

STATE OF TEXAS
COUNTY OF BRAZOS

CONLEE CONSTRUCTION, LLC, REPRESENTED BY D. MARK CONLEE, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "REPLAT OF LOTS 1 AND 2 AND PART OF LOT 3, BLOCK 3, EASTSIDE RE-SURVEY ADDITION BRYAN, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

D. Mark Conlee

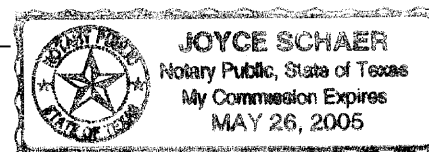
OWNER
NONE
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF September, 2003.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joeey Dunn
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, David, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 13th DAY OF September, 2003 AND SAME WAS DULY APPROVED ON THE 13th DAY OF September, 2003.

David
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF 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 CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 5 DAY OF November, 2003 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5710 PAGE 84.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Sylvia Polansky - deputy

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

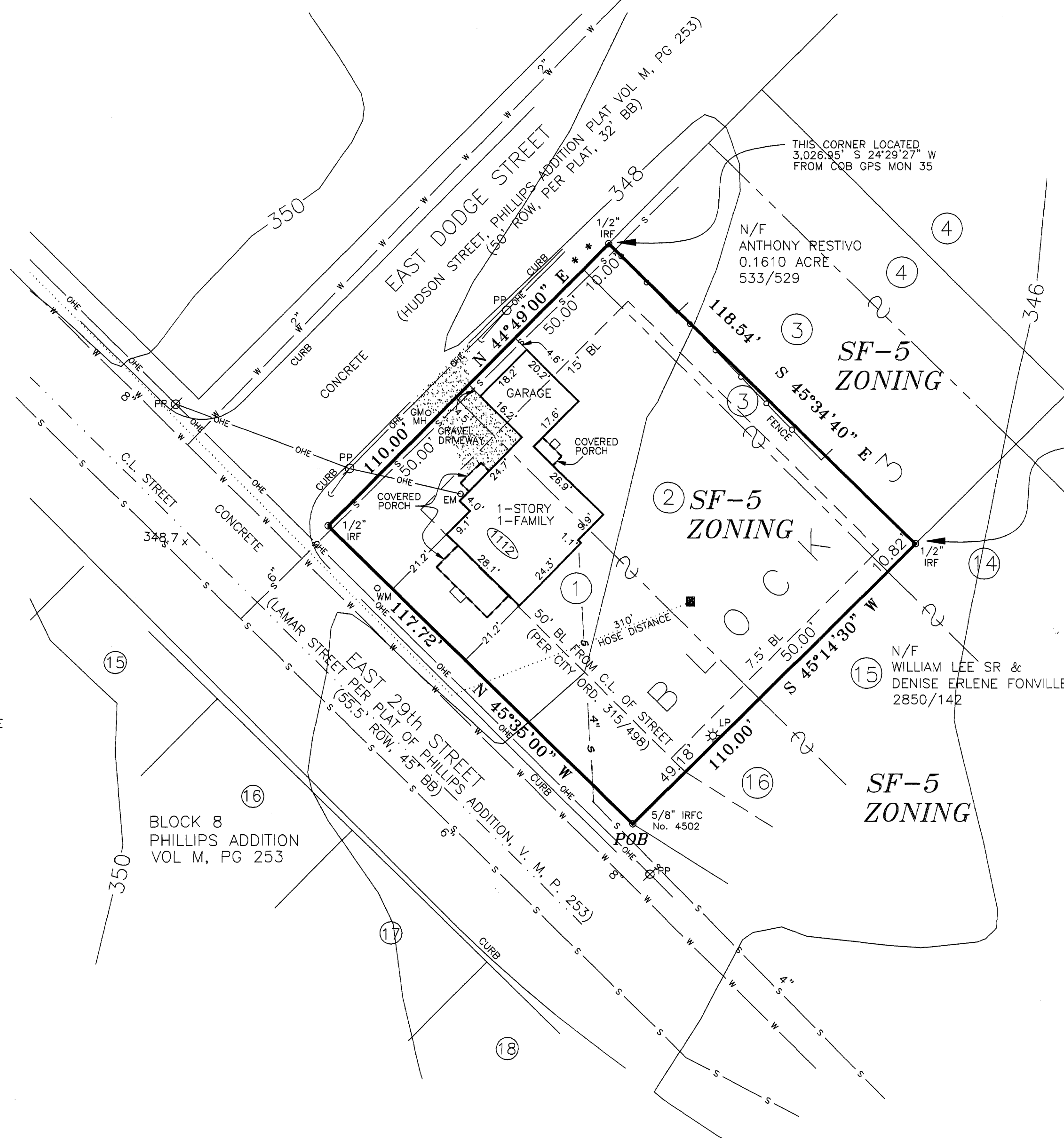
Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: AUGUST 13, 2003
SEP 5, 2003



NOTES:

- 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. MEASURED CALLS EQUAL RECORDED CALLS.
- 3. TOTAL AREA = 0.2983 ACR.
- 4. BEARING SOURCE IS PLAT IN 2971/19.
- 5. BASE LINE IS NOTED WITH *.
- 6. FIELD SURVEY SHOWN ON EXISTING PLAT WAS DONE BY JAMES MAC ARTHUR R.P.L.S. # 4473 ON JUNE 5, 2003.
- 7. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JUL. 2, 1992).
- 8. HOSE DISTANCE FROM TO CLOSEST EXISTING FIRE HYDRANT IS 310'.
- 9. BLS IN REPLAT PER CURRENT CITY ORDINANCE FOR ZONING DISTRICT.
- 10. SIDEWALK EXCEPTION GRANTED BY PLANNING & ZONING COMMISSION ON SEPTEMBER 4, 2003.

EXISTING PLAT



BLOCK 8
PHILLIPS ADDITION
VOL M, PG 253

MEETS & BOUNDS DESCRIPTION

BEING A 0.2983-ACRE TRACT OR PARCEL OF LAND LYING IN THE EASTSIDE RE-SURVEY ADDITION AND BEING ALL OF LOTS 1 AND 2, AND THE SOUTHWEST TEN FEET OF LOT 3, BLOCK 3, OF SAID EASTSIDE RE-SURVEY ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 96, PAGE 466, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID PARCEL ALSO BEING THE SAME TRACT CONVEYED TO CONLEE CONSTRUCTION, LLC, RECORDED IN VOLUME 5372, PAGE 163, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.2983-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND LOCATED ON THE NORTHEASTERN RIGHT OF WAY LINE OF 29th STREET, A 55.5'-WIDE PUBLIC RIGHT OF WAY, PLATTED AS LAMAR STREET AND RECORDED IN VOLUME M, PAGE 253, SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF LOT 16, BLOCK 3, CONVEYED TO WILLIAM LEE SR. AND DENISE ERLENE FONVILLE BY DEED RECORDED IN VOLUME 2850, PAGE 142, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°35'00" W, ALONG SAID 29th STREET RIGHT OF WAY LINE, TO ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT OF WAY LINE OF DODGE STREET, A 50'-WIDE PUBLIC RIGHT OF WAY, PLATTED AS HUDSON STREET AND RECORDED IN VOLUME M, PAGE 142, TO A 1/2" IRON ROD FOUND, FOR A DISTANCE OF 117.72';

THENCE N 44°49'00" E, ALONG SAID DODGE STREET TO THE WESTERNMOST CORNER OF A 0.1610-ACRE TRACT OF LAND CONVEYED TO ANTHONY L. RESTIVO BY DEED RECORDED IN VOLUME 533, PAGE 529, DEED RECORDS, BRAZOS COUNTY, TEXAS, TO A 1/2" IRON ROD FOUND, FOR A DISTANCE OF 110.00';

THENCE S 45°34'40" E, THROUGH LOT 3, OF BLOCK 3, TO A 1/2" IRON ROD FOUND ON THE NORTHWESTERN BOUNDARY LINE OF LOT 14, SAID BLOCK 3, SAID LOT CONVEYED TO WILLIAM LEE SR. AND DENISE ERLENE FONVILLE BY DEED RECORDED IN VOLUME 2850, PAGE 142, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 118.54';

THENCE S 45°14'30" W, ALONG THE NORTHWESTERN BOUNDARY LINES OF LOTS 14, 15, AND 16, OF SAID BLOCK 3, FOR A DISTANCE OF 110.00' TO THE POINT OF BEGINNING CONTAINING 0.2983-ACRES OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE PLAT OF SMITH HAVEN SUBDIVISION, RECORDED IN VOLUME 2971, PAGE 19, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S = SET
- F = FOUND
- C = CAPPED
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E = ELECTRICAL
- PP = POWER POLE
- LP = LIGHT POLE
- MH = MANHOLE
- CO = CLEAN OUT
- W = WATER
- WM = WATER METER
- WV = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- TB = TELEPHONE PEDESTAL
- TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- PE = PEDESTRIAN EASEMENT
- JAE = JOINT ACCESS EASEMENT
- (M) = MEASURED
- (R) = RECORDED

Doc 00836124 Bk OR Vol 5710 Pt 104

Filed for Record in
BRAZOS COUNTY

On: Nov 05, 2003 at 04:20P

As a
Plat

Document Number: 00836124

Amount: \$8.00

Receipt Number - 229889
By:
Sylvia Polansky

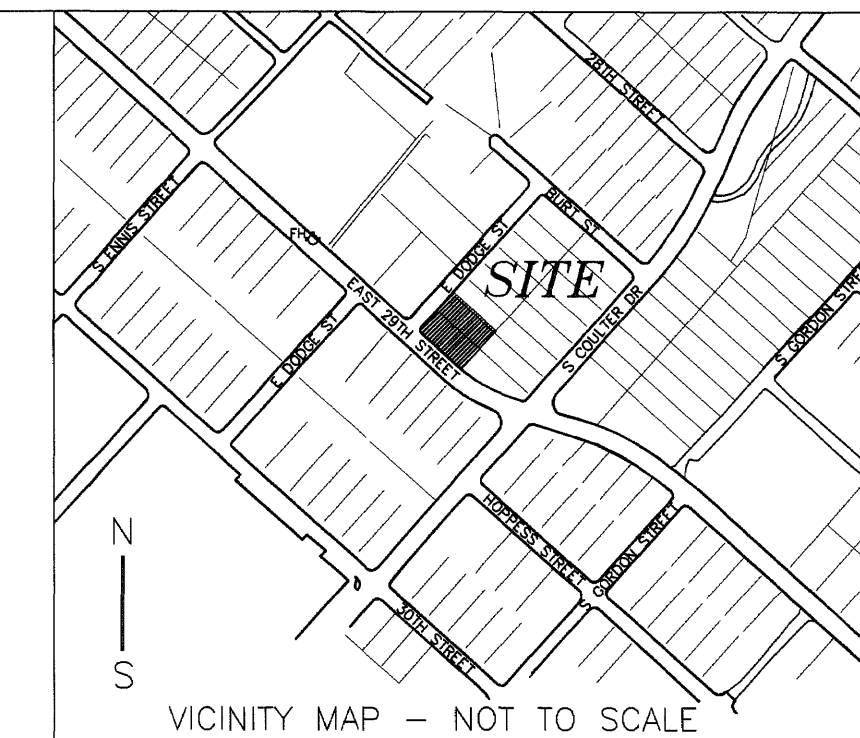
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.

Nov 05, 2003

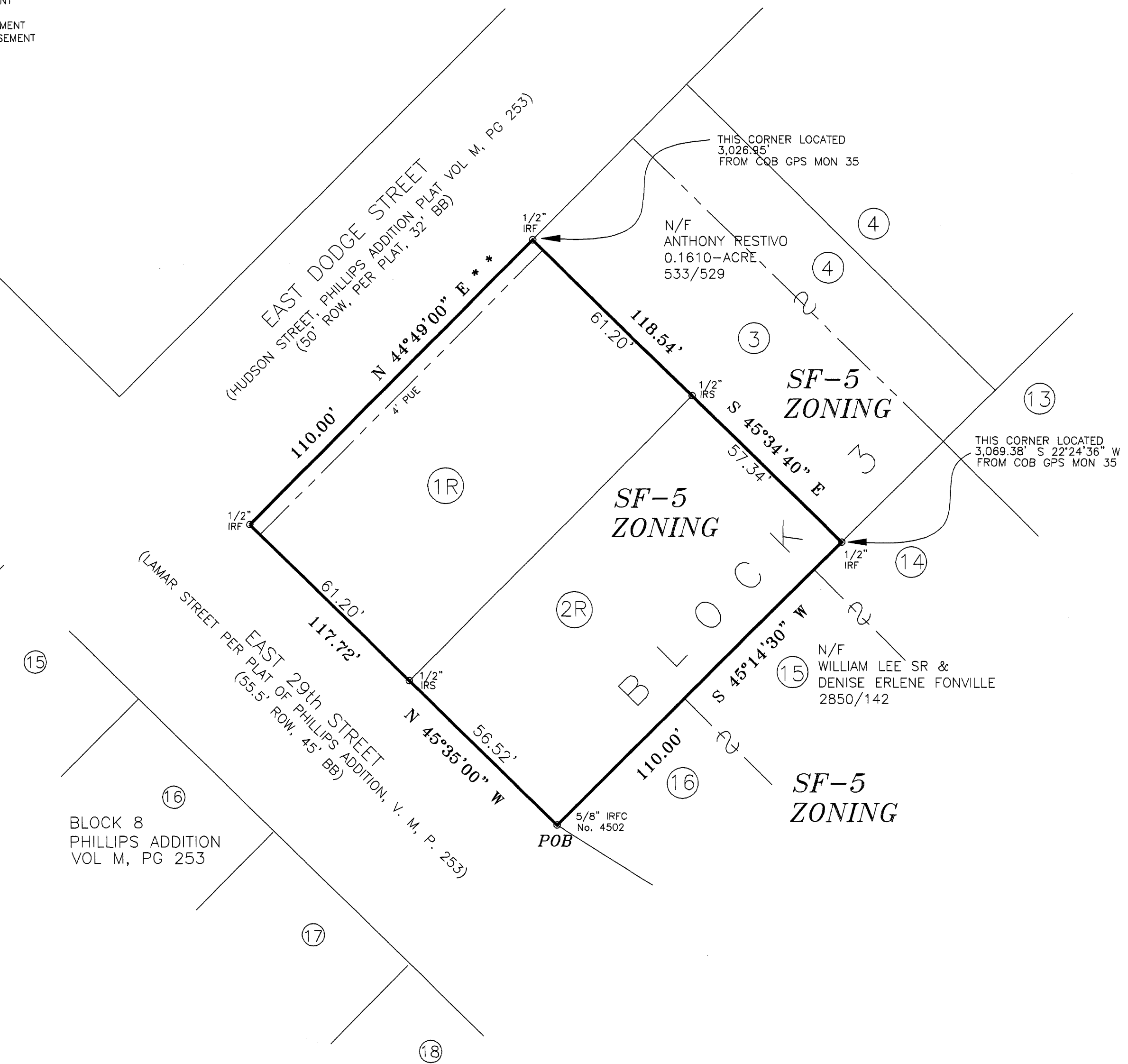
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



SCALE :
1" = 25'
1 : 300



REPLAT



BLOCK 8
PHILLIPS ADDITION
VOL M, PG 253

REPLAT OF LOTS 1 AND 2 AND PART OF LOT 3, BLOCK 3 EASTSIDE RE-SURVEY ADDITION

OWNER/DEVELOPER: D. MARK CONLEE P.O. BOX 4142 BRYAN, TX 77805 VOICE: 268-1074 FAX: 260-4594	0.2983 ACRES VOLUME 96, PAGE 466 DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: AUGUST 13, 2003 DESIGNED BY: CE APPROVED BY: CG REVISIONS: AUG. 27, 2003 SEP. 5, 2003	PROJECT 24-03 SHEET 1 of 1
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