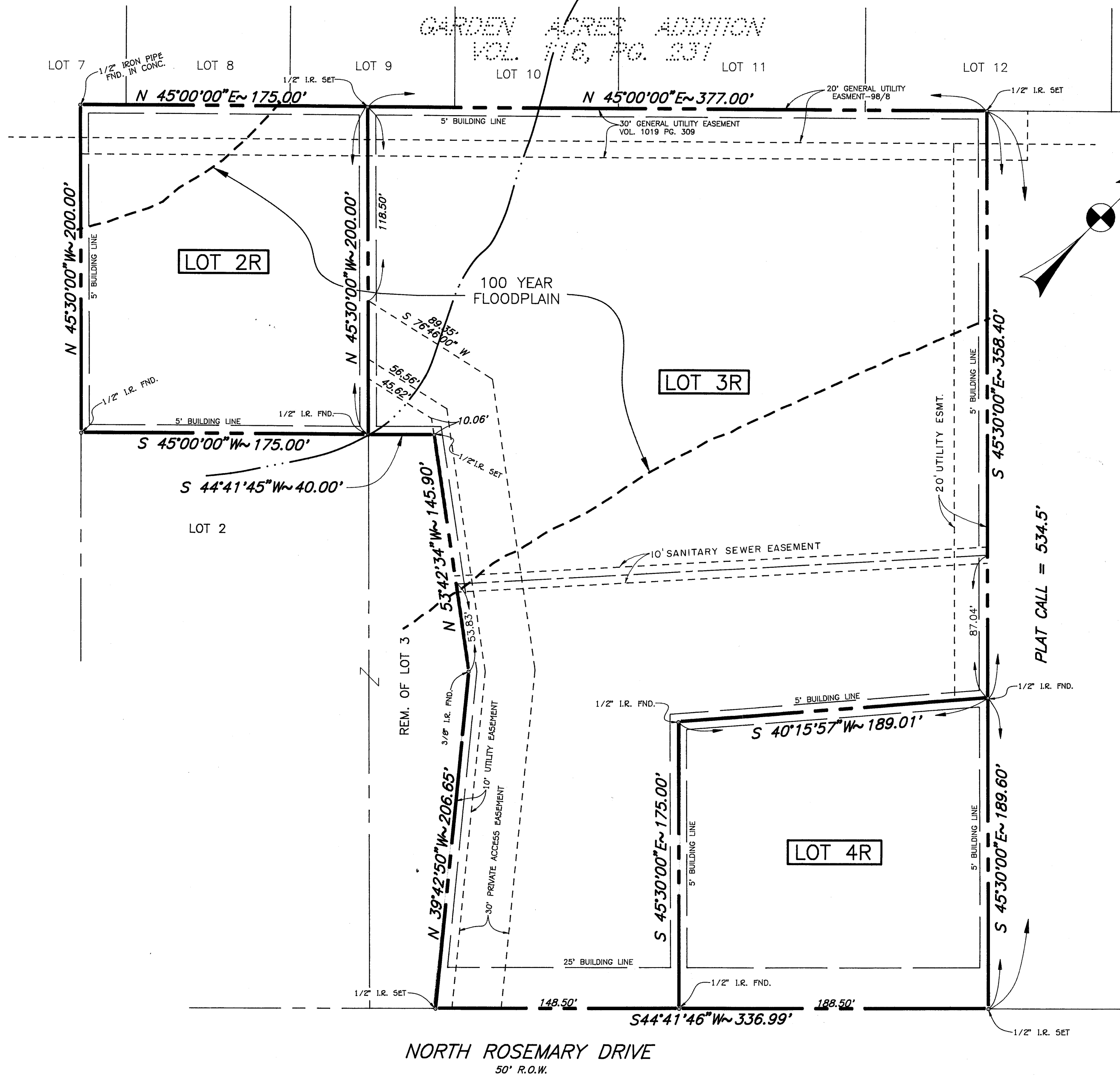
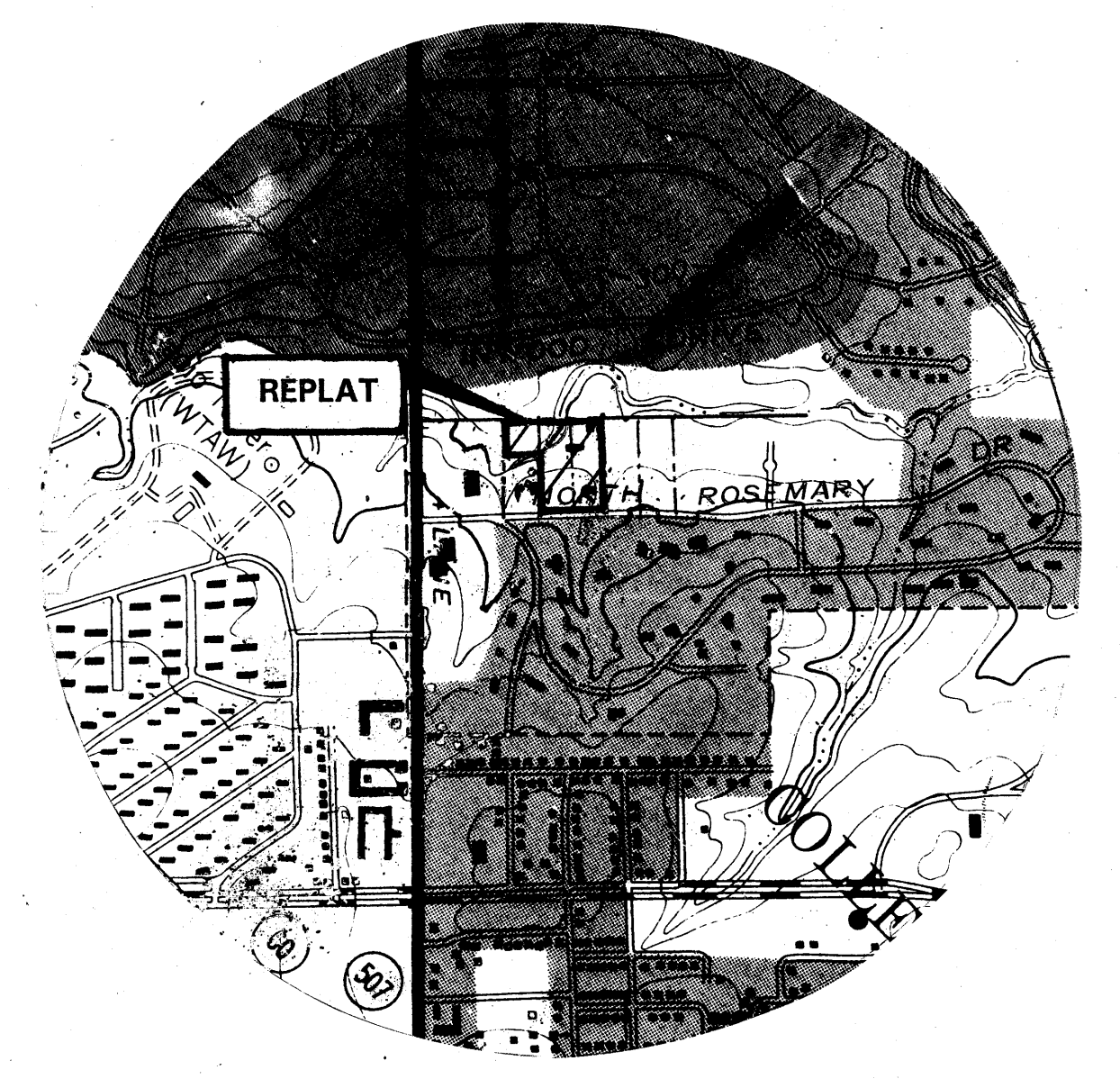


ORIGINAL
SCALE: 1"=100'



REPLAT
SCALE: 1"=50'



VICINITY MAP

Field notes of a 5.150 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of the tract fronting 189.01 on Rosemary, and running back 175 feet, described in the deed from Beverly Sparkes Braley and Heulette Carolyn Lundelius, to George T. Jessup, et ux, as recorded in Volume 745, Page 439, of the Deed Records of Brazos County, Texas, and all the 3.557 acre tract described in the deed from the Estate of W. M. Sparkes and Heulette Sparkes to George T. Jessup, and wife, Hillary J. Jessup, recorded in Volume 412, Page 892, of the Deed Records of Brazos County, Texas, and the northwest 200 feet of Lot 2, Beverly Estates Subdivision, as described in the deed from Beverly Estates Corporation to George T. Jessup and wife, Hillary J. Jessup, recorded in Volume 412, Page 897, of the Deed Records of Brazos County, Texas, same being part of Lot 2 and part of Lot 3, and all of Lot 4, Beverly Estates Subdivision, according to the plat recorded in Volume 98, Page 420, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the east corner of the aforementioned Lot 4, same being the east corner of the aforementioned 189 x 175 foot tract, in the northwest right-of-way line of North Rosemary;

THENCE S 44° 41' 46" W along the northwest right-of-way line of North Rosemary, at a distance of 188.50 feet, pass a 1/2" iron rod found marking the south corner of the 189 x 175 foot tract, same being a southerly east corner of the aforementioned 3.557 acre tract, continue on, for a total distance of 336.99 feet to a 1/2" iron rod set at the south corner of the said 3.557 acre tract;

THENCE along the southwest line of the aforementioned 3.557 acre tract, as follows:

N 39° 42' 50" W	206.65 feet to a 3/8" iron rod found,
N 53° 42' 34" W	145.90 feet to a 1/2" iron rod set at an interior ell corner,
S 44° 41' 45" W	40.00 feet to a 1/2" iron rod found marking a west corner of the said 3.557 acre tract in the common line between Lots 2 and 3 at the east corner of the aforementioned tract described in Volume 412, Page 897, of the Deed Records of Brazos County, Texas;

THENCE S 45° 00' 00" W along the southeast line of the aforementioned tract described in Volume 412, Page 897, for a distance of 175.00 feet to a 1/2" iron rod set at the south corner of said tract, a 3/8" iron rod found bears S 53° 25' 52" E 1.58 feet;

THENCE N 45° 30' 00" W along the common line between Lots 1 and 2, for a distance of 200.00 feet to a 1/2" iron pipe in concrete found marking the common corner between Lots 1 and 2;

THENCE N 45° 00' 00" E along the northwest line of Beverly Estates Subdivision, at a distance of 175.00 feet, pass the 1/2" iron rod set at the common corner between Lots 2 and 3, same being the west corner of the aforementioned 3.557 acre tract and the north corner of the tract described in Volume 412, Page 897, continue on, for a total distance of 552.00 feet to a 1/2" iron rod set at the north corner of the said 3.557 acre tract, same being the common rear corner between Lots 4 and 5;

THENCE S 45° 30' 00" E along the northeast line of the aforementioned 3.557 acre tract, and the northeast line of the aforementioned 0.789 acre tract, same being the common line between Lots 4 and 5, for a distance of 548.00 feet to the PLACE OF BEGINNING, containing 5.150 acres of land, more or less.

REPLAT OF

**PART OF LOT 2
PART OF LOT 3
ALL OF LOT 4**

**BEVERLEY ESTATES SUBDIVISION
VOL. 98, PG. 420
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=50' MAY, 1992

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ward, 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 day of April, 1992, in the Official Records of Brazos County, Texas, in Volume 1572, Page 441.

Mary Ann Ward by Barbara Johnson
Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER
I, Rafeek Shanaa, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.
Witness my hand and official seal, at my office in Bryan, Texas.

Rafeek Shanaa
Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Art King, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 16th day of April, 1992, and same was duly approved on the 16th day of April, 1992.

Art King
Art King, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, Bruce Karr, 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.

Bruce Karr
Bruce Karr, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF 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 accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S. M. Kling
S. M. Kling, R.P.L.S. No. 2003
Date: Aug 25 1992

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling
B. J. Kling, P.E. No. 24705

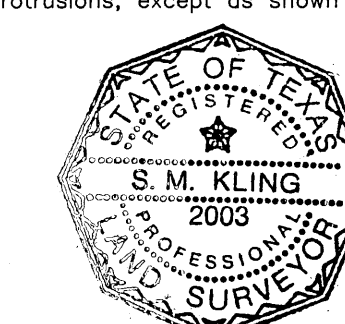
OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS
STATE OF TEXAS
COUNTY OF BRAZOS
I, George T. Jessup, Owner and Developer of a 0.804 Acre Tract as shown on this plat, as conveyed in Volume 412, Page 897, of the Deed Records of Brazos County, Texas, a 0.789 Acre Tract as shown on this plat, as conveyed in Volume 415, Page 439, of the Deed Records of Brazos County, Texas, and a 3.557 Acre Tract as shown on this plat, as conveyed in Volume 412, Page 882, of the Deed Records of Brazos County, Texas, and designated herein as Lot 2R, Lot 3R, and Lot 4R of the replat of Part of Lot 2, Part of Lot 3, and All of Lot 4, Beverly Estates Subdivision, Volume 98, Page 420, of the Deed Records of Brazos County, 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.

George T. Jessup
Owner - George T. Jessup

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared George T. Jessup, 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 purposes and considerations therein stated.
Given under my hand and seal this 25th day of August, 1992.

Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-3-95

- Notes:
- Existing driveway crossing Lot 4R to be removed at time of construction.
 - Utility service for Lot 4R as follows:
a) Water is via service tap from southeast side of Rosemary Dr.
b) Sanitary Sewer is via a service line from existing 6" san. sewer line traversing Lot 3R (tap and line to be provided by City of Bryan)
c) Electricity via 20' Utility easement along northeast property line
 - Existing pool and both house to be removed at time of construction on Lot 2R.
 - A portion of these lots are within the 100 Year Floodplain as shown hereon. The 100 Year Floodplain as shown is scaled from the Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0142 C, Effective Date: July 2, 1992.
 - As a condition for approving and filing this Replat, the City of Bryan will provide no further city services to Lot 2R, specifically to include:
 - a building permit will not be issued,
 - utility service will not be provided,
 Until the following conditions have been met:
 - provide to the Engineering Department, City of Bryan, a bridge and or culvert design for structure crossing creek, providing access to Lot 2R, which meets the design criteria for access to a publicly maintained right-of-way,
 - provide to the Engineering Department, City of Bryan, a drainage report, which indicates the structure in #1 above does not hydraulically adversely impact upstream owners,
 - provide to the Engineering Department, City of Bryan, a water line construction plans from 6" main in North Rosemary Drive to Lot 2R, to be constructed within 10' utility easement shown on plat.
- In summary, by the filing of this Replat, Lot 2R becomes a platted Lot, however, no further city services will be provided to Lot 2R until the above conditions have been met.



FILED
92 SEP -4 11:11:38
CLERK
BRYAN COUNTY CLERK
Candy Wallego

500290