

Field Notes  
0.321 Acres

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Lots 6, 7 and the west One-half of Lot 8, Block 80, Bryan Original Townsite, according to the plat recorded in Volume H, Page 721 of the Deed Records of Brazos County, Texas;

BEGINNING: at a 5/8" iron rod with cap found at the intersection of the north right-of-way line of Pierce Street and the east right-of-way line of 23rd Street;

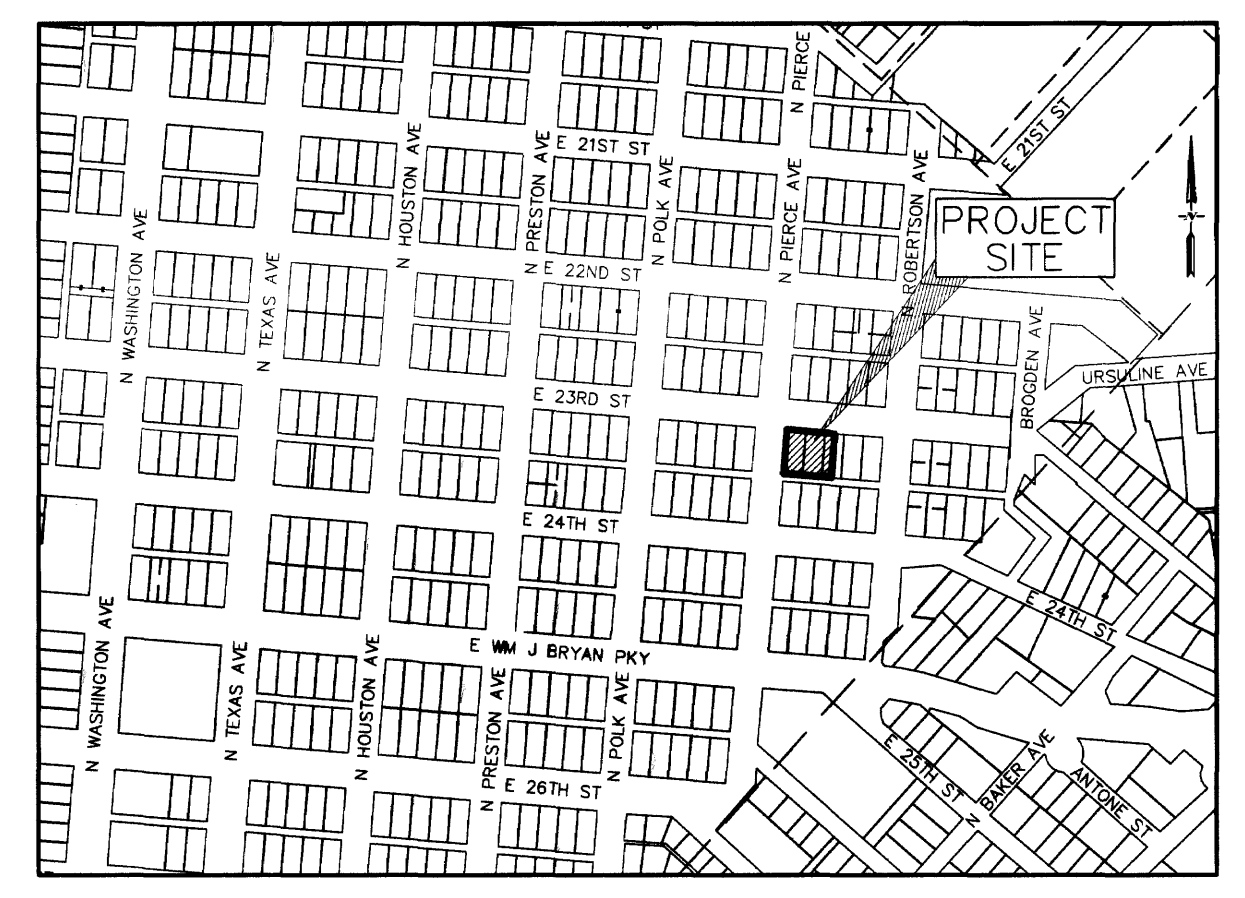
THENCE: S 86°49'52" E - 122.51' (Actual)

THENCE: S 05°17'54" W - 115.53 feet to a 1/2" iron rod found for the most easterly common corner of said tract, same being in the west line of an alley;

THENCE: N 04°30'00" W - 120.87 feet to a 5/8" iron rod with cap found for the southeast corner of said lot 6, same being in said Pierce Street line;

THENCE: N 04°30'00" E - 114.08 feet along said Pierce Street line to the PLACE OF BEGINNING, and containing 0.321 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on December 14, 2010.

- NOTES:
1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0133 C Effective Date: July 2, 1992.
  2. All Property corners are Set 5/8" Iron Rods unless otherwise stated.
  3. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
  4. The purpose of this Replat is to subdivide Lots 6, 7 and One Half of Lot 8 as depicted herein.
  5. Water Service for this tract shall be provided by Brunsvy/Walborn Water Supply. Address: 4118 Greens Prairie Road Phone: (979) 690-6140
  6. Site Address: 309 Pierce Street.
  7. This Tract is zoned Residential District 5000 (RD-5).
  8. Current Use: Residential. Proposed use: Residential.



Vicinity Map  
N.T.S.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

(We), Larry Finch and Nichole Finch, the owner(s) and developer(s) of the land shown on this plat, being Lots 6, 7 and the west One-half of Lot 8, Block 80, Bryan Original Townsite, Bryan, Brazos County, Texas, as conveyed to me in the Official Records of Brazos County in Volume 9096, page 88, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

*Larry Finch*  
Owner/Developer

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larry Thomas Finch, 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 1st day of March, 2011.

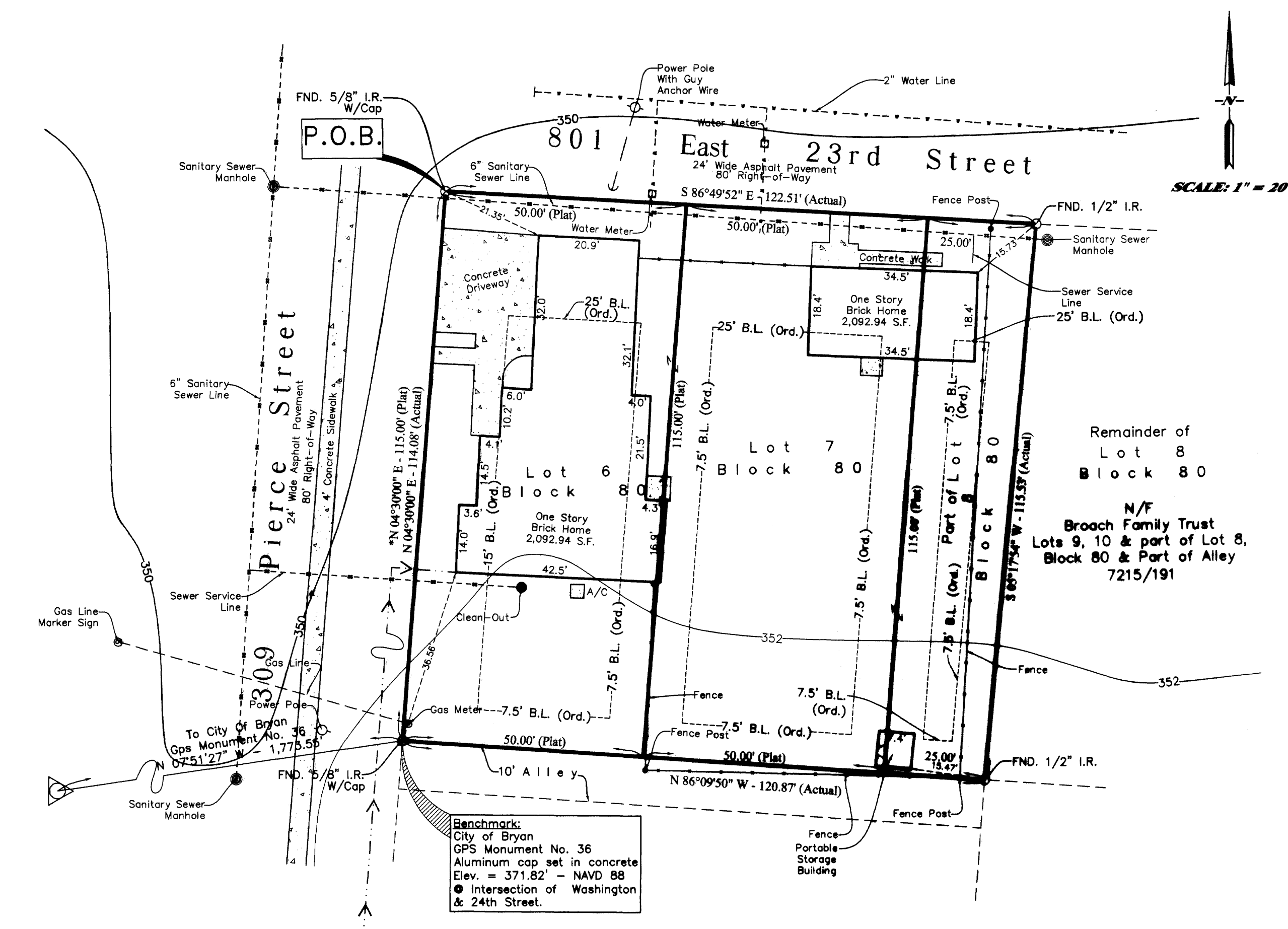
*Melinda Garrett*  
Notary Public, Brazos County, Texas  
My Commission Expires 11/10/2011

APPROVAL OF THE CITY PLANNER

*Kevin Russell*  
City Planner  
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

*Michael Beckwith*  
Chairman, Planning and Zoning Commission  
City of Bryan, Texas



| Doc      | Bk | Vol   | Ps |
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| 01085625 | OR | 10063 | 17 |

Filed for Record in:  
BRAZOS COUNTY

On: Mar 08, 2011 at 03:10P

As a  
Plat

Document Number: 01085625

Amount: 63.00

Receipt Number - 408845

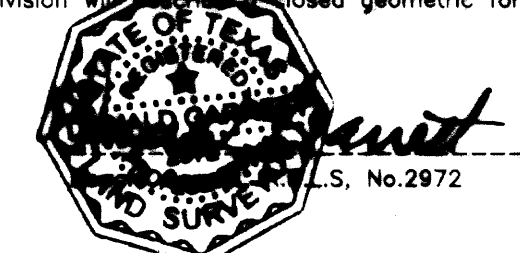
By:  
Jaime Hines

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY  
as stamped herein by me.  
Mar 08, 2011  
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision are in closed geometric form.



APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kruger*, 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 1st day of March, 2011.

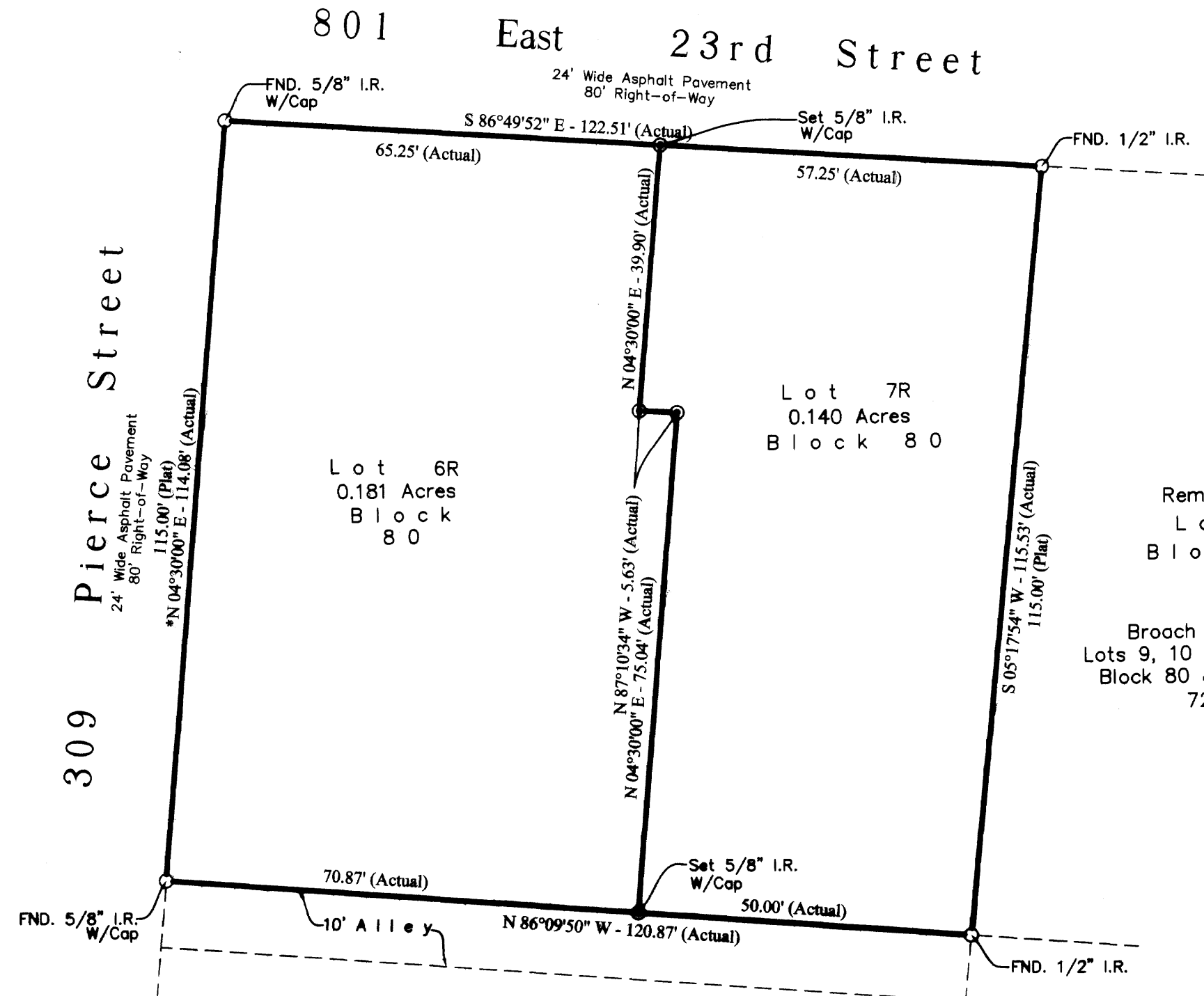
*W. Paul Kruger*  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY CLERK  
COUNTY OF BRAZOS

I, Karen McQueen, 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 8th day of March, 2011, in the Official Records of Brazos County Texas, in Volume 10063, Page 17.

*Karen McQueen*  
County Clerk, Brazos County

*Shirley L. Joken* Deputy Clerk



REPLAT

Owner/Developer(s):  
Larry Thomas Finch  
Address: 2201 Yellowstone  
Bryan, Brazos County, Texas, 77803  
Phone: (979) 492 - 6207

