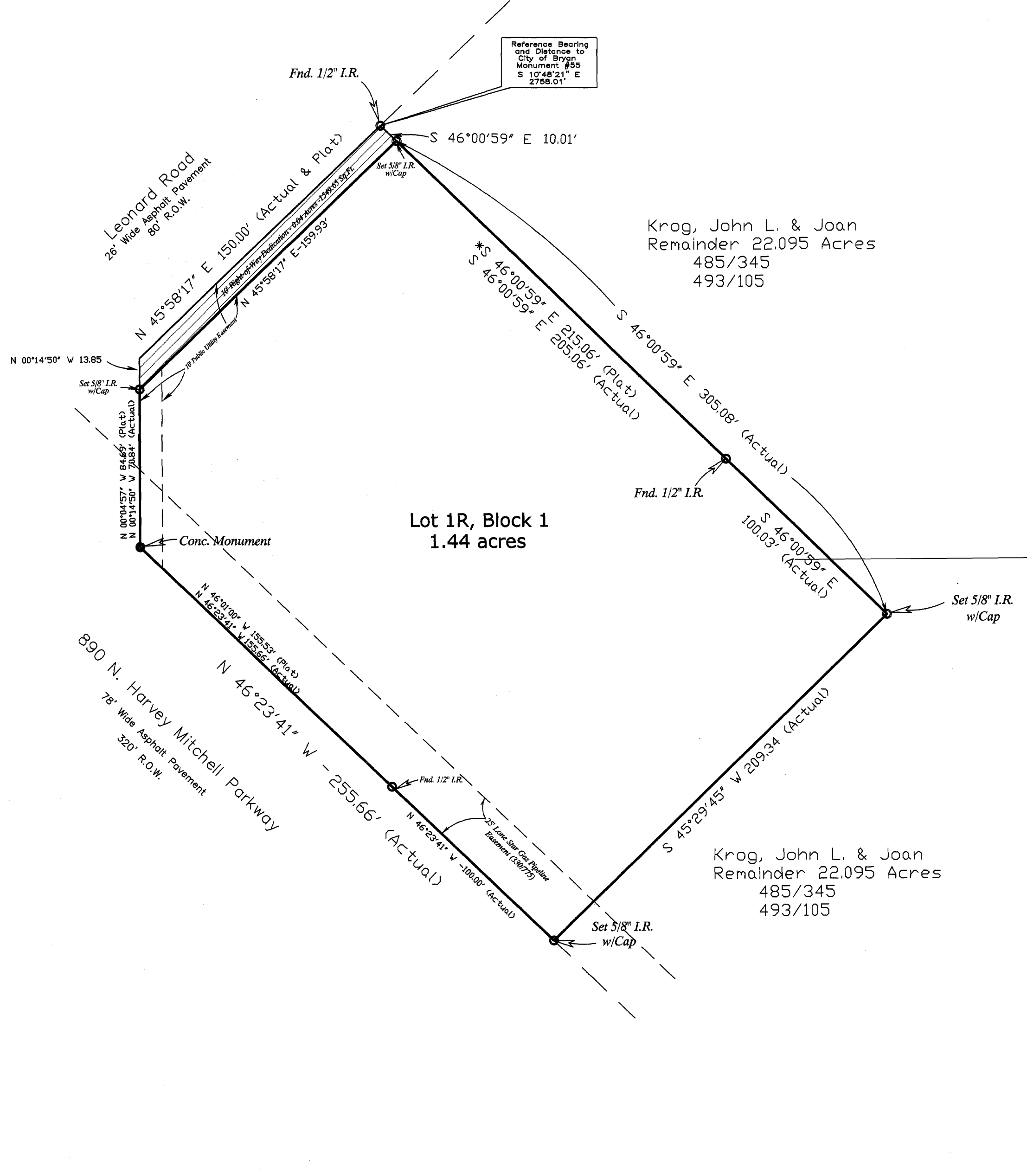
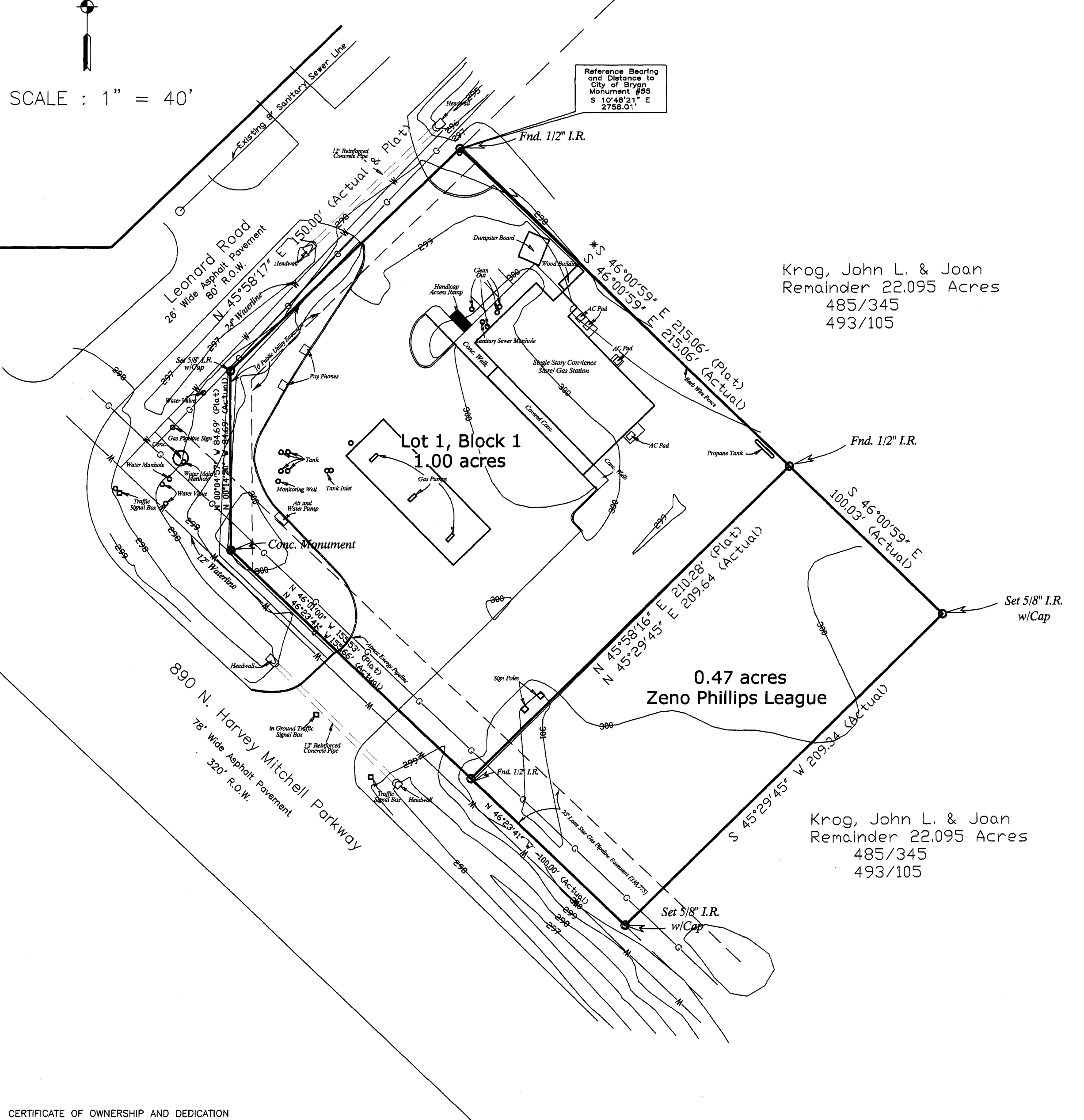


SCALE : 1" = 40'

Original

Replat



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Joan K. Krog and John L. Krog the owners of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 485 and 493 and page 345 and 105, 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.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Joan K. Krog and John L. Krog, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, *Sanh Trinh*, 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 15th day of Dec, 2005, and same was duly approved on the 15th day of Dec, 2005 by said Commission.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared *Sanh Trinh*, President of and acting on behalf of *North Bryan Food Mart*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *North Bryan Food Mart, Inc.*, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6131 and page 099, 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.

Krog, John L. & Joan
 Remainder 22.095 Acres
 485/345
 493/105

Krog, John L. & Joan
 Remainder 22.095 Acres
 485/345
 493/105

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 14th day of Jan, 2006.

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 14th day of Jan, 2006.

CERTIFICATE OF 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 14th day of Jan, 2006, in the Deed Records of Brazos County, Texas, in Volume 485, Page 493.

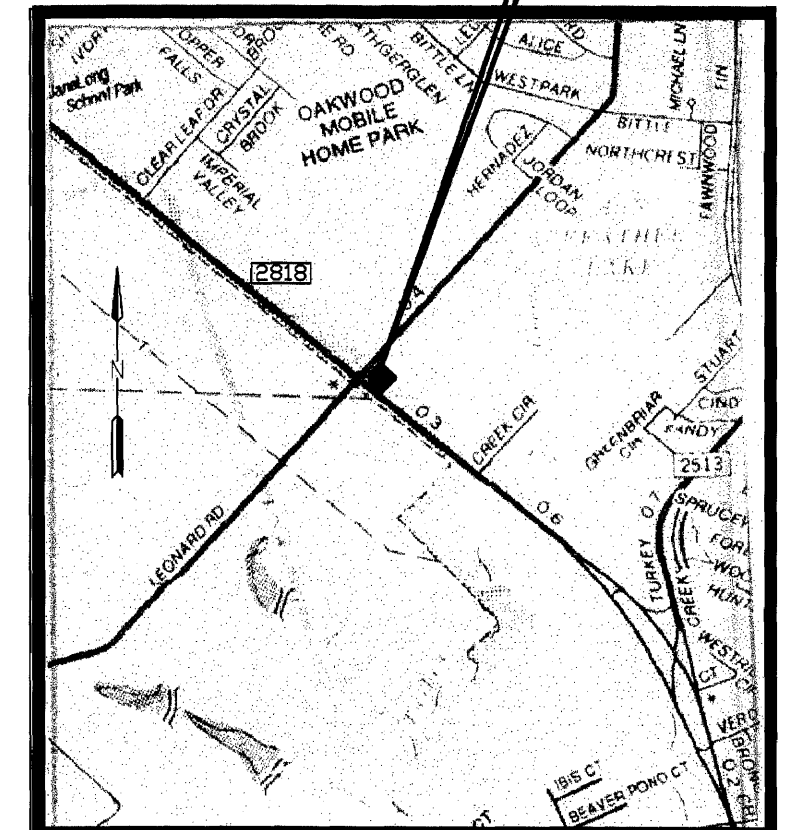
Doc. Bk. Vol. Pg.
 00913876 OR 7099 241
 Filed for Record in:
 BRAZOS COUNTY
 On: Jan 09/2006 at 01:46P
 As a
 Plat
 Document Number: 00913876
 Amount: 58.00
 Receipt Number - 282049
 By:
 Cathy Barcelona
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and 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.
 Jan 09/2006
 HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Field Notes
 1.47 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, Zeno Phillips League, A-45, and being all of Lots 1 Block 1 of the BROACH ADDITION, according to the plat recorded in Volume 2548, page 313, Official Records of Brazos County, Texas and being part of a 21.095 acre tract conveyed to John and Joan Krog, deed recorded in Volume 485, page 493, Official Records of Brazos County, Texas and being described by metes and bounds as follows:

COMMENCING: at the City of Bryan Monument #55;
 THENCE: S 10°48'21" E - 2758.01 feet to a 1/2" iron rod found, same rod marking the Point of Beginning;
 POINT OF BEGINNING: at a 1/2" iron rod found in the southeast right-of-way line of Leonard Road, said iron rod being the most northerly common corner between said Lot 1, Block 1, Broach Addition and said John & Joan Krog remainder 21.095 acre tract;
 THENCE: S 46°00'59" E - 315.09 feet along the common line between said Lot 1, Block 1, Broach Addition and said Krog remainder 21.095 acre tract to a 5/8" iron rod with cap set for corner;
 THENCE: S 45°29'45" W - 209.34 feet along the common line between this tract and said Krog remainder 21.095 acre tract to a 5/8" iron rod set for corner, same iron rod being in the northeast right-of-way line of North Harvey Mitchell Parkway;
 THENCE: N 46°23'41" W - 255.66 feet along said northeast right-of-way line of North Harvey Mitchell Parkway to a 1/2" iron rod found, same rod being in the intersection of the northeast right-of-way line of North Harvey Mitchell Parkway and southeast right-of-way line of Leonard Road;
 THENCE: N 00°14'50" W - 84.69 feet along said intersection of the said northeast right-of-way line of North Harvey Mitchell Parkway and said southeast right-of-way line of Leonard Road to a 5/8" iron rod set with cap;
 THENCE: N 45°58'17" E - 150.00 feet along said southeast right-of-way line of Leonard Road to the PLACE OF BEGINNING, and containing 1.47 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 October, 2005.

Project Location



VICINITY MAP
 - N.T.S. -

CERTIFICATE OF SURVEYOR
 I, Donald D. 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 made under my supervision on the ground and that the metes and bounds describing the subdivision will describe a closed geometric form.

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

REPLAT
 of
Broach Addition
LOT 1 BLOCK 1
 which includes a
0.47 acre tract of
Zeno Phillips League

Vol. 485 Pg. 493
 0.47 Acres
 Vol. 2548 Pg. 313
 1.00 Acres

Zeno Phillips League, A-45
 Bryan,
 Brazos County, Texas

SCALE : 1"=40' October, 2005

OWNER / DEVELOPER:
 Sam Trinh/North Bryan Food Mart
 890 N. Harvey Mitchell Parkway
 Bryan, Texas 77802
 Telephone: (979) 575-4545

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone: (979) 846-2668
 Fax: (979) 846-3084