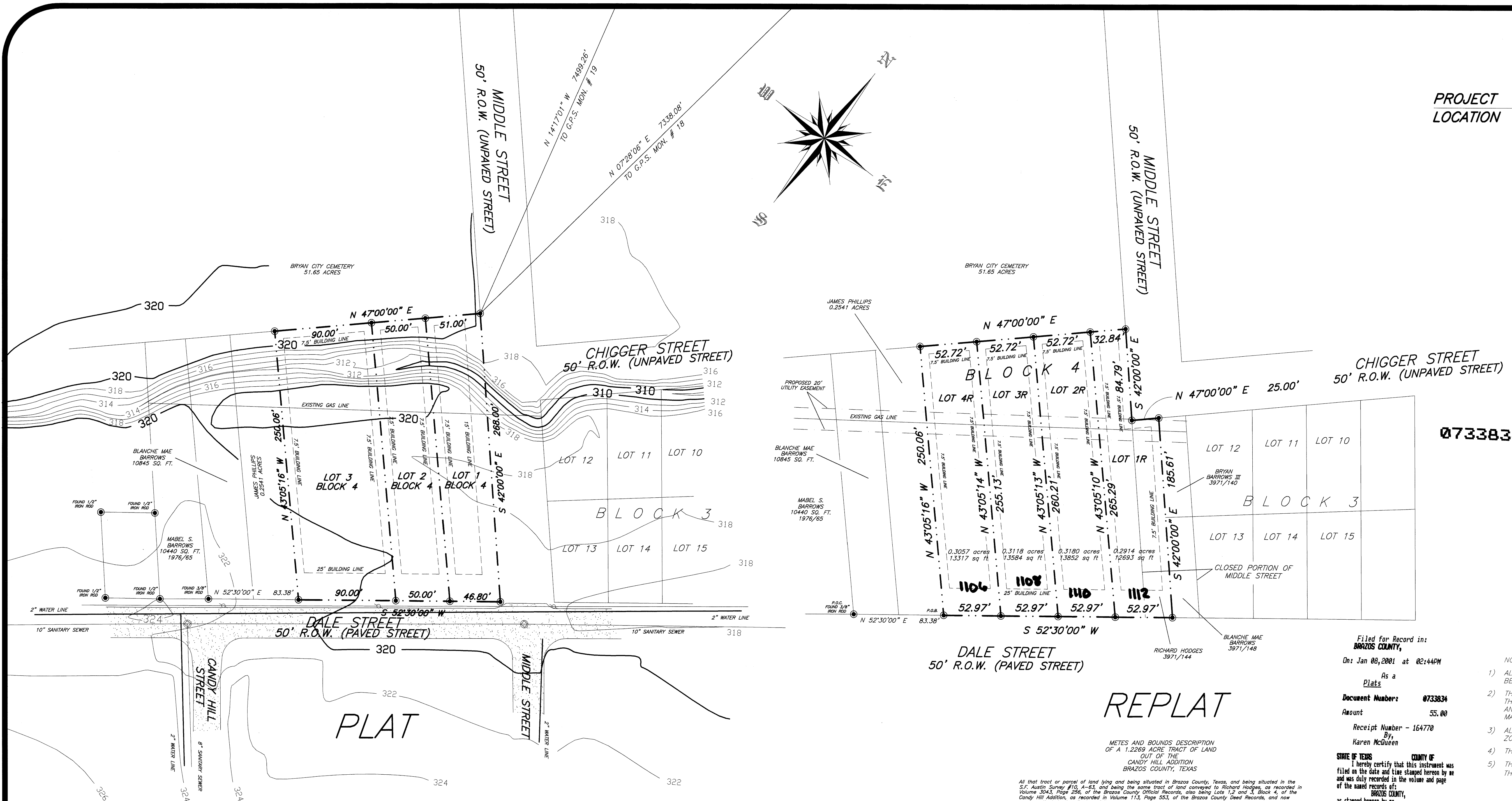
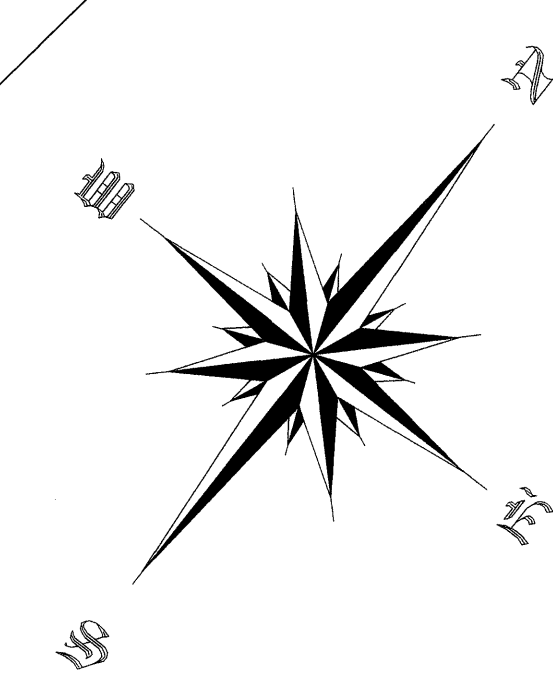


PROJECT LOCATION

VICINITY MAP
NOT TO SCALE



0733834

- LEGEND**
- PROPERTY CORNER
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ ELEC. METER
 - ⊕ FIRE HYDRANT
 - ⊕ SS MANHOLE
 - ⊕ STM MANHOLE
 - ⊕ WATER VALVE
 - ⊕ GUY WIRE
 - ⊕ SIGN
 - ⊕ TELEPHONE BOX

- NOTE:**
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS PLAT RECORDED IN 113/553.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 450082, PANEL NO. 0133 C MAP NO. 4804100133 C, EFFECTIVE DATE: JULY 2, 1982.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - 4) THIS PROPERTY IS ZONED MU-1.
 - 5) THE REQUEST TO CLOSE MIDDLE STREET WAS APPROVED ON 9-21-2000. THE CITY'S FILE NO. IS (SC 00-05).

Filed for Record in:
BRAZOS COUNTY,
On: Jan 08, 2001 at 02:44PM
As a
Plat
Document Number: 0733834
Amount: \$5.00
Receipt Number - 164778
By:
Karen McQueen
STATE OF TEXAS COUNTY OF
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 named records of:
BRAZOS COUNTY,
as stamped herein by me.

Jan 08, 2001
HONORABLE WYNN ANN WARD, COUNTY CLERK
BRAZOS COUNTY,
TEXAS

REPLAT
OF
CANDY HILL ADDITION NO. 2
BLOCK 4, LOTS 1-3
& PART OF MIDDLE STREET
TO
CANDY HILL ADDITION NO. 2
BLOCK 4, LOTS 1R-4R
1.2269 ACRES

S.F. AUSTIN LEAGUE No 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

OCTOBER 2000

REPLAT

METES AND BOUNDS DESCRIPTION
OF A 1.2269 ACRE TRACT OF LAND
OUT OF THE
CANDY HILL ADDITION
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the S.F. Austin Survey #10, A-63, and being the tract of land conveyed to Richard Hodges, as recorded in Volume 3043, Page 266, of the Brazos County Official Records, also being the most westerly corner of the Cand Hill Addition, as recorded in Volume 113, Page 553, of the Brazos County Deed Records, and now more particularly described as follows:

COMMENCING at a 3/8" iron rod found for the most westerly corner of the Mabel S. Barrows tract, as recorded in Volume 1976, Page 65, of the Brazos County Official Records, also being the most southerly corner of the Blanche Mae Barrows 0.2541 acre tract, also being a point in the northeast right-of-way line of Dale Street;

THENCE North 52 degrees 30 minutes 00 seconds East, a distance of 83.38 feet along the common line between the said Blanche Mae Barrows tract and the James Phillips 0.2541 acre tract and the northeast right-of-way of said Dale Street to a 5/8" iron rod set for the most southerly corner of this tract for the PLACE OF BEGINNING, also being the most westerly corner of the said Phillips tract; also being the most southerly corner of the Richard Hodges tract, as recorded in Volume 3043, Page 266, of the Brazos County Official Records, also being the most southerly corner of Lot 3, Block 4, of Candy Hill Addition, as recorded in Volume 113, Page 553, of the Brazos County Deed Records, also being the most southerly corner of Lot 4R;

THENCE North 43 degrees 05 minutes 16 seconds West, a distance of 250.06 feet along the common line between this tract and the said James Phillips tract to a 3/8" iron rod set for the most westerly corner of this tract, also being the most westerly corner of the said Phillips tract; also being the most southerly corner of the said Richard Hodges tract, as recorded in Volume 3043, Page 266, of the Brazos County Official Records, also being the most southerly corner of Lot 3, Block 4, of Candy Hill Addition, as recorded in Volume 113, Page 553, of the Brazos County Deed Records, also being the most southerly corner of Lot 4R;

THENCE North 47 degrees 00 minutes 00 seconds East, a distance of 52.72 feet to a 5/8" iron rod set for the most northerly corner of Lot 4R, also being the most westerly corner of Lot 3R;

North 47 degrees 00 minutes 00 seconds East, a distance of 52.72 feet to a 5/8" iron rod set for the most northerly corner of Lot 3R, also being the most westerly corner of Lot 2R;

North 47 degrees 00 minutes 00 seconds East, a distance of 52.72 feet to a 5/8" iron rod set for the most northerly corner of Lot 1R, also being the most westerly corner of Lot 1R;

THENCE North 47 degrees 00 minutes 00 seconds East, a distance of 32.84 feet to a 5/8" iron rod set for the most northerly corner of Lot 1R, also being the most westerly corner of the Bryan City Cemetery, also being the most northerly corner of the said Richard Hodges tract, also being a point in the northeast right-of-way line of Middle Street;

THENCE South 42 degrees 00 minutes 00 seconds East, a distance of 84.79 feet along the common line between this tract and the said Bryan Barrows tract, being the center line of the closed portion of Middle Street, and along the Blanche Mae Barrows tract, as recorded in Volume 3971, Page 144, of the Brazos County Official Records;

THENCE North 47 degrees 00 minutes 00 seconds East, a distance of 25.00 feet along the common line between this tract and the new southeast right-of-way of Middle Street to a 5/8" iron rod set for the most northerly corner of this tract, also being the most northerly corner of said Hodges tract, (3971/144), also being the most northerly corner of said Lot 1R, also being the most westerly corner of the Richard Hodges tract, being a closing of a portion of Middle Street, as recorded in Volume 3971, Page 144, of the Brazos County Official Records;

THENCE South 42 degrees 00 minutes 00 seconds East, a distance of 165.61 feet along the common line between this tract and the said Bryan Barrows tract, being the center line of the closed portion of Middle Street, and along the Blanche Mae Barrows tract, as recorded in Volume 3971, Page 144, of the Brazos County Official Records;

THENCE South 42 degrees 00 minutes 00 seconds East, a distance of 165.61 feet along the common line between this tract and the said Bryan Barrows tract, being the center line of the closed portion of Middle Street, and along the Blanche Mae Barrows tract, as recorded in Volume 3971, Page 144, of the Brazos County Official Records;

THENCE South 52 degrees 30 minutes 00 seconds West, a distance of 52.97 feet to a 5/8" iron rod set for the most southerly corner of Lot 1R, also being the most westerly corner of said Lot 2R;

South 52 degrees 30 minutes 00 seconds West, a distance of 52.97 feet to a 5/8" iron rod set for the most southerly corner of said Lot 2R, also being the most westerly corner of said Lot 3R;

South 52 degrees 30 minutes 00 seconds West, a distance of 52.97 feet to a 5/8" iron rod set for the most southerly corner of said Lot 3R, also being the most westerly corner of said Lot 4R;

THENCE South 52 degrees 30 minutes 00 seconds West, a distance of 52.97 feet continuing along the common line of this tract and the said right-of-way of Dale Street to the PLACE OF BEGINNING containing 53444 square feet or 1.2269 acres.

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2001, by said Commission.

[Signature]
Chairman, Planning & Zoning Commission,
Bryan, Texas

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 _____ day of _____, 2001.

[Signature]
Planning Administrator, Bryan, Texas

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 _____ day of _____, 2001.

[Signature]
City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS
I, Mary Ann Ward, the 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 on the 08 day of JANUARY, 2001, in the Official Records of Brazos County in Volume 0734, Page 89.

[Signature]
County Clerk, Brazos County, Texas
By Karen McQueen

STATE OF TEXAS COUNTY OF BRAZOS
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

I further certify that the above property is not under the 100 year flood plain, as noted in panel 4804100133 C of F.F.R.M.

[Signature]
Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

STATE OF TEXAS COUNTY OF BRAZOS
I, Richard Hodges, the owner and developer of the land shown on this plat, being parcels of the tract of land as conveyed to me by the _____ known to me to be the persons named in _____, Volume 3043, Page 266, of the _____ 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.

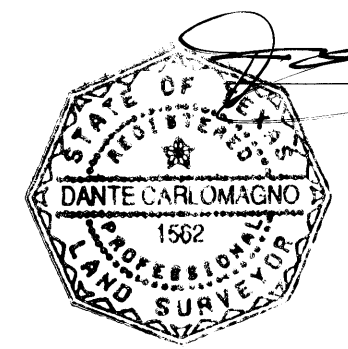
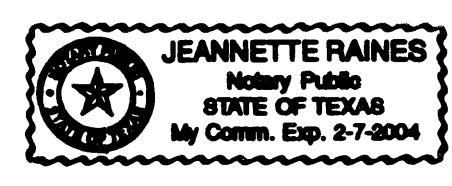
[Signature]
Owner

STATE OF TEXAS COUNTY OF BRAZOS
I, Jeannette Raines, the undersigned authority, on this day personally appeared _____ known to me to be the persons named in _____, Volume 3043, Page 266, of the _____ name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal of office this 12 day of DEC, 2000.

[Signature]
Jeannette Raines
Notary Public, Brazos County, Texas

on two bases
2/3/01



RICHARD HODGES
2108 SOUTH COLLEGE
BRYAN, TEXAS 77801
822-4645

CARLOMAGNO Surveying Inc
2714 Finlayson Road, Bryan, Texas 77801
Phone 409-775-2873 Fax 409-775-4787 e-mail: Water@CARMAGNO.com

DRAWN BY: D. VANN
JOB # 20462P

DRAWING NO. 7
SHEET 1 OF 1