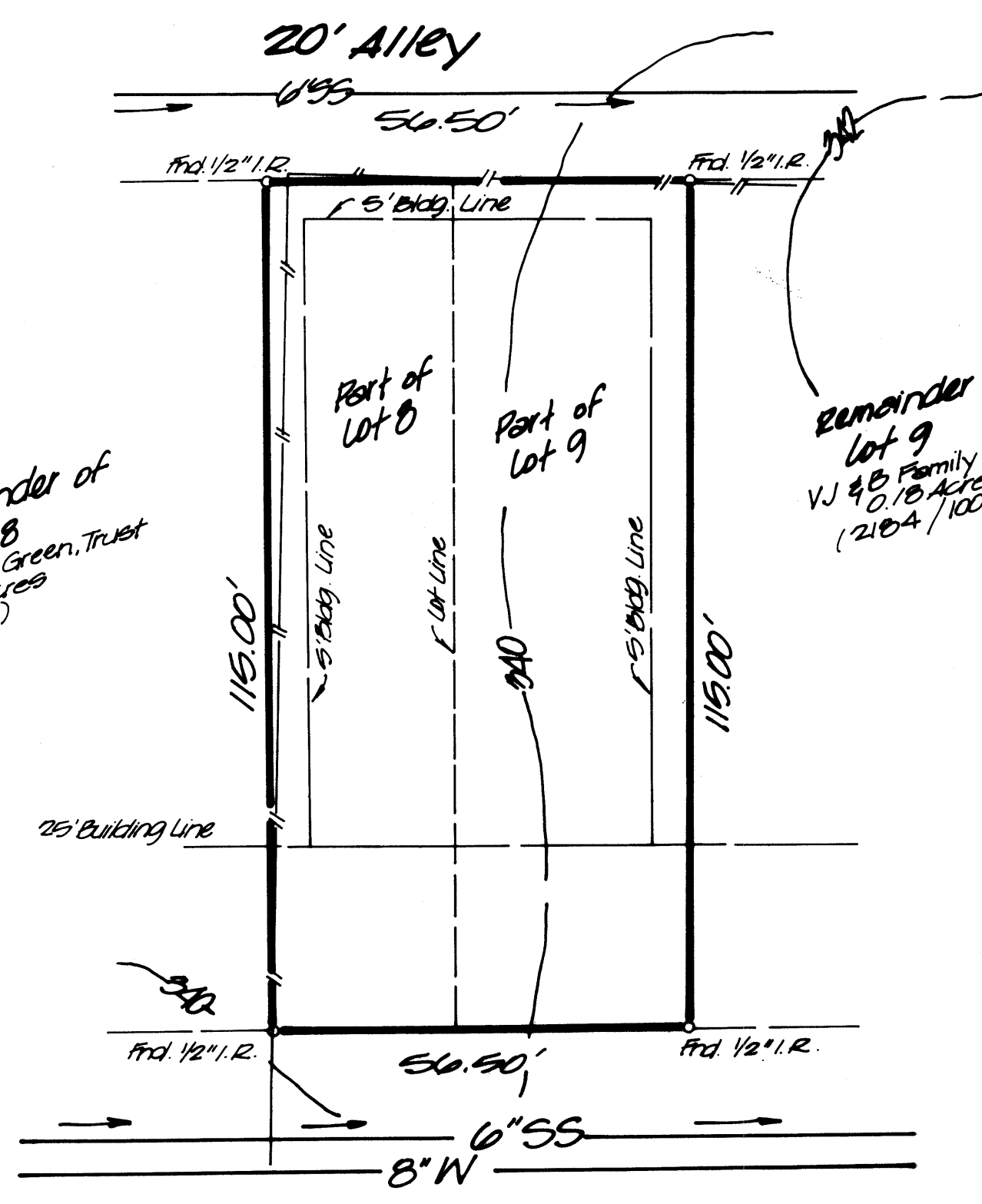


Project Location



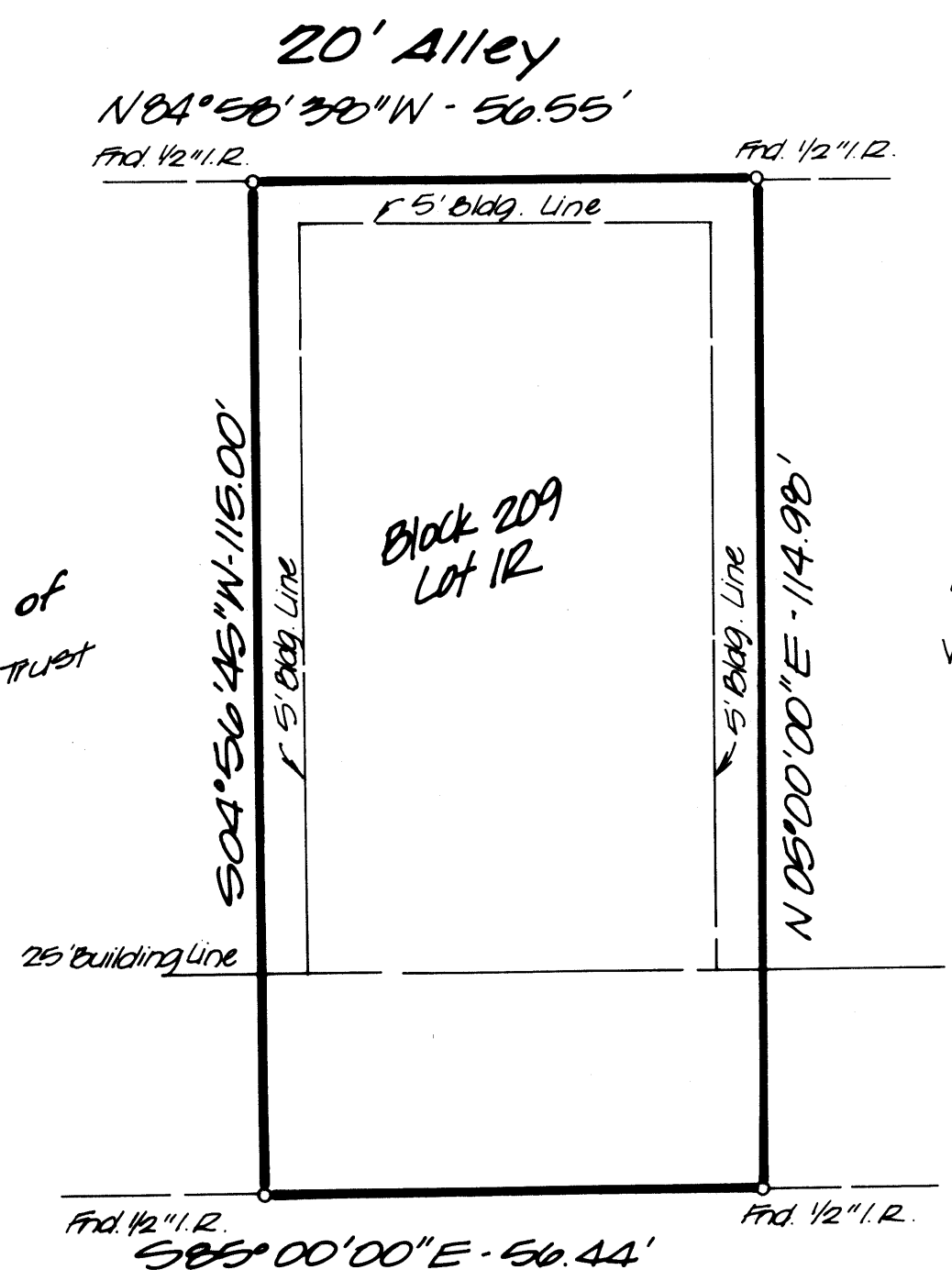
Vicinity Map

Scale: 1" = 20'



W. TWENTY-FOURTH STREET
20.00' Asphalt 80' R.O.W.

ORIGINAL



W. TWENTY-FOURTH STREET
20.00' Asphalt 80' R.O.W.

REPLAT

Field Notes
0.15 Acres

Being all of that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being the West 1/3 of Lot 8 and the East 31.5 feet of Lot 9 Block 209 of the ORIGINAL TOWNSITE according to the Map in common use recorded in Volume "T" page 721, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod found at the most northerly common corner of this tract and the V. J. & B. Family Trust 0.18 acre tract (2184/100); same being in the south line of W. Twenty-Fourth Street;

THENCE: S 89°00'00" E - 56.44 feet along said W. Twenty-Fourth Street line to a 1/2" iron rod found at the most northerly common corner of this tract and the Shadrack J. Green Trust 0.33 acre tract (878/1);

THENCE: S 4°56'45" W - 115.00 feet along the common line between this tract and the Green tract across said Lot 8 to a 1/2" iron rod found for the most southerly common corner of said tracts; same being in the north line of a 20.00 foot alley;

THENCE: N 84°58'38" W - 56.56 feet along said alley line to a 1/2" iron rod found at the most southerly common corner of this tract and said V. J. & B. Family Trust tract;

THENCE: N 5°00'00" E - 114.98 feet along the common line between said tracts across said Lot 9 to the PLACE OF BEGINNING; and containing 0.15 acres of land, more or less.

GENERAL NOTES:

Basis of bearings is the north line of the 20' wide alley.

This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency. Community Panel 480003 0133 C Effective Date: July 2, 1992.

This property is intended for residential use.

REPLAT
OF
PARTS OF LOTS 8 & 9
BLOCK 209
ORIGINAL TOWNSITE
0.15 ACRES
STEPHEN F. AUSTIN, NO. 62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20'
MARCH 1996

STATE OF TEXAS
COUNTY OF BRAZOS

Elberta Johnson
owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (Elberta Johnson) in the Official Records of Brazos County in Volume 2184 Page 100 and designated herein as the Block 209, Lots 8 & 9 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.

Elberta Johnson
Owner

CERTIFICATION OF THE 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.

Mark L. Smith
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

Robert Terrell 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 11th day of MARCH, 1996 and same was duly approved on the 16th day of APRIL, 1996 by said commission.

Robert Terrell
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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.

Bruce [Signature]
City Engineer, Bryan, Texas

606238
FILED
96 MAY 30 PM 1:18
Mary Ann Ward, COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
Crystal Mack
DEPUTY

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Elberta Johnson, 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 purpose and consideration therein stated.

Given under my hand and seal on this 28th day of May, 1996.

Donald 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 as the same is based on an actual survey of the property made under my supervision and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
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
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS

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 certificates of authentication were filed for record in my office the 30 day of May, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 2184, Page 100.

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

OWNER/DEVELOPER:
Elberta Johnson
551 Bryant
Bryan, TX 77802
(409) 822-2788

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

on lines 5/28/96

8-519 17.5002