

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS (We) Jerry David Hogan owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R and 2, Block A, Cohala Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Jerry David Hogan known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 3rd day of June, 2005.

Vivian R Altimore Notary Public, Brazos County, Texas

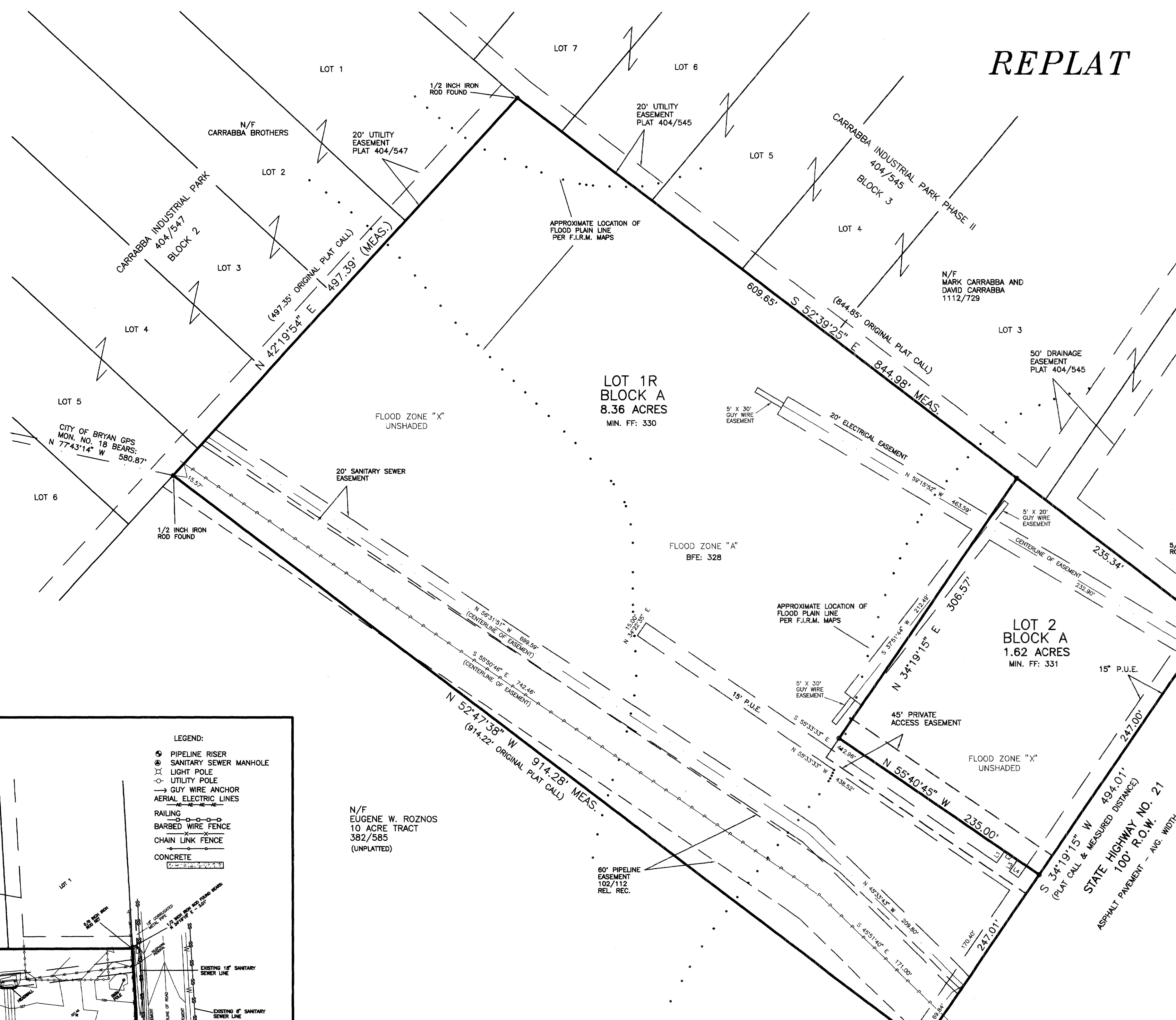
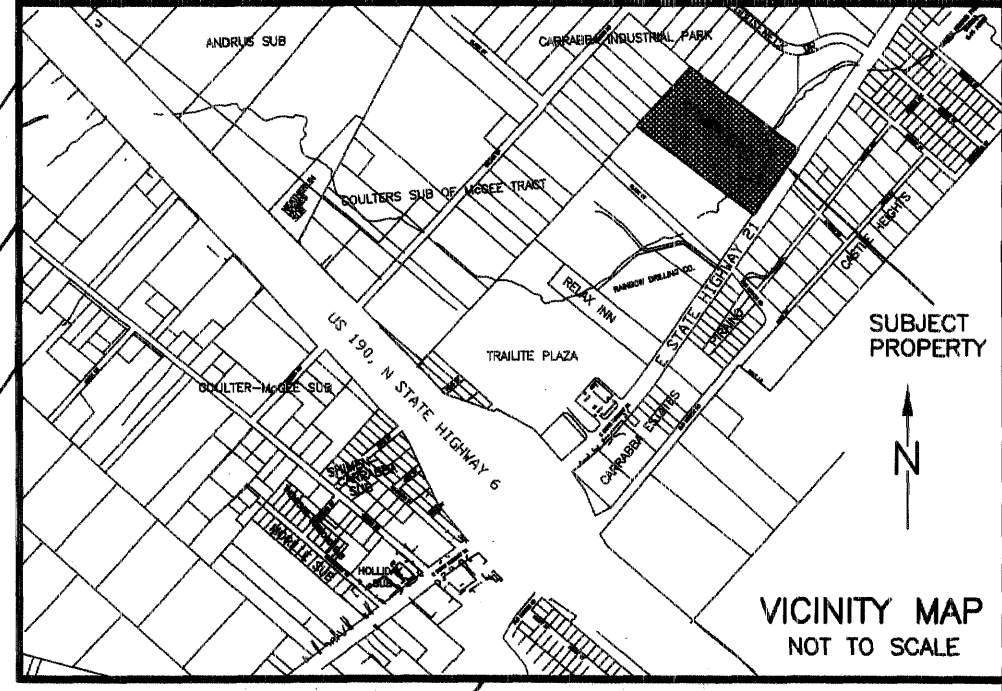
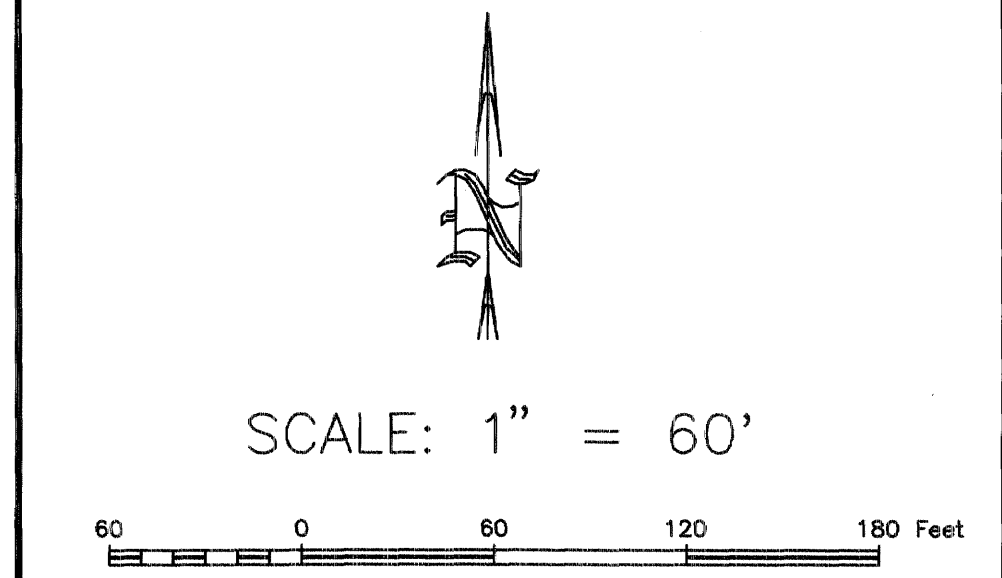
APPROVAL OF PLANNING AND ZONING COMMISSION I, Kara Rusek, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 13th day of June, 2005.

CERTIFICATION OF PLANNING ADMINISTRATOR I, the undersigned, Planning Administrator 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. Kevin Russell Planning Administrator, City of Bryan

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. John Huff City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK 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 on the 10th day of June, 2005, in the Official Public Records of Brazos County, Texas, in Volume 959, Page 471. Karen McQueen County Clerk, Brazos County, Texas

REPLAT



Doc 00693639 Bk DR 6723 Vol 1 Pg 107  
Filed for Record in: BRAZOS COUNTY  
On: Jun 10, 2005 at 12:28P  
As a Plat  
Document Number: 00693639  
Amount: 58.00  
Receipt Number - 250401  
By: Teresa Ramirez

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 named records of: BRAZOS COUNTY as stamped hereon by me.

LINE	DISTANCE	BEARING
L1	13.64'	N 34°26'27" E
L2	15.00'	S 55°40'45" E
L3	13.67'	S 34°26'27" W
L4	10.53'	S 55°33'33" E

Jun 10, 2005

HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY

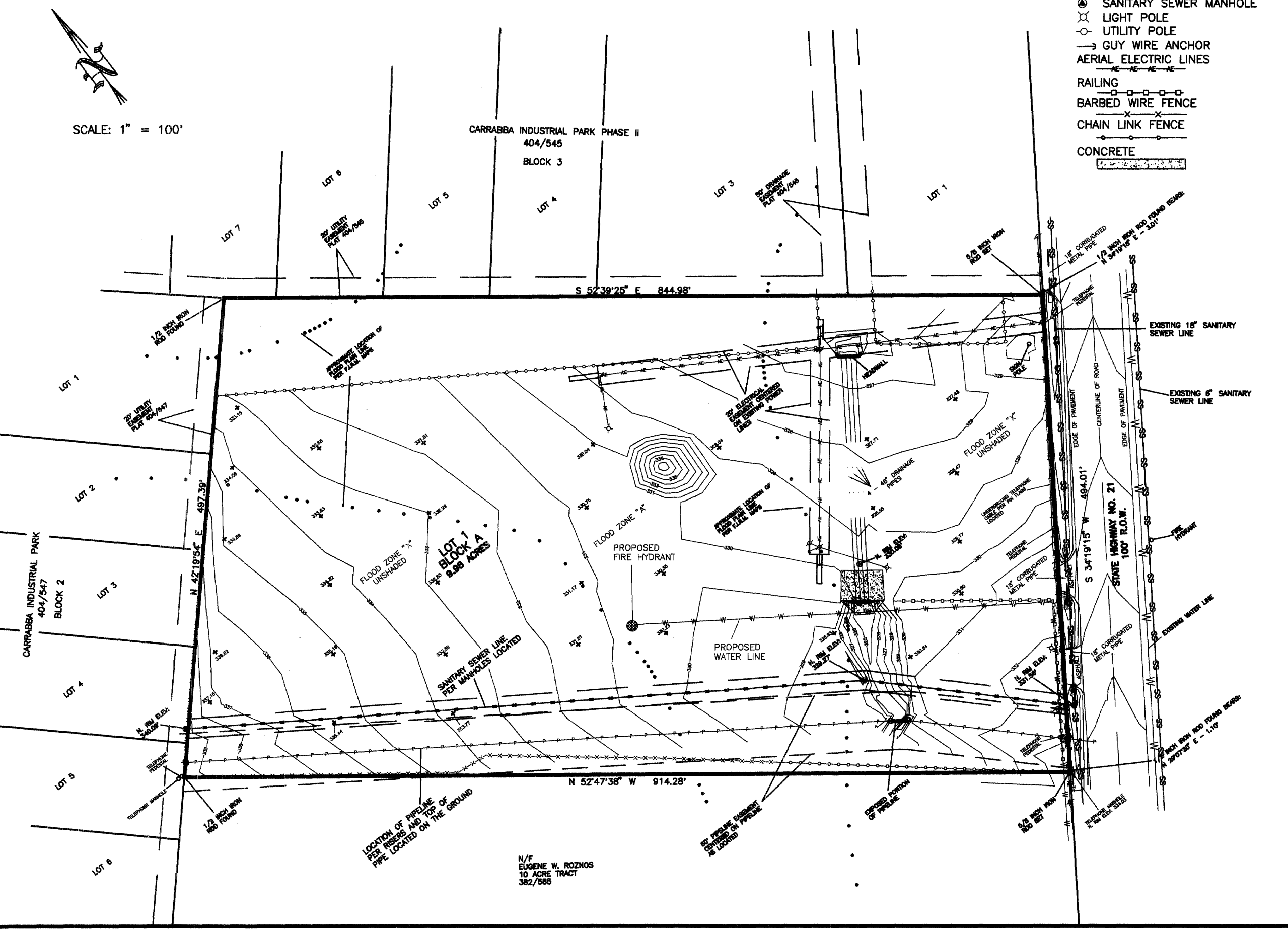
**REPLAT**  
OF  
**LOT 1, BLOCK A**  
**COHALA SUBDIVISION**  
VOLUME 959, PAGE 471  
9.98 ACRES, STEPHEN F. AUSTIN LEAGUE, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: APRIL, 2005  
PLAT DATE: 05-05-05  
REVISED: 06-01-05  
JOB NUMBER: 05-155  
CAD NAME: 05-155R  
CR5 FILE: COHALA (cont); 05-155 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
BRYAN, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: JERRY HOGAN  
401 S. MAIN  
BRYAN, TEXAS 77803  
PHONE (979) 822-7481

ORIGINAL PLAT



N/F EUGENE W. ROZNO'S 10 ACRE TRACT 382/585 (UNPLATTED)

CERTIFICATE OF SURVEY I, Brad Kerr, Registered Public Surveyor, No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground. Brad Kerr, R.P.L.S. No. 4502



- GENERAL NOTES
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, DATED JULY 2, 1992.
  - 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - SUBJECT PROPERTY IS CURRENTLY ZONED "I" - INDUSTRIAL.
  - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.
  - THE PIPELINE EASEMENT AND ELECTRICAL EASEMENT SHOWN HEREON ARE BASED ON THE LOCATION OF THE PIPELINE AND AERIAL ELECTRIC AS LOCATED ON THE GROUND AT THE TIME OF THIS REPLAT.