

2000 Broken Arrow Circle

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ORIGINAL PLAT

REPLAT

* Plat Bearing used as Basis of Bearing

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, J. C. Wall, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Record of Brazos County in Volume 1025 and Page 365, 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.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Kim Casey, 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 09 day of October, 2004 and same was duly approved on the 09 day of October, 2004 by said Commission.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared J. C. Wall, 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.

APPROVAL OF THE PLANNING ADMINISTRATOR
 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 09 day of October, 2004.

Given under my hand and seal of office this 09 day of October, 2004.

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 09 day of October, 2004.

CERTIFICATE OF THE SURVEYOR
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in 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 said subdivision will describe a closed geometric form.

CERTIFICATION BY THE 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 certification, of authentication was filed for record in my office the 09 day of October, 2004, in the Official Records of Brazos County in Volume 1025 Page 365.

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.

FIELD NOTES
 BLOCK "B" - LOT 8
 COBBLESTONE ADDITION
 0.30 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No.45, Brazos County, Texas, and being all of Lot 8 of BLOCK "B" of COBBLESTONE ADDITION, an addition to the City of Bryan, Brazos County, Texas according to the plat recorded in Volume 1025 Page 365 of Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING: at a 5/8" iron rod found on the right-of-way line of Broken Arrow Circle, said iron rod being the most southerly common corner of said Lot 8 and Lot 9 of Block "B", COBBLESTONE ADDITION, said iron rod bearing S 49° 41' 41" W - 951.70 feet from the City of Bryan GPS Monument No.71, a brass or aluminum disc set in concrete found in northwest right-of-way line of Villa Maria Road (FM 1179), approximately 0.25 miles from FM 2818;

THENCE: N 12° 00' 14" E - 20.96 feet along the common line between said Lot 8 and Lot 9 to a point on the sanitary sewer manhole cover for corner;

THENCE: N 00° 26' 10" E - 80.61 feet continuing along the common line between said Lot 8 and Lot 9 to a 5/8" iron rod with cap found for the most northerly common corner between said Lot 8 and Lot 9, said iron rod being on the south line of Lot 6 of Block "C";

THENCE: S 89° 45' 15" E - 85.67 feet along the common line between said Lot 8 and Lot 6 to a 5/8" iron rod found for the most easterly common corner between said Lot 8 and Lot 6, said iron rod being on the southwest line of Witworth Financial Inc. 13.2 acre tract (4370/168);

THENCE: S 27° 38' 37" E - 105.28 feet along the common line between said Lot 8 and said Witworth Financial Inc. tract to a 5/8" iron rod found for the most easterly common corner between said Lot 8 and Lot 7 of Block "B";

THENCE: S 69° 17' 59" W - 110.08 feet along the common line between said Lot 8 and Lot 7 to a 5/8" iron rod found for the most westerly common corner between said Lot 8 and Lot 7;

THENCE: 50.27 feet along the right-of-way line of Broken Arrow Circle along a curve to the left, whose radius is 50.00 feet and the central angle is 57° 36' 30" and whose chord bears N 49° 16' 55" W - 48.18 feet to the PLACE OF BEGINNING and containing 0.30 acres of land more or less.

GENERAL NOTES
 Current Zoning of the subject property is SF-5 (Single Family Residential - 5000 sq.ft.).
 25' building line (Ord.) can be reduced to a 20' building line (Ord.) in the bulb of a cul-de-sac.
 The 25'/20' building line (Ord.) has been reduced by variance to 15' in the front by the City of Bryan on Sept. 02, 2004.
 All building lines to be complied with the City of Bryan Ordinance.
 This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 4804100141-C, Effective Date July 2, 1992.

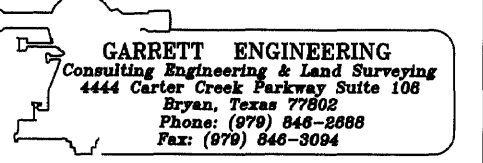
FILED FOR RECORD
 Brazos County
 Plat No. 09071702
 Amount \$5,000
 Received - 09/09/04
 Susie Cohen
 County Clerk
 Filed for Record in:
 Brazos County
 Plat No. 09071702
 Date: Oct 09, 2004 at 09:53:00
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REPLAT
 of
LOT 8 - BLOCK "B"
COBBLESTONE ADDITION
 Volume 1025 Page 365
 0.30 ACRES
 ZENO PHILLIPS LEAGUE, A-45
 Bryan, Brazos County, Texas

Scale : 1" = 20' September, 2004

Site Address:
 2000 Broken Arrow Circle
 Bryan, Texas 77803

Prepared For:
 J. C. Wall
 New American Dream Ltd, aka J.C.
 Wall Construction, Inc.
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on base w/bs for wd