

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Manuel & Veronica Orozco, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 3633, PAGE 1, 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 SHOWN HEREON FOR THE PURPOSE IDENTIFIED.

Manuel & Veronica Orozco
OWNER

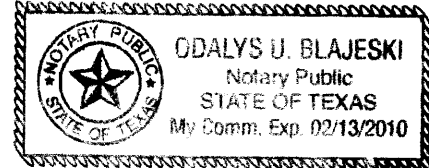
NO LIENHOLDER
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel & Veronica Orozco 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 27 DAY OF April 2006.

Odaly U. Blajewski
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION BY 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 24th DAY OF September 2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 8254, PAGE 173.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Arb Hughes, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE 5th DAY OF December 2006 AND THE SAME WAS DULY APPROVED ON THE 19th DAY OF January 2007 BY SAID COMMISSION.

Arb Hughes
CHAIRMAN, PLANNING & ZONING COMMISSION
BRYAN, TEXAS

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time shown herein in the office of the County Clerk and that the same was duly recorded in the volume and page of the Official Public Records as:

Filed for Record in: BRAZOS COUNTY
As a: PLAT
Document Number: 00977721
Amount: \$8.00
Receipt Number: 30567
Lana Green
Date: Sep 24, 2007 at 11:23 AM
Stamp: Sep 24, 2007
HONORABLE KAREN McQUEEN, COUNTY CLERK, BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 8th DAY OF June 2007.

Kimo Russell
CITY PLANNER, 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 24th DAY OF September 2007.

W. Paul Kusan
CITY ENGINEER, BRYAN, TEXAS

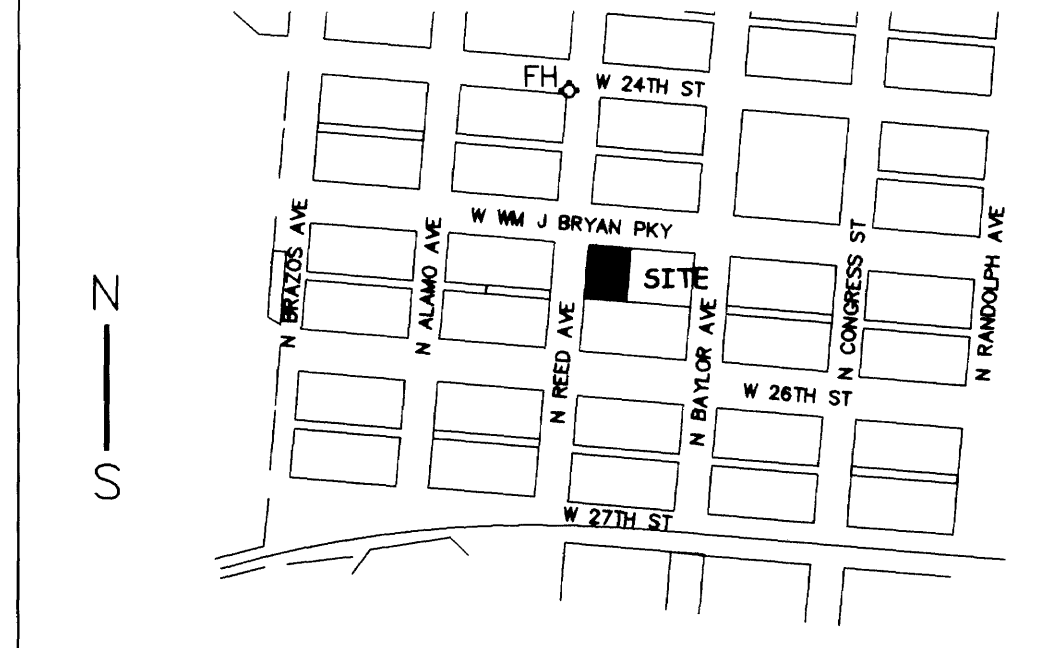
CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

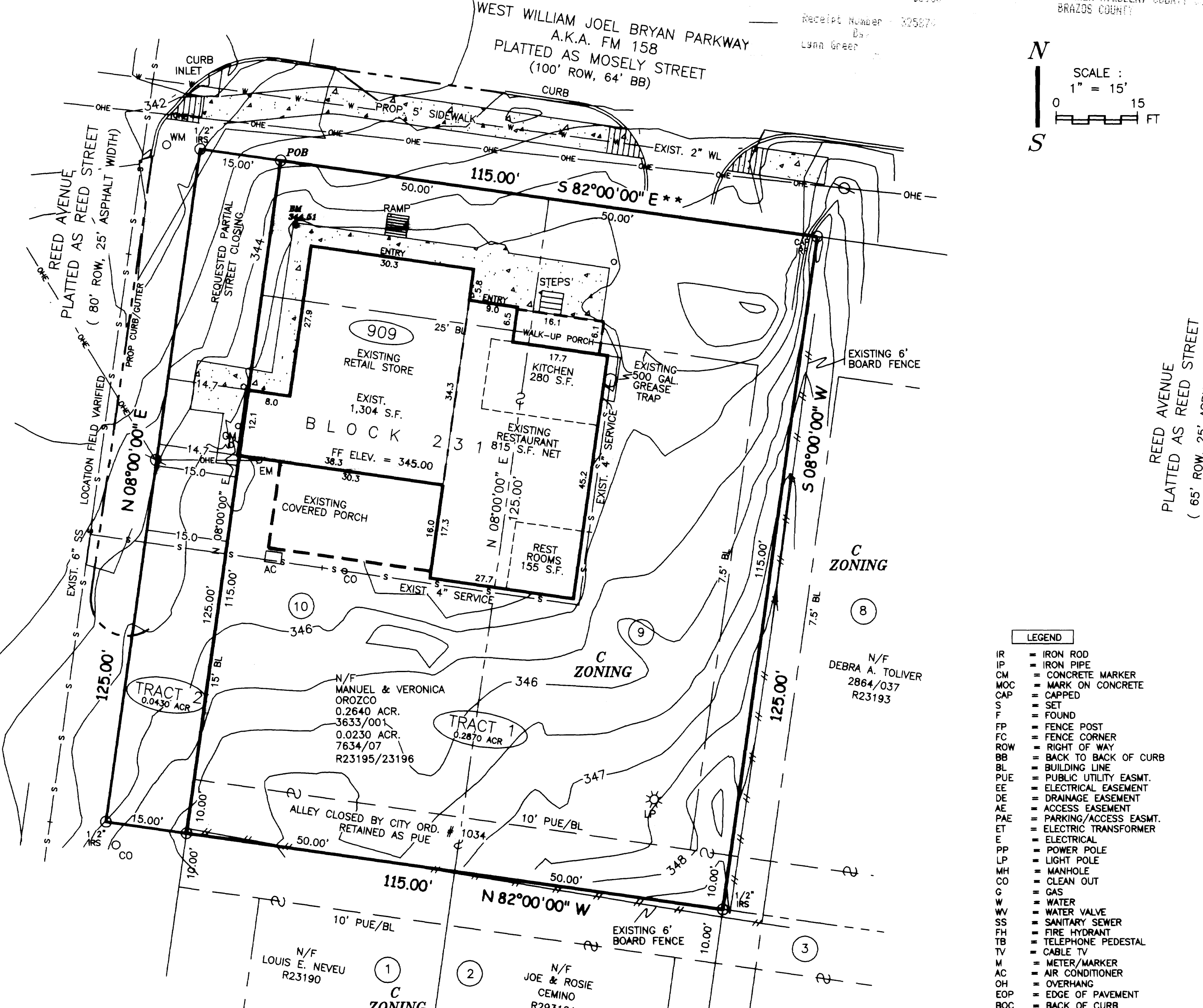
Christian Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DECEMBER 15, 2006

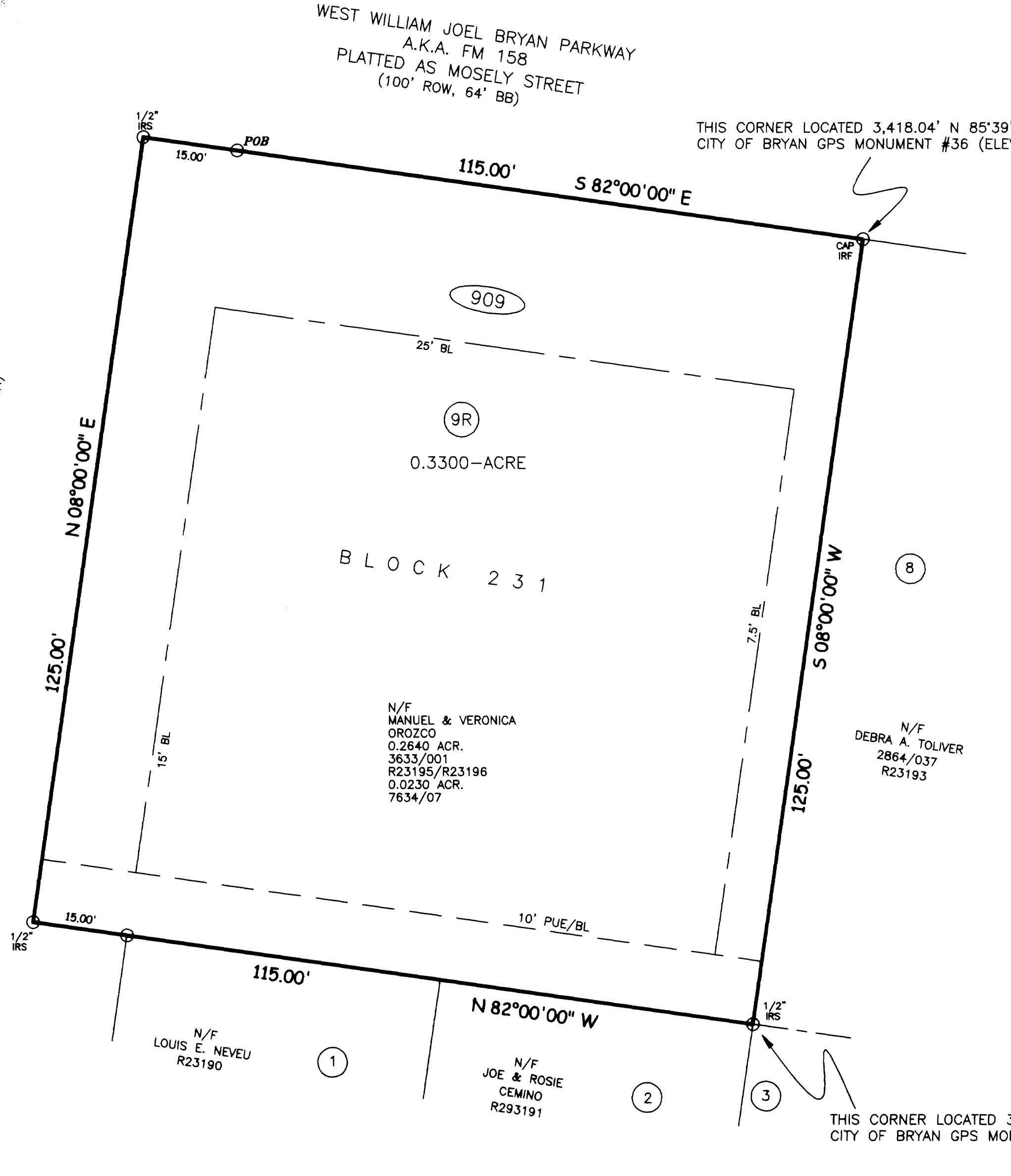


VICINITY MAP - NOT TO SCALE

EXISTING PLAT



REPLAT



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - CAP = CAPPED
 - SET = SET
 - FO = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - RW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - ET = ELECTRIC TRANSFORMER
 - ET = ELECTRICAL
 - PP = POWER POLE
 - LP = LIGHT POLE
 - PH = FIRE HYDRANT
 - TB = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EDP = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - PE = PEDESTRIAN ACCESS EASMT.
 - IV = IRRIGATION VALVE
 - M = MEASURED
 - R = RECORDED

- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. WHERE MEASURED CALLS DIFFER FROM RECORDED CALLS THEY ARE SHOWN SLANTED.
 3. TOTAL AREA = 0.3300 ACR.
 4. BASE LINE IS NOTED WITH **.
 5. BEARING SOURCE IS DEED IN 316/660.
 6. BL'S SET BY CURRENT SITE DEVELOPMENT REVIEW ORDINANCE.
 7. SIDEWALKS AND RAMPS, IF ANY, SHALL CONFORM TO C.O.B. DETAILS AND TEXAS ACCESSIBILITY STANDARDS.
 8. A 5'-WIDE SIDEWALK SHALL BE INSTALLED ALONG FRONT OF PROPERTY (WEST W.J. BRYAN PKWY).
 9. LAY OF HOSE DISTANCE FROM CLOSEST FH AT THE S.W. INTERSECTION OF REED AND W. 24TH ST. IS 385' MORE OR LESS.
 10. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JULY 2, 1992).

METES & BOUNDS DESCRIPTION

BEING A 0.3300-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE FOLLOWING TWO TRACTS:

TRACT 1.
BEING A 0.2870-ACRE TRACT OF LAND CONSISTING OF LOTS 9 AND 10, AND PART OF ALLEY, BLOCK 231, BRYAN ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO BEING THE SAME LAND CONVEYED TO MANUEL AND VERONICA OROZCO BY DEEDS RECORDED IN VOLUME 7634, PAGE 07, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND SAID 0.2870-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST WILLIAM JOEL BRYAN PARKWAY, A 100'-WIDE PUBLIC RIGHT-OF-WAY ALSO KNOWN AS FM 158, AND THE EAST RIGHT-OF-WAY LINE OF REED AVENUE, AN 80'-WIDE PUBLIC RIGHT-OF-WAY;
THENCE S 82°00'00" E, ALONG SAID RIGHT-OF-WAY LINE OF WEST WILLIAM JOEL BRYAN PARKWAY, PLATTED AS MOSELY STREET, FOR A DISTANCE OF 100.00', TO A CAPPED IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 8, BLOCK 231, BRYAN ORIGINAL TOWNSITE;
THENCE S 08°00'00" W, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 8, BLOCK 231, FOR A DISTANCE OF 125.00', TO A 1/2" IRON ROD SET ON THE CENTERLINE OF A 20'-WIDE ALLEY CLOSED BY CITY ORDINANCE #1034;
THENCE N 82°00'00" W, ALONG SAID ALLEY CENTERLINE, FOR A DISTANCE OF 100.00', TO A 1/2" IRON ROD SET ON THE EASTERN RIGHT-OF-WAY LINE OF REED AVENUE;
THENCE N 08°00'00" E, ALONG SAID RIGHT-OF-WAY LINE OF REED AVENUE, FOR A DISTANCE OF 125.00', TO THE POINT OF BEGINNING, CONTAINING 0.2870 ACRE OF LAND, MORE OR LESS.

TRACT 2.
BEING A 0.0430-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING A PART OF REED AVENUE (PLATTED AS REED STREET), BRYAN ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.0430-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON SET MARKING THE NORTHWEST CORNER OF LOT 10, BLOCK 231, SAID BRYAN ORIGINAL TOWNSITE, SAID ROD ALSO MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST WILLIAM JOEL BRYAN PARKWAY, A 100'-WIDE PUBLIC RIGHT-OF-WAY ALSO KNOWN AS FM 158, AND THE EAST RIGHT-OF-WAY LINE OF REED AVENUE, AN 80'-WIDE PUBLIC RIGHT-OF-WAY;
THENCE S 08°00'00" W, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 10 AND ALONG SAID RIGHT-OF-WAY LINE OF REED AVENUE, FOR A DISTANCE OF 125.00', TO A 1/2" IRON ROD SET LOCATED ON THE CENTERLINE OF A 20'-WIDE ALLEY CLOSED BY CITY ORDINANCE #1034;
THENCE N 82°00'00" W, THROUGH SAID 80'-WIDE REED STREET RIGHT-OF-WAY, FOR A DISTANCE OF 15.00', TO A 1/2" IRON ROD SET;
THENCE N 08°00'00" E, 15' WEST OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 125.00', TO A 1/2" IRON ROD SET;
THENCE S 82°00'00" E, CONTINUING THROUGH SAID 80'-WIDE REED STREET RIGHT-OF-WAY, FOR A DISTANCE OF 15.00', TO THE POINT OF BEGINNING, CONTAINING 0.0430 ACRES OF LAND, MORE OR LESS.

NOTE: BEARINGS WERE OBTAINED FROM DEED TO ROBERT E. TUREK AND ELIZABETH ANN TUREK RECORDED IN VOLUME 316, PAGE 660, DEED RECORDS, BRAZOS COUNTY, TEXAS.

LOT 9R, BLOCK 231, BRYAN ORIGINAL TOWNSITE

OWNER/DEVELOPER: MANUEL & VERONICA OROZCO 909 WEST W. J. BRYAN PKWY. BRYAN, TX 77803 TEL: 822-6092 FAX: 822-6092	0.3300-ACRE 909 WEST W.J. BRYAN PARKWAY REPLAT OF LOTS 9, 10, AND PART OF ALLEY, BLOCK 231, AND 15' OF ADJACENT REED AVENUE, BRYAN ORIGINAL TOWNSITE, VOLUME H, PAGE 721, BRYAN, BRAZOS COUNTY, TEXAS	DATE: NOVEMBER 29, 2006 DESIGNED BY: JTM APPROVED BY: CAG REVISIONS: DECEMBER 15, 2006	PROJECT 20-06 SHEET 1 of 1
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