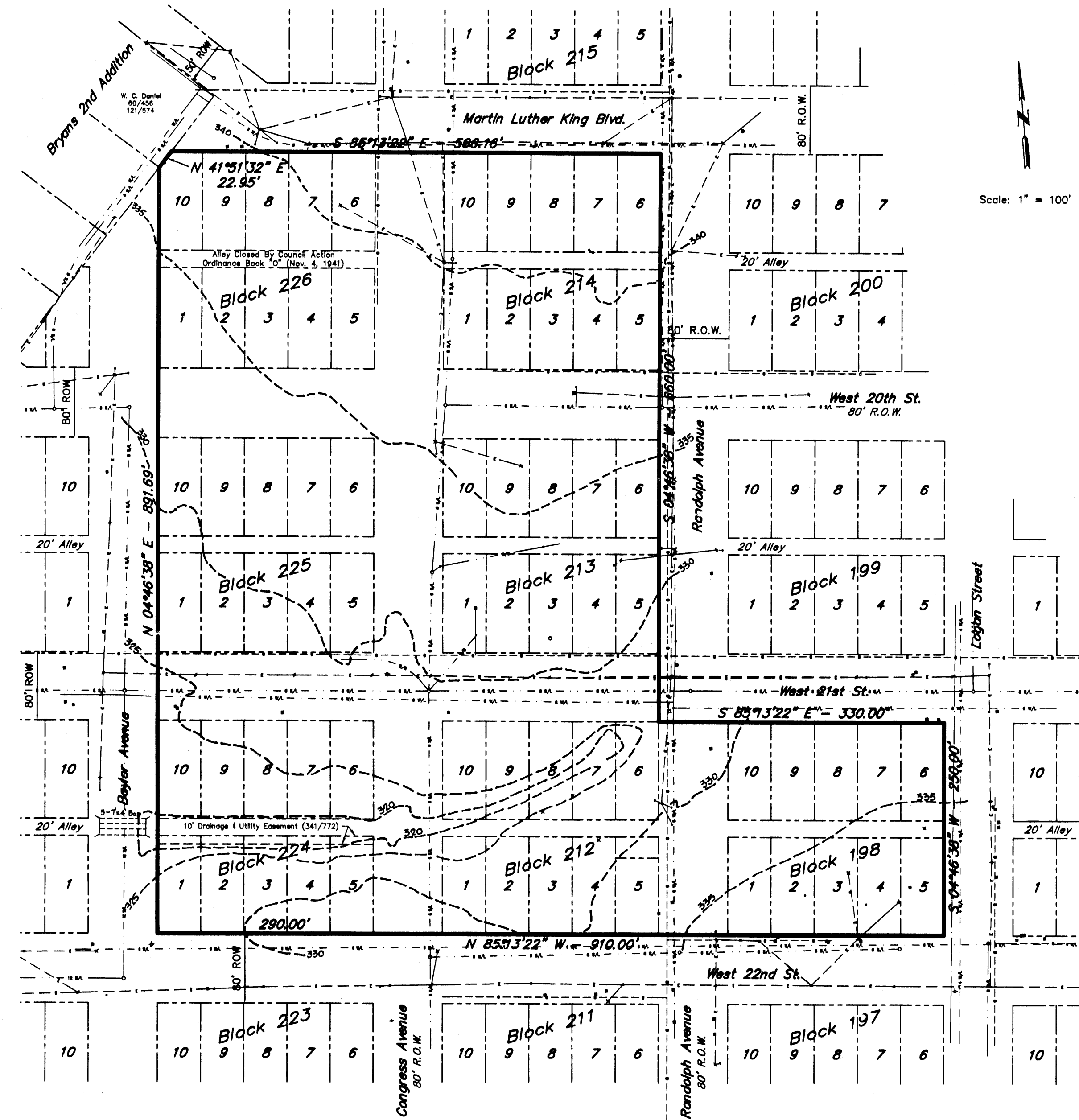


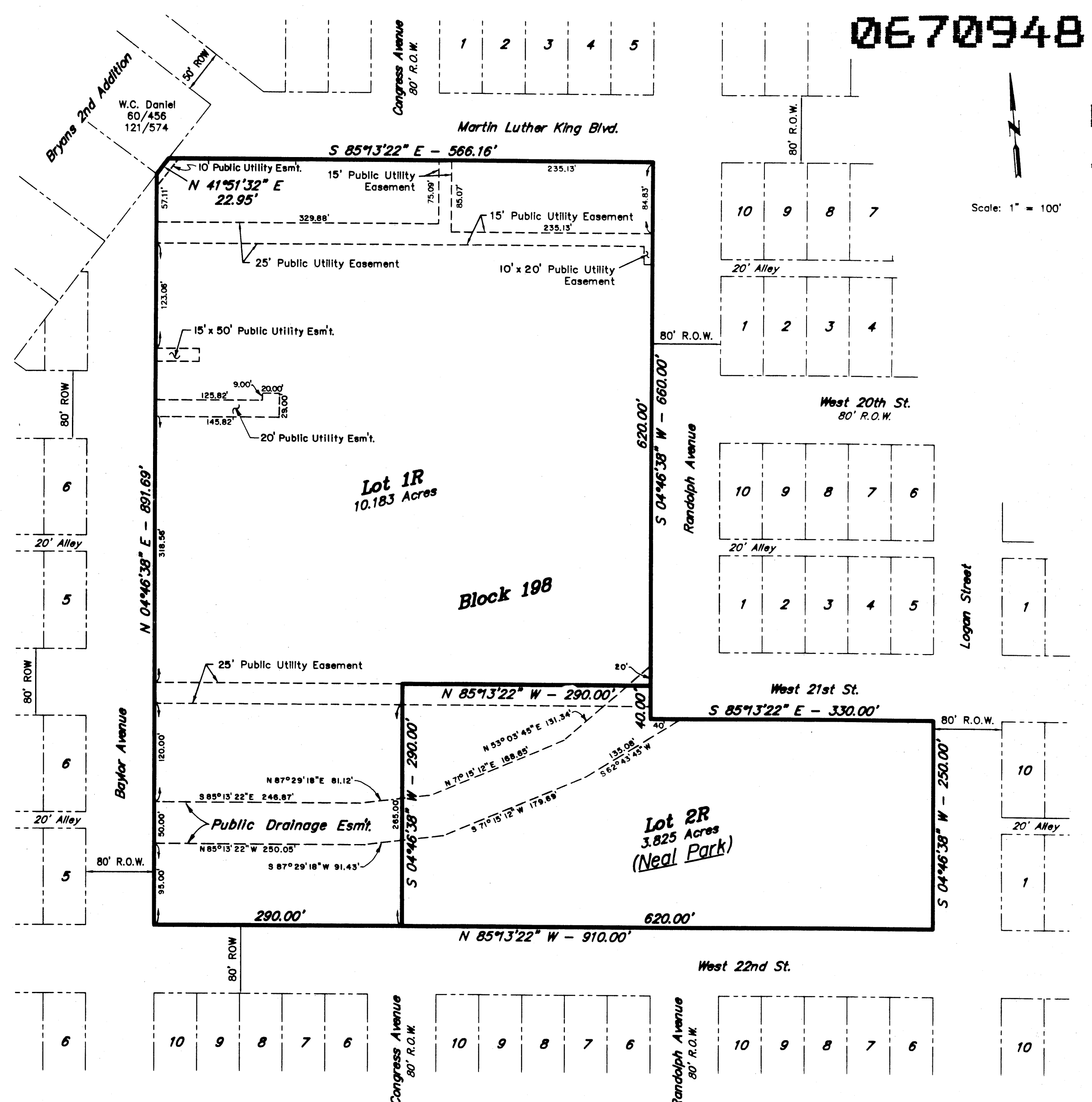
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Vicinity Map

- Legend: Chain Link Fence, Sheet Metal Fence, Drainage Ditch, Storm Drain System, Overhead Electrical Line, Sewer Line, Water Line, Sewer Service, Lone Star Gas Line, Fire Hydrant, Gas Meter, Guy Anchor, Light Pole, Power Pole, Sewer Clean-Out, Sewer Manhole, Storm Drain Manhole, Telephone Pedestal, Water Valve.



REPLAT

ORIGINAL PLAT Vol. "H" & Pg. 721

Drainage Easements pertaining to Lots 1 through 5, Block 224: a. 15' X 250' Easement of a non-specific location & recorded in Volume 901, Page 525 of the Official Records of Brazos County, Texas. b. 25' X 250' Easement of a non-specific location & recorded in Volume 901, Page 525 of the Official Records of Brazos County, Texas.

APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer City of Bryan, Texas

CERTIFICATION OF CITY PLANNER I, the undersigned, City Planner 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.

City Planner, Bryan, Texas

CERTIFICATION BY THE ENGINEER I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure 8/17/97 Michael R. McClure, P.E. No. 32740

CERTIFICATION OF THE SURVEYOR I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in 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.

Michael R. McClure 8/17/97 Michael R. McClure, R.P.L.S. No. 2859

APPROVAL OF PLANNING AND ZONING COMMISSION Richard Perkins Chairman of the Planning and Zoning Commission of the City of Bryan, 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 17th day of July 1996 and same was duly approved on the 31st day of September 1996.

Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 17th day of July 1996 in the Official Records of Brazos County, Texas in Volume 3307, Page 262.

Mary Ann Ward by Barbara Johnson Deputy Clerk

- GENERAL NOTES: 1. ORIGIN OF BEARING SYSTEM: State Plane Coordinates and elevations (N.G.V.D.) provided by TxDOT for found monuments at the intersections of 18th Street/State Hwy 21 and Martin Luther King Blvd./State Hwy 21 were used as the Basis of Bearings shown on this plat. 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100133 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area. 3. All building setback lines are as established by City of Bryan Zoning Ordinance No. 756. 4. Unless otherwise indicated, all property corners are marked with 1/2" iron rods. 5. CURRENT ZONING: Lots 6 - 10, Block 214 and Lots 6 - 10, Block 226: Zoned "C" Lots 1 - 5, Block 214, Lots 1-5, Block 226 & Block 198, 212, 213, 224 & 225: Zoned "SF-5" Property Owners: Bryan Independent School District City of Bryan 101 North Texas Ave. P.O. Box 1000 (409) 361-5200 Bryan, Texas 77805 (409) 361-3600 7. A public sidewalk will be constructed along Martin Luther King Blvd.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS The CITY OF BRYAN, owner and developer of the land shown on this plat, being the tracts of land as conveyed to it in the Deed and Official Records of Brazos County in the Volume and Page References as shown hereon, and designated herein as Lot 2R, Block 198, BRYAN ORIGINAL TOWNSITE 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.

Lonnie Stabler, Mayor, City of Bryan City Secretary

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS The BRYAN INDEPENDENT SCHOOL DISTRICT, owner and developer of the land shown on this plat, being the tracts of land as conveyed to it in the Deed and Official Records of Brazos County in the Volume and Page References as shown hereon, and designated herein as Lot 1R, Block 198, BRYAN ORIGINAL TOWNSITE 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.

Bryan Independent School District

SHARLOTTE DWYER Notary Public, Brazos County, Texas My Commission Expires FEB. 22, 1998

DELORES M. SOTO Notary Public, State of Texas My Commission Expires NOV. 14, 2001

REPLAT BRYAN ORIGINAL TOWNSITE LOTS 1R & 2R, BLOCK 198 (REPLAT OF BLOCKS 198, 212, 213, 214, 224, & 225 AS RECORDED IN VOL. "H", PG. 721) 14.008 ACRES S.F. AUSTIN NO. 9 LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS JULY, 1996 SCALE: 1" = 100'

on land base 5/15/97 ud