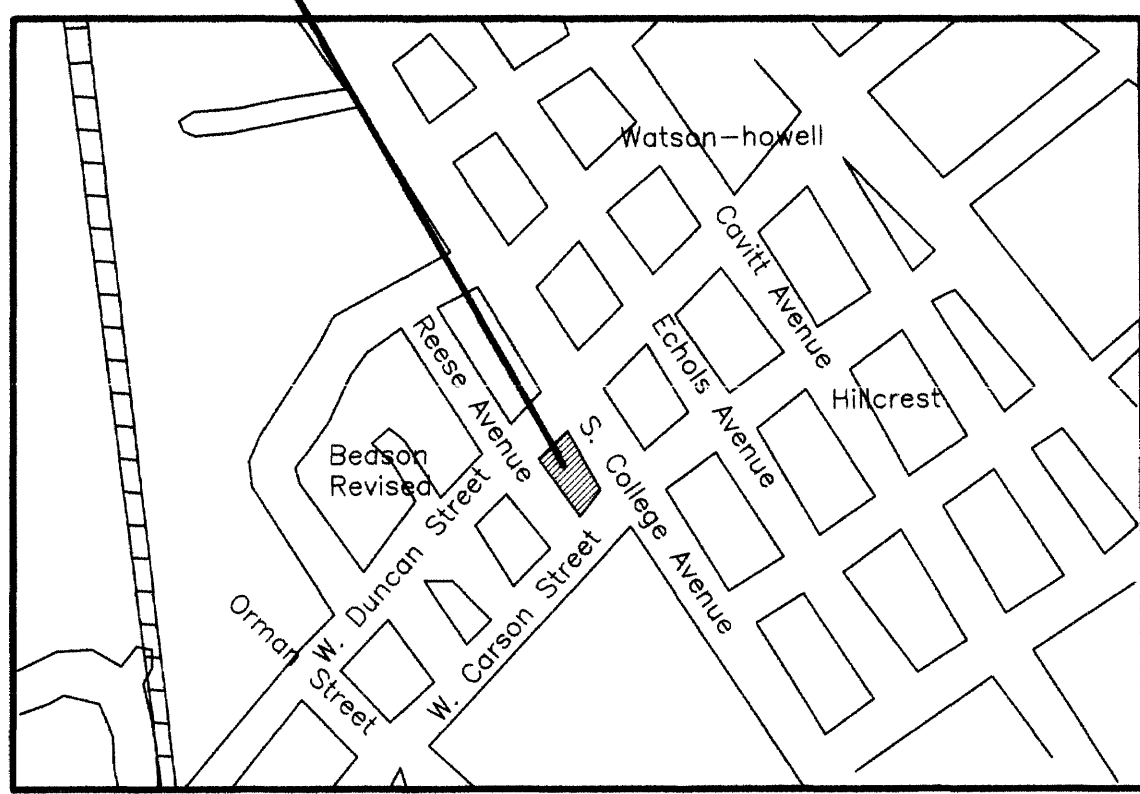


NOTES:
 *Bearing system shown hereon is based on grid north as established from GPS observation
 This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0141C
 Effective Date: July 2, 1992
 Subject property zoned: South College Business
 Nearest Fire hydrant Located in Intersection of S.College Avenue and W.Duncan Street: 162.43
 All setbacks shall be in accordance with The City of Bryan ordinances and regulations.

LEGEND:

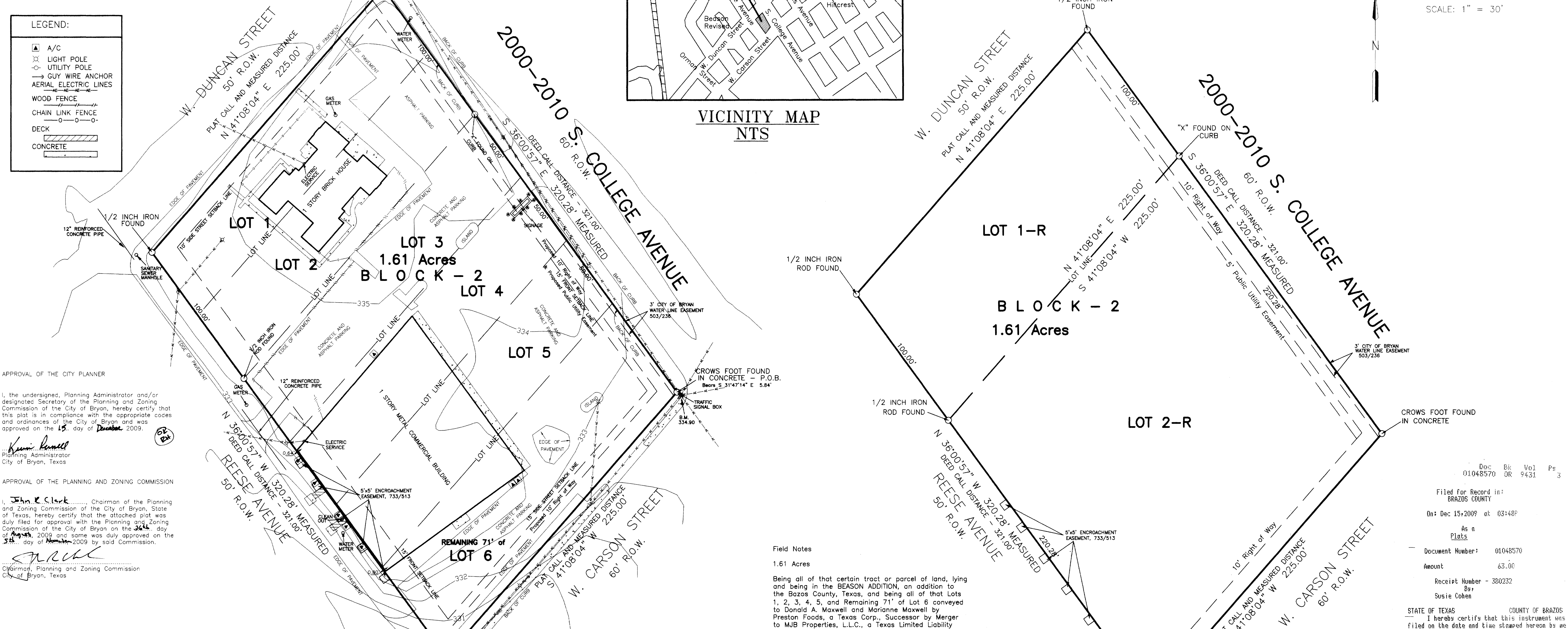
▲	A/C
○	LIGHT POLE
○	UTILITY POLE
→	GUY WIRE ANCHOR
—	AERIAL ELECTRIC LINES
—	WOOD FENCE
—	CHAIN LINK FENCE
—	DECK
—	CONCRETE

Project Location



GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone : (979) 846 - 2688
 Fax : (979) 846 - 3094
 P.S./Cad/(09-145c)

SCALE: 1" = 30'



APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 15 day of December, 2009.

Karen Russell
 Planning Administrator
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *John Clark*, Chairman 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 30th day of August, 2009 and same was duly approved on the 30th day of November, 2009 by said Commission.

John Clark
 Chairman, Planning and Zoning Commission
 City of 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 17th day of December, 2009.

W. Paul Kasper
 City Engineer, Bryan, Texas

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 15 day of December, 2009, in the Deed / official Records of Brazos County, Texas, in Volume 9431, Page 3.

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

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS COUNTY OF BRAZOS
 I, DONALD A. MAXWELL, the owner of the land shown on this Replat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 8229, page 208, and designated herein as the Replat of Beason Addition, Lots 1, 2, 3, 4, 5, and Remaining 71 feet of Lot 6, Block 2, 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.

Donald A. Maxwell

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared DONALD A. MAXWELL, 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 24th day of November, 2009.

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

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 accurate survey of the property made under my supervision and that the metes and bounds of the subdivision will describe a closed area.

Donald Garrett
 No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

Donald Garrett
 No. 22790

Field Notes

1.61 Acres
 Being all of that certain tract or parcel of land, lying and being in the BEASON ADDITION, an addition to the Brazos County, Texas, and being all of that Lots 1, 2, 3, 4, 5, and Remaining 71' of Lot 6 conveyed to Donald A. Maxwell and Marianne Maxwell by Preston Foods, a Texas Corp., Successor by Merger to MJB Properties, L.L.C., a Texas Limited Liability Company; William P. Boone n/k/a Mary Nell Suell and Douglas Michael Suell, Jr., Husband and Wife, and Jennifer Susan Boone, a Single Person, according to deed recorded in Volume 9229, page 208, Official Records of Brazos County, Texas and being more particularly described as follows:

- BEGINNING: at a 1/2" iron rod found at the intersection of the northwesterly right of way line of W. Carson Street and the northeast right-of-way line of Reese Avenue;
- THENCE: N 36° 00' 57" W - 320.28 feet along said Reese Avenue line to a 1/2" iron rod found for corner, same being in the southwesterly right-of-way line of W. Duncan Street;
- THENCE: N 41° 08' 04" E - 225.00 feet along said W. Duncan Street right-of-way to a 1/2" iron rod found; same being the new intersection of said W. Duncan Street line and the southwesterly right-of-way line S. College Avenue;
- THENCE: S 36° 00' 57" E - 320.28 feet along said S. College Avenue line to a crows foot found in concrete at intersection of said S. College Avenue line and said W. Carson Street;
- THENCE: S 41° 08' 04" W - 225.00 feet along said W. Carson Street line to the PLACE OF BEGINNING; and containing 1.61 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on

July 31, 2009.

Doc	Bk	Vol	Ps
01048570	DR	9431	3

Filed for Record in:
 BRAZOS COUNTY
 On: Dec 15-2009 at 03:48P

As a
 Plats
 Document Number: 01048570
 Amount: 63.00
 Receipt Number - 380232
 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.
 Dec 15-2009

HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Replat
 of
 Beason Addition
 Lots 1-5 and Remaining 71' of Lot 6
 Block 2
 1.61 Acre Tract
 BRYAN, BRAZOS COUNTY, TEXAS
 July 31, 2009

Owner/Developer:

Donald A. Maxwell
 2601 Wayside Drive
 Bryan, TX 77802
 979.229.5758
 979.822.2464