

Lots 6, 7 and the adjoining 20' of Lot 8
 Block 52
 Bryan Original Townsite
 S. F. Austin Survey, A-62
 Bryan, Brazos County, Texas

Field notes of a 13,800 square foot tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being Lots 6, 7 and the adjoining 20' of Lot 8, Block 52, Bryan Original Townsite according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, same being described in the deed to Emile Christopher Lawrence, recorded in Volume 10624, Page 271, of the Official Records of Brazos County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the northwest corner of Lot 6, Block 52, same being the intersection of the south right-of-way line of East 24th Street - 80' wide right-of-way, with the east right-of-way line of Houston Avenue - 80' wide right-of-way;

THENCE S 81° 30' 00" E along the south right-of-way line of the beforementioned East 24th Street, for a distance of 120.00 feet to a 1/2" iron rod and cap set at the common corner between the beforementioned Lawrence Tract and the east 30 feet of Lot 8, and the west 40' of Lot 9, Block 52, as described in the deed to Antonio J. Mosqueda, as described in Volume 6760, Page 172, of the Official Records of Brazos County, Texas;

THENCE S 08° 30' 00" W along the common line between the beforementioned Lawrence Tract and the Mosqueda Tract for a distance of 115.00 feet to a 1/2" iron rod and cap set at the common southern corner between the said Lawrence and Mosqueda Tracts, and in the north line of a 20' wide alley;

THENCE N 81° 30' 00" W along the north line of the beforementioned 20' wide alley for a distance of 120.00 feet to a 1/2" iron rod and cap set at the southwest corner of the beforementioned Lawrence Tract, and in the east right-of-way line of the beforementioned Houston Avenue - 80' wide right-of-way;

THENCE N 08° 30' 00" E along the east right-of-way line of the beforementioned Houston Avenue for a distance of 115.00 feet to the **PLACE OF BEGINNING**, containing 13,800 square feet of land, more or less.

13.5' Houston Avenue
 Right-of-way Abandonment
 Lots 6, 7 & 20' of Lot 8
 Block 52
 Bryan Original Townsite
 S. F. Austin Survey, A-62
 Bryan, Brazos County, Texas

Field notes of a 1552 square foot tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, adjoining Block 52, Bryan Original Townsite according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

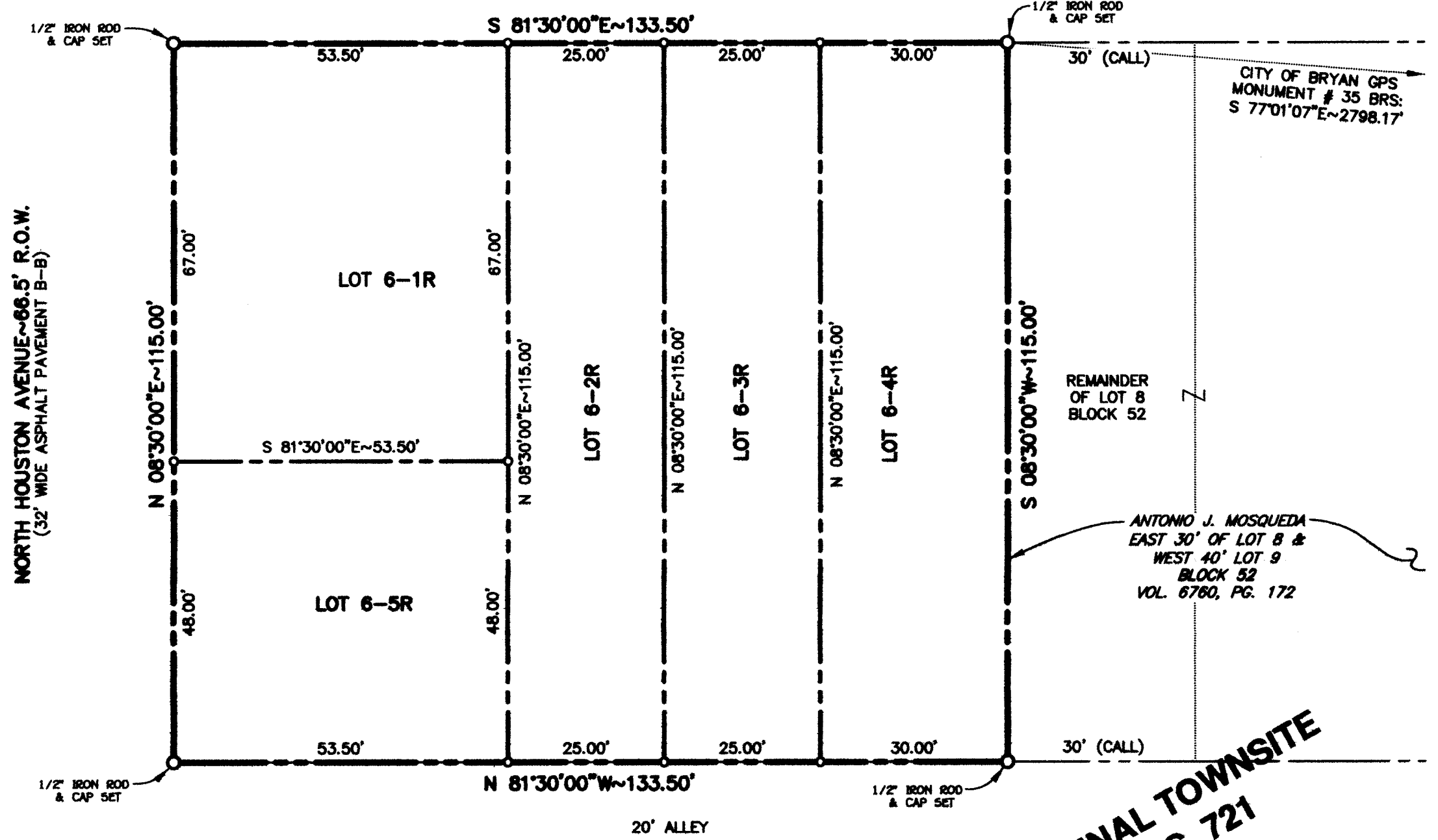
BEGINNING at a 1/2" iron rod and cap set at the northwest corner of Lot 6, Block 52, same being the intersection of the south right-of-way line of East 24th Street - 80' wide right-of-way, with the east right-of-way line of Houston Avenue - 80' wide right-of-way;

THENCE S 08° 30' 00" W along the east right-of-way line of the beforementioned Houston Avenue, for a distance of 115.00 feet to a 1/2" iron rod and cap set at the southwest corner of the beforementioned Lot 6, Block 52;

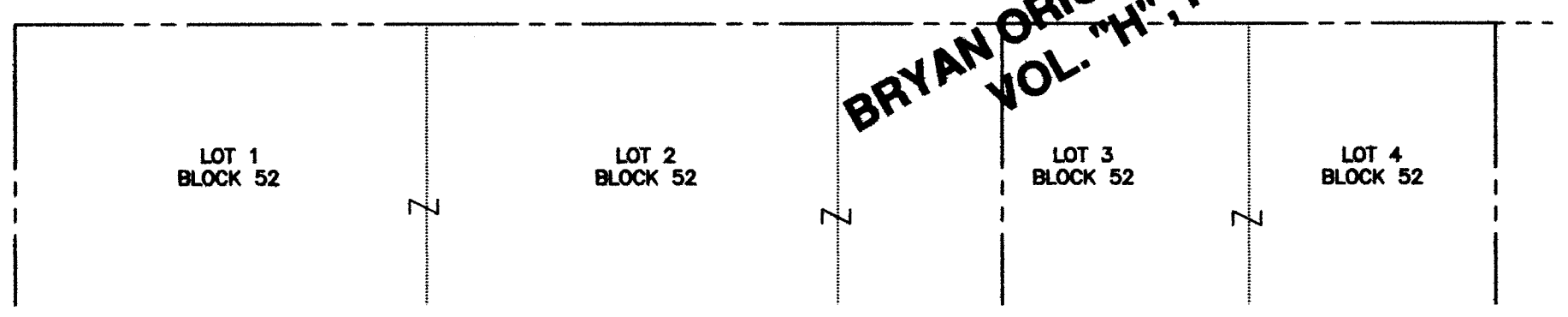
THENCE N 81° 30' 00" W along a projection of the north line of a 20' wide alley, for a distance of 13.50 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E for a distance of 115.00 feet to a 1/2" iron rod and cap set in the projection of the south right-of-way line of the beforementioned East 24th Street;

THENCE S 81° 30' 00" E for a distance of 13.50 feet to the **PLACE OF BEGINNING**, containing 1552 square feet of land, more or less.



REPLAT
 SCALE: 1"=20'



CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



S.M. Kling
 S. M. Kling, R.P.L.S. No. 2003

REPLAT
 OF
LOTS 6, 7 & 20' OF LOT 8
BLOCK 52
BRYAN ORIGINAL
TOWNSITE
0.35 ACRE TRACT
 S. F. AUSTIN SURVEY, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 EMILE CHRISTOPHER LAWRENCE
 712A BANKS AVENUE
 BRYAN, TEXAS 77803
 (979) 314-7365

SCALE: 1"=20' MAY, 2012
 PREPARED BY:

KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

ORIGINAL PLAT
 VOL. "H", PG. 721

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

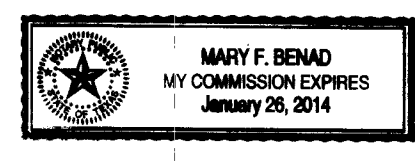
I, CHRIS LAWRENCE, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Chris Lawrence
 Chris Lawrence, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chris Lawrence, 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 29th day of October, 2012.



Mary F. Bend
 Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 & Zoning Commission of the City of Bryan on the 18th day of April, 2012 and same was duly approved on the 17th day of May, 2012 by said Commission.

Michael Beckendorf
 Chair, Planning & Zoning Commission
 City of Bryan, 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 18th day of October, 2012, in the Official Records of Brazos County, Texas, in Volume 11067, Page 40.

Karen McQueen
 Karen McQueen, County Clerk,
 Brazos County, 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 18th day of October, 2012.

W. Paul Kaplan
 City Engineer, Bryan, Texas

APPROVAL 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 17th day of October, 2012.

[Signature]
 City Planner, City of Bryan, Texas.

NOTES:

- BASIS OF BEARINGS IS AN ASSUMED BEARING OF S 81°30'00"E ALONG THE SOUTH RIGHT OF WAY LINE OF EAST 24TH STREET.
- CURRENT TITLE APPEARS VESTED IN EMILE CHRISTOPHER LAWRENCE BY VIRTUE OF DEED RECORDED IN VOL. 10624, PG. 271 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO RESEARCH WAS DONE TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
- CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT 5000)
- THE FOLLOWING SETBACKS HAVE BEEN APPROVED BY STAFF AND PLANNING & ZONING:
 - 15' FRONT ALONG EAST 24TH STREET & HOUSTON AVENUE;
 - 1' SIDE ALONG 20' ALLEY;
 - 7.5' REAR;
- BUILDING SETBACKS WERE ESTABLISHED BY PD-H ORDINANCE NO. _____ PASSED _____, 2012 BY THE BRYAN CITY COUNCIL.
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- RIGHT OF WAY ABANDONED BY COUNCIL ACTION; ORDINANCE # _____, DATE: _____.