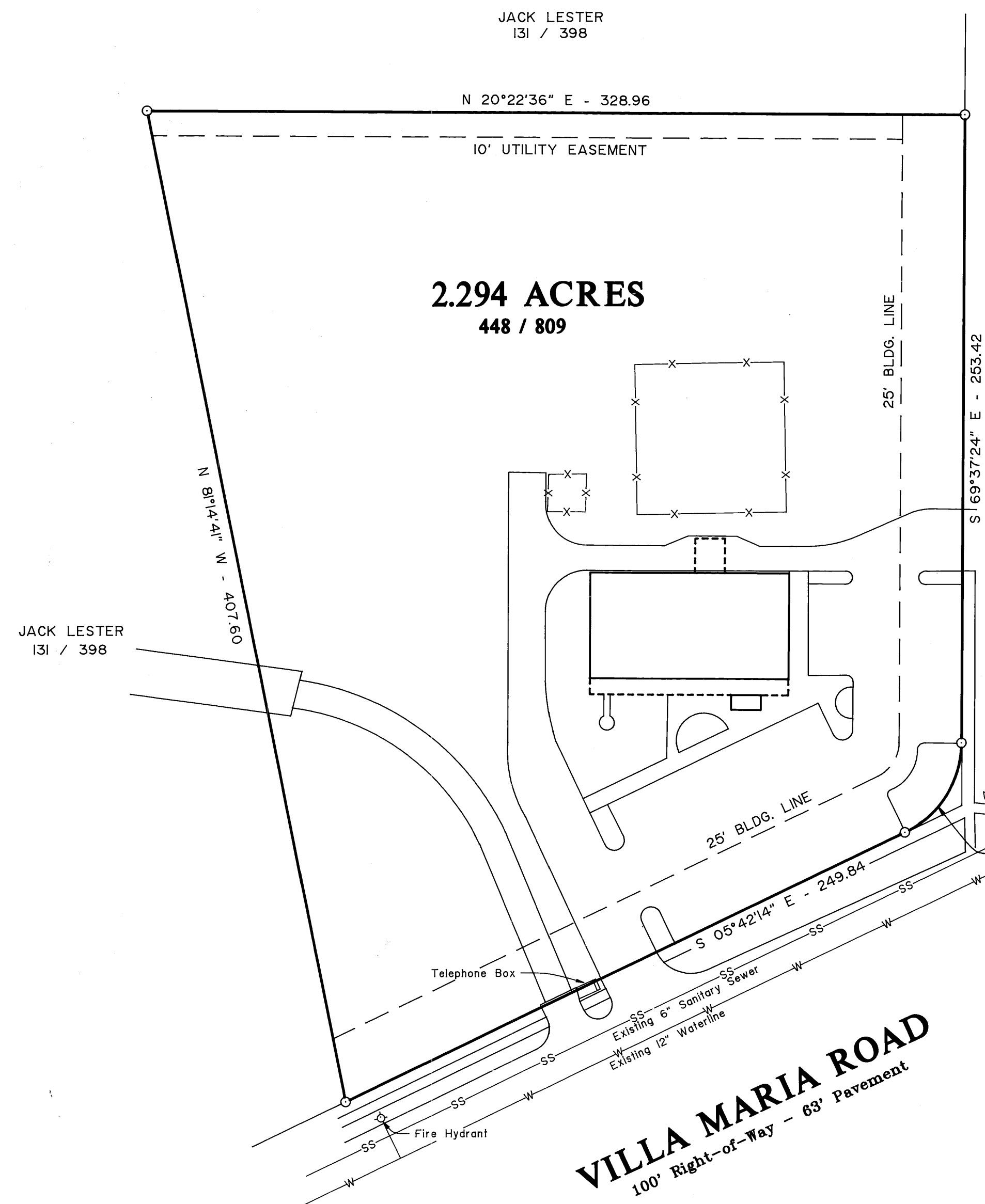
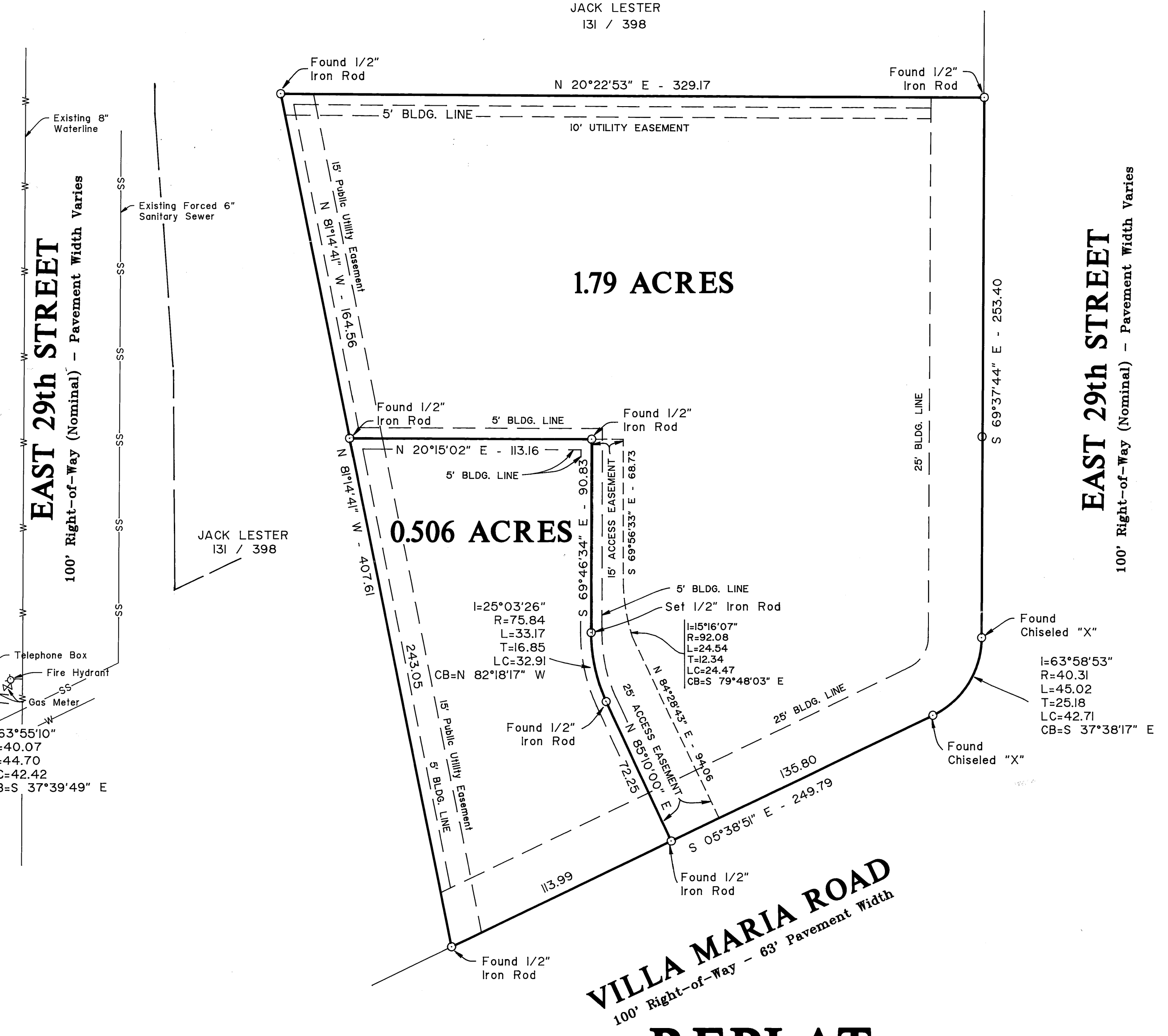


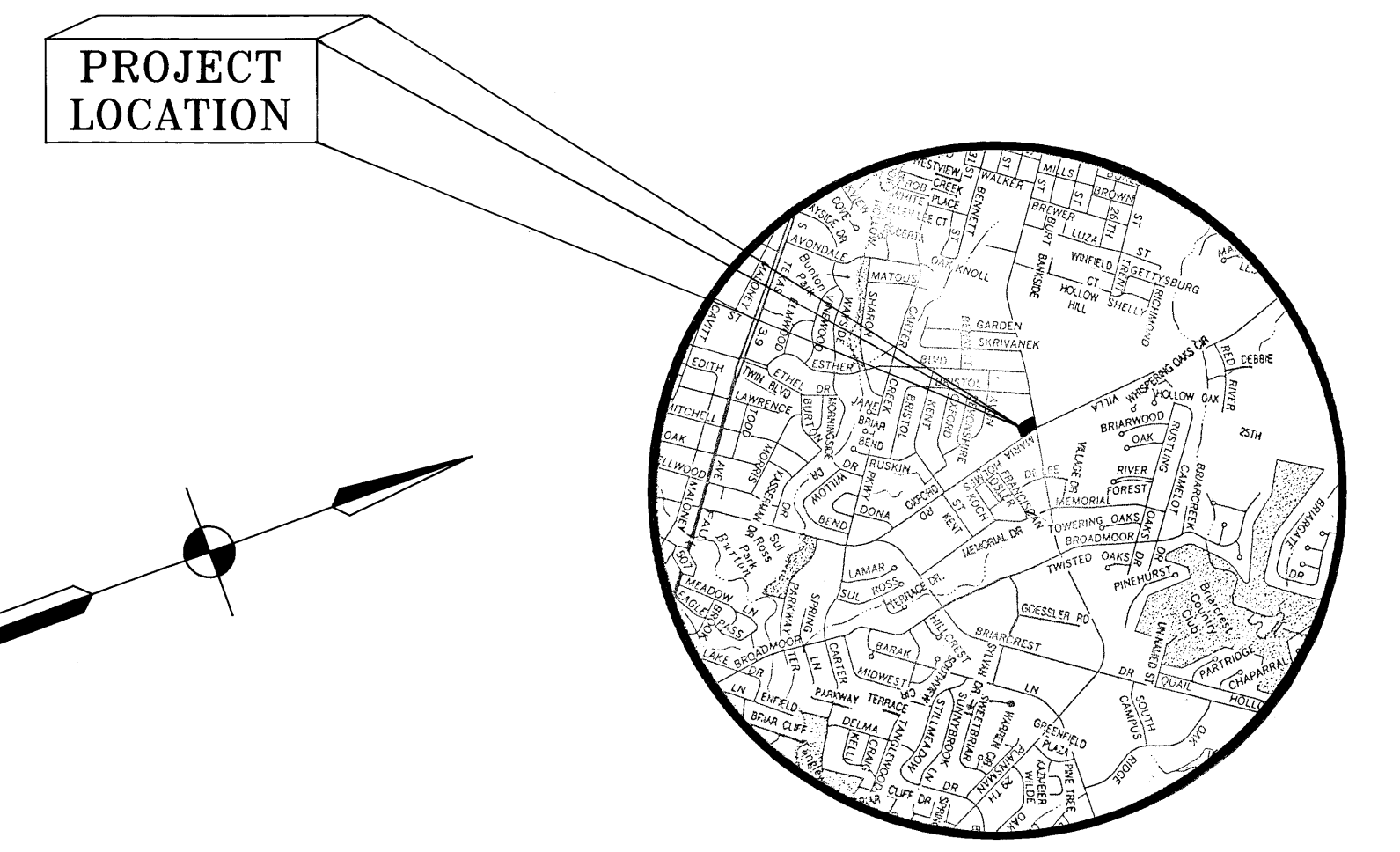
on base wd  
10/1/00



# ORIGINAL PLAT



# REPLAT



VICINITY MAP

NORTH ORIENTATION IS BASED ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1 BEING ROTATED TO PLAT CALLS OF RECORD IN VOLUME 448, PAGE 809.

## REPLAT OF LOT 1 BLOCK 1 COMMUNITY BUSINESS CENTER

2.296 ACRES  
 VOLUME 1491, PAGE 339  
 JOHN AUSTIN SURVEY, A - 2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 40'      SEPTEMBER 17, 1993

FILED

93 NOV -3 PM 4:39

Raymond W. Ward, CO. CLERK  
 BRAZOS COUNTY COURTHOUSE  
 BRYAN, TEXAS  
 Deputy

536807

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, The) DON SIMPSON, TRUSTEE  
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 448 Page 309 and designated herein as the COMMUNITY BUSINESS CENTER in the City of Bryan, 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.

Don Simpson  
 Owner

CERTIFICATION OF THE CITY PLANNER  
 I, the undersigned, 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.

Rafael Shamana  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
ART KING Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 17TH day of SEPTEMBER, 1993 and some was duly approved on the 7TH day of OCTOBER, 1993 by said commission.

Art King  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Raymond W. Ward  
 City Engineer, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared DON SIMPSON known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 25th day of OCTOBER, 1993.

Notary Public, State of Texas

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 lines and bounds describing said subdivision will close to the nearest cent.

Donald D. Garrett  
 Donald D. Garrett, No. 2972

CERTIFICATE OF THE ENGINEER  
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that none engineering consideration has been given to this plat.

Donald D. Garrett  
 Donald D. Garrett, No. 22790

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Mary Ann 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 17th day of SEPTEMBER, 1993, in the Deed/Official Records of Brazos County, Texas, in Volume 1491, Page 339.

Mary Ann Ward  
 County Clerk  
 Brazos County, Texas

OWNER: DON SIMPSON, TRUSTEE  
 RT. 5 BOX 501  
 BRYAN, TEXAS 77807  
 PHONE: 822 - 2135

GARRETT ENGINEERING  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 409 / 846 - 2688