

ORIGINAL PLAT (AND EXISTING CONDITIONS)
VOLUME H, PAGE 721
SCALE: 1" = 30'

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, Warren Roberts, owners and developers of 0.26 acres, shown on this plat, as conveyed in Volume 3825, Page 024 of the Official Records of Brazos County, Texas, and designated herein as Lot 1R and Lot 2R, Block 215, Bryan Original Townsite, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

Warren Roberts
Warren Roberts
Warren Roberts

NOTARY ACKNOWLEDGEMENT

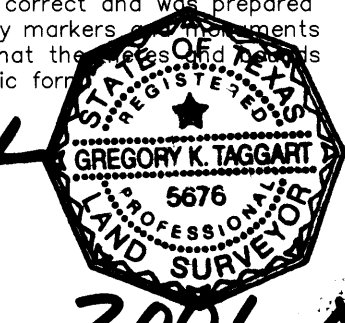
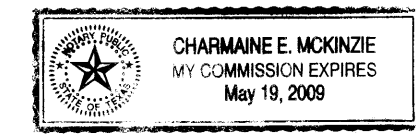
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Warren + JoAnne Roberts, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Warren + JoAnne Roberts
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676 in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that property markers or monuments were placed under my supervision on the ground, and that the bearings describing said subdivision will describe a closed geometric figure.

Gregory K. Taggart
R.P.L.S. No. 5676
24 October 2006 A.D.



APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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 9 day of Jan, 2007.

Linda Huff
City of Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, the undersigned, City Planner 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 9 day of January, 2007.

Kenn Kinnell
City Planner, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Act Hughes, Chair 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 10 day of January, 2007, and same was duly approved on the 21 day of January, 2007, by said Commission.

Act Hughes
Chair, Planning and Zoning Commission Bryan, Texas

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 the 10 day of January, 2007 in the Official Records of Brazos County, Texas, in Volume 3825, Page 216.

Karen McQueen
Brazos County, Texas
County Clerk
By: Susie L. Cohen
Deputy Clerk

METES AND BOUNDS DESCRIPTION OF A 0.26 ACRE TRACT
BLOCK 215, BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.26 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, A-62, Bryan, Brazos County, Texas, and being all of Lot 1 and Lot 2, Block 215, Bryan Original Townsite, as described by the plat recorded in VOLUME H, PAGE 721 of the Deed Records of Brazos County, Texas, and being that same tract conveyed to C.E. Homes as described by deed recorded in VOLUME 4571, PAGE 63 of the Official Records of Brazos County, Texas, said 0.26 acre tract being more particularly described as follows:

BEGINNING: at a capped 1/2" iron rod (Stamped Taggart RPLS 5676) set marking the southwest corner of Block 215, and being the intersection of the north right-of-way line of West Martin Luther King, Jr., Street and the east right-of-way line of North Congress Avenue;

THENCE N 04° 46' 21" E - 115.00 feet with the west line of Block 215 and the said North Congress right-of-way line to a 5/8" iron rod (Stamped Kerr # 4502) found for corner in the south line of a now-closed 20' wide alley;

THENCE S 85° 13' 39" E - 100.00 feet with the south line to a 5/8" iron rod (Stamped Kerr # 4502) found for the northeast corner of said Lot 2, and the northwest corner of Lot 3, Block 215;

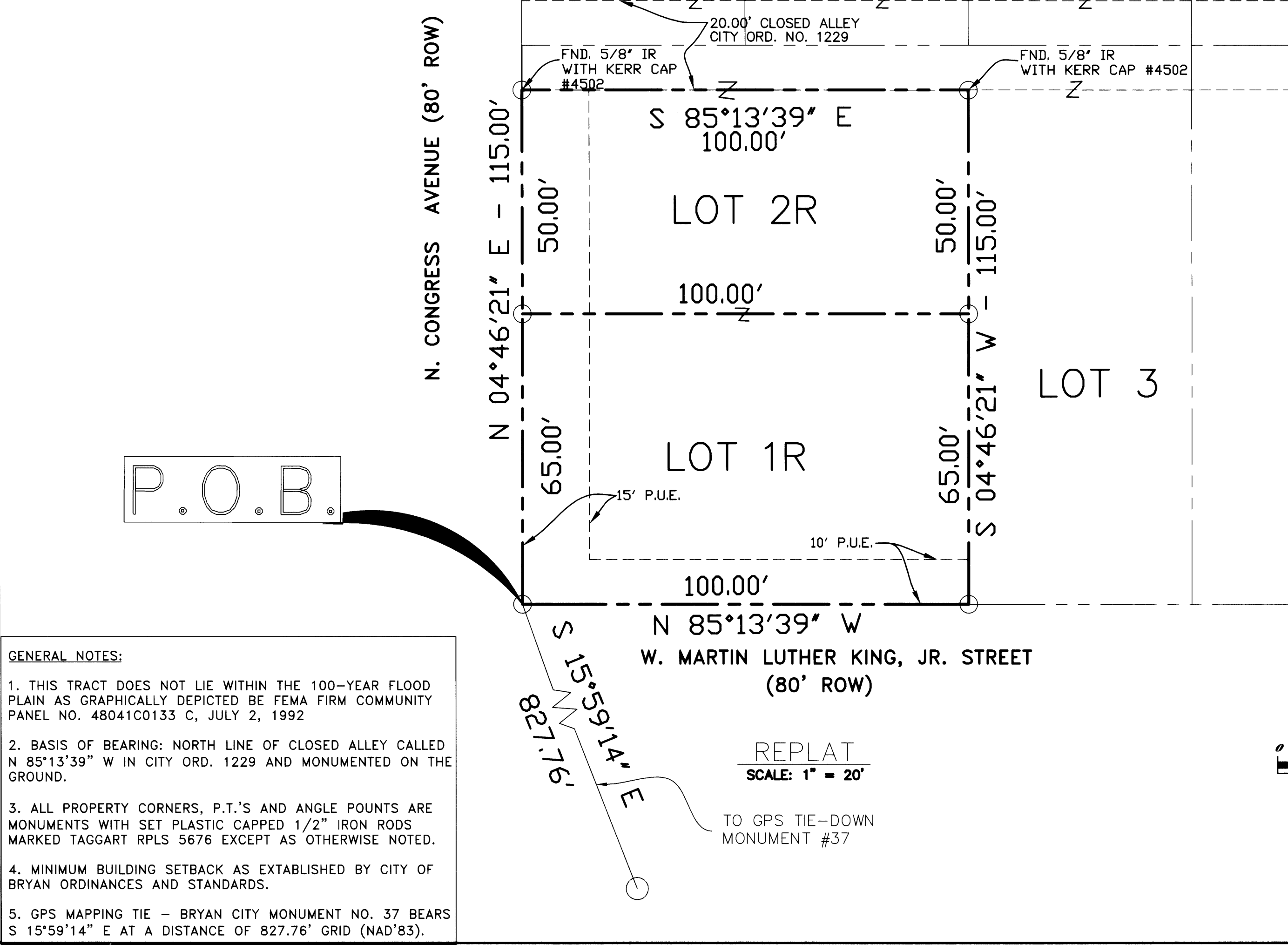
THENCE S 04° 46' 21" W - 115.00 feet with the west line of said Lot 3 to a capped 1/2" iron rod (Stamped Taggart RPLS 5676) set for corner in said West Martin Luther King, Jr., Street right-of-way line;

THENCE N 85° 13' 39" W - 100.00 feet with said right-of-way line to the PLACE OF BEGINNING and containing 0.26 acres of land.

Doc: 00950943
Bk: 00950943
Vol: 00950943
Pg: 00950943

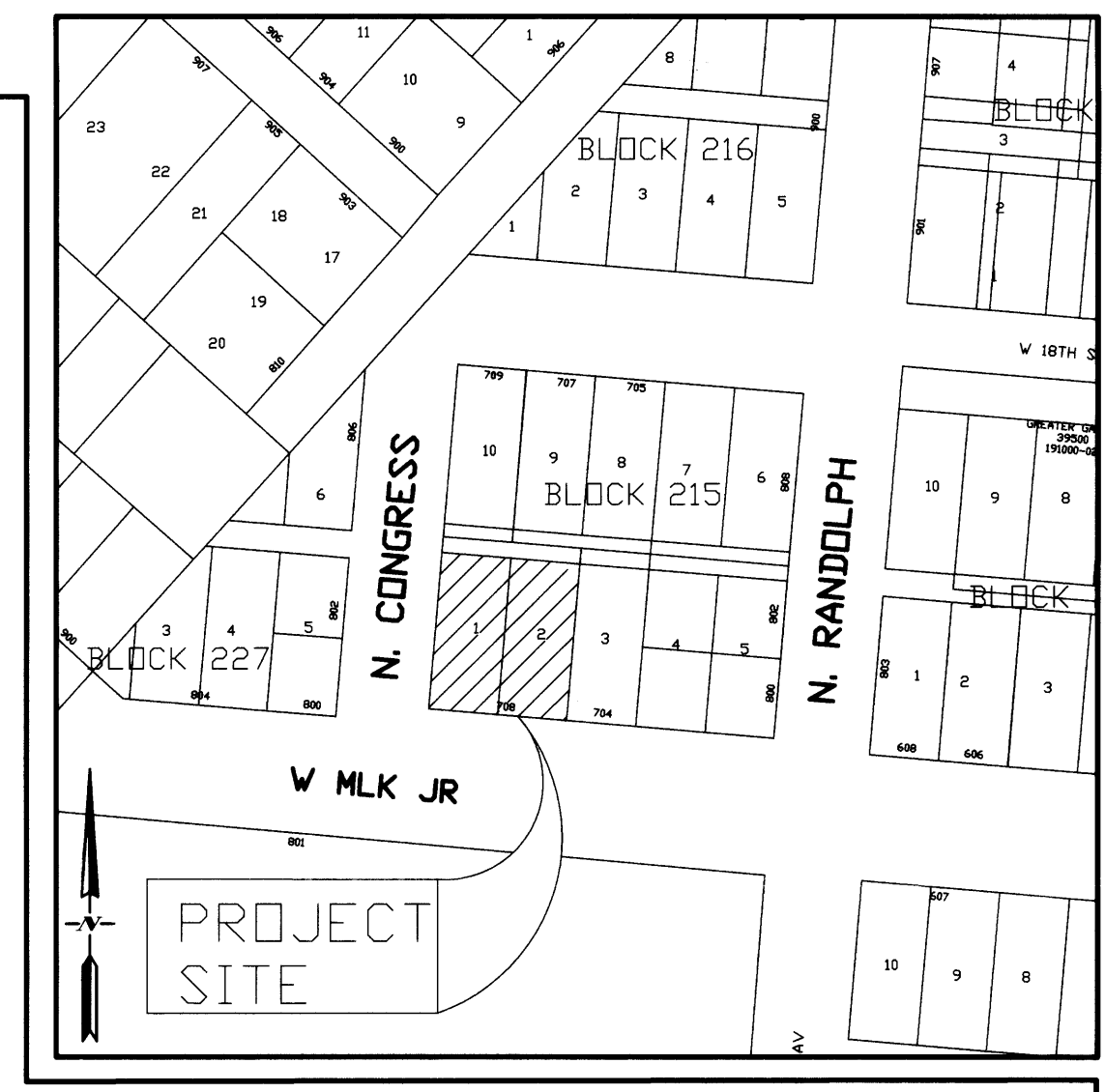
Filed for Record in:
BRAZOS COUNTY
On: Jan 10 2007 at 08:36A
As a
Plat
Document Number: 00950943
Amount: \$8.00
Receipt Number - 304809
By:
Susie Cohen

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.
Jan 10 2007
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



GENERAL NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BE FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 2, 1992
2. BASIS OF BEARING: NORTH LINE OF CLOSED ALLEY CALLED N 85°13'39" W IN CITY ORD. 1229 AND MONUMENTED ON THE GROUND.
3. ALL PROPERTY CORNERS, P.T.'S AND ANGLE POINTS ARE MONUMENTED WITH SET PLASTIC CAPPED 1/2" IRON RODS MARKED TAGGART RPLS 5676 EXCEPT AS OTHERWISE NOTED.
4. MINIMUM BUILDING SETBACK AS ESTABLISHED BY CITY OF BRYAN ORDINANCES AND STANDARDS.
5. GPS MAPPING TIE - BRYAN CITY MONUMENT NO. 37 BEARS S 15°59'14" E AT A DISTANCE OF 827.76' GRID (NAD'83).



VICINITY MAP
N.T.S.

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
EMAIL: mrdgats@yahoo.com
Ph: (979) 693-5399
Fax: (979) 693-6243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

MUNICIPAL DEVELOPMENT GROUP

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REV.	DATE	BY	COMMENT
A	10/25/06	GE	FINAL ISSUE - MTLAR RECORD
B	8/3/06	GE	CITY OF BRYAN COMMENT NO. 2
C	7/18/06	GE	CITY OF BRYAN COMMENT NO. 1
D	6/16/06	GE	INITIAL SUBMISSION

SCALE: AS NOTED (FILENAME: 0808RFD01A)
PROJECT DATE: JUNE 14, 2006
DRAWN BY: GE
BOOK:
CHECKED BY: G.K.T. PAGE:

PREPARED FOR:
C. E. HOMES
c/o OZELL ROBERTS
1700 W. MLK JR. DR.
BRYAN, TX 77803

FIRST REPLAT
BLOCK 215
BRYAN ORIGINAL TOWNSITE
VOLUME H PAGE 721

STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001029-3895
SHEET NO. 1