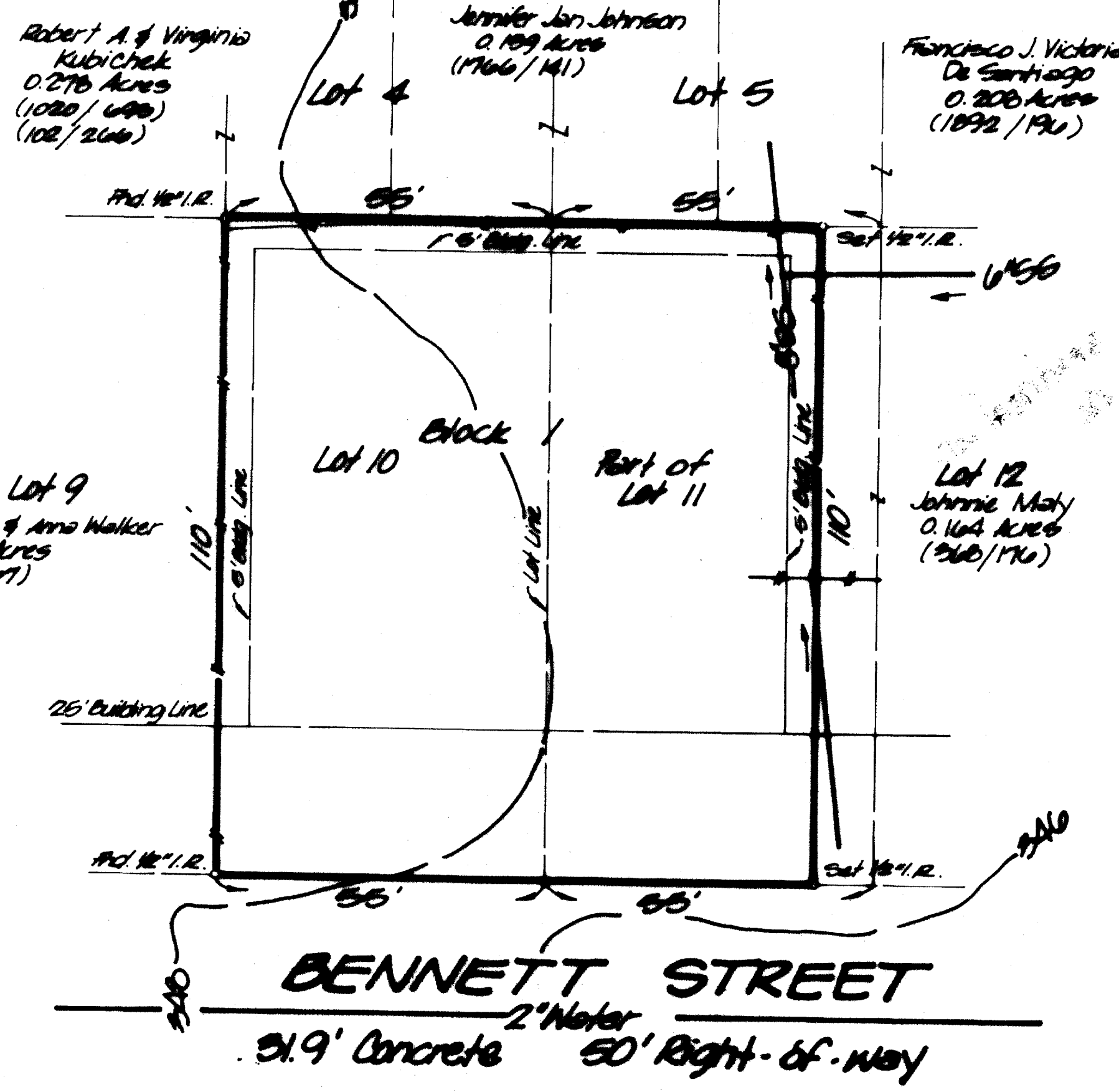


Scale: 1"=20'



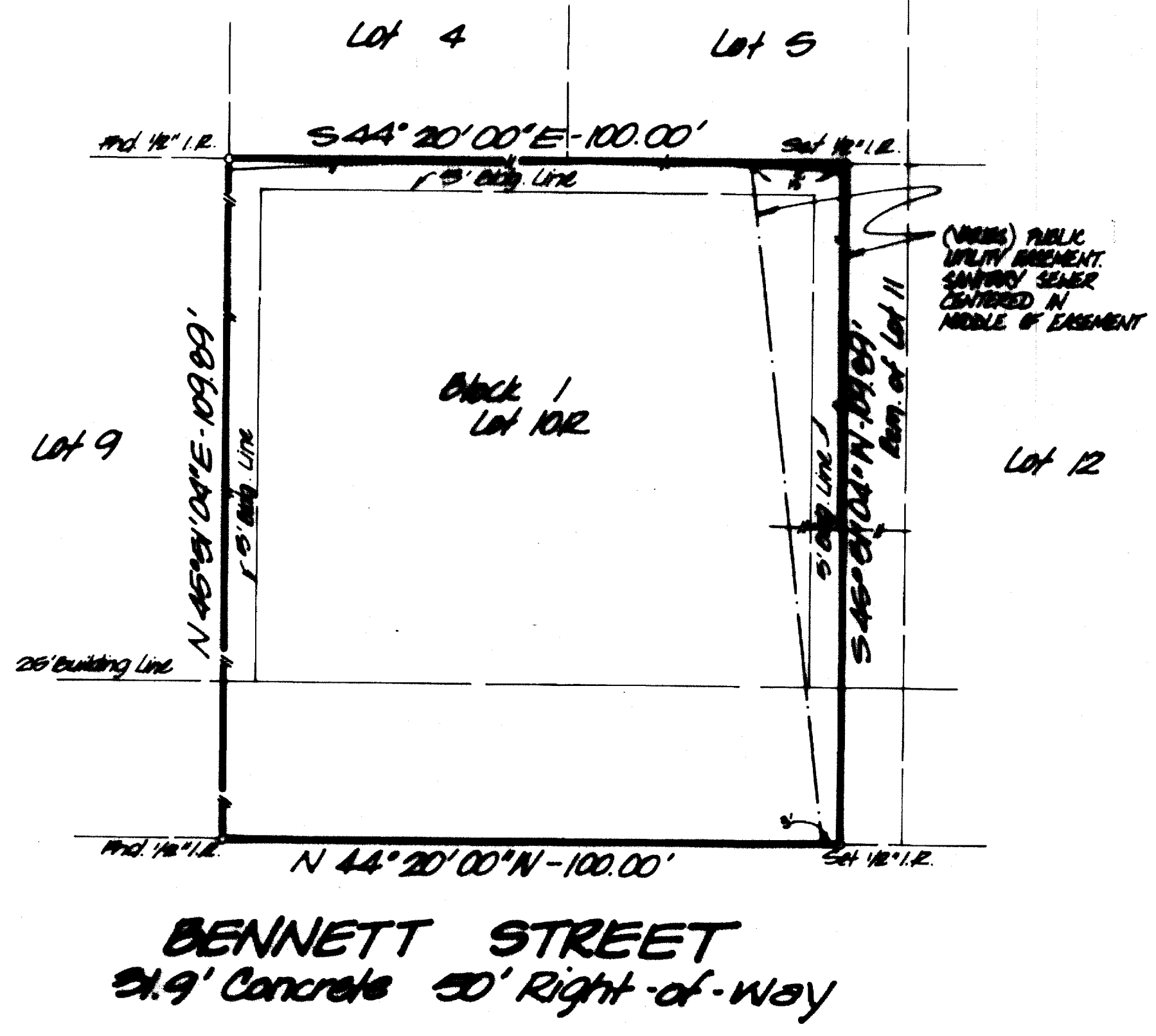
Project Location

Vicinity Map
N.T.S.



BENNETT STREET
21.9' Concrete 50' Right-of-Way

ORIGINAL



BENNETT STREET
21.9' Concrete 50' Right-of-Way

REPLAT

Field Notes
0.252 Acres

Being all of that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being all of Lot 10 and the adjacent 45.00 feet of Lot 11 Block 1 of the RESUBDIVISION OF GORDON'S ADDITION according to the Plat recorded in Volume 68 page 680, Deed Records of Brazos County, Texas and being described as follows:

BEARING: at a 1/2" iron rod found at the most easterly common corner of Lots 9 and 10 Block 1 of said Subdivision; same being in the northeast right-of-way of Bennett Street.

THENCE: N 49°51'04" E - 100.00 feet along the common line between said Lots 9 and 10 to a 1/2" iron rod found at the most northerly common corner of said Lot 4; same being the most westerly corner of Lot 4.

THENCE: S 44°20'00" E - 100.00 feet along the common line between said Lots 10 and 11 and Lots 4 and 5 to a 1/2" iron rod set at the most northerly common corner of this tract and the Johnnie May 0.164 acre tract (268/178).

THENCE: S 49°51'04" W - 100.00 feet along the common line between this tract and said May tract across said Lot 11 to a 1/2" iron rod set at the most easterly common corner of said tracts; same being in said Bennett Street line.

THENCE: N 44°20'00" W - 100.00 feet along said Bennett Street line to the PLACE OF BEGINNING; and containing 0.252 acres of land, more or less.

0659858

Filed for Record in:
BRAZOS COUNTY,
On: Jul 02, 1998 at 02:05P
As a
Plat
Document Number: 0659858
Amount 55.00
Receipt Number - 13553
By,
Jackie Brown
STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
BRAZOS COUNTY,
as stamped herein by me.
Jul 02, 1998
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

0317608090

GENERAL NOTES:

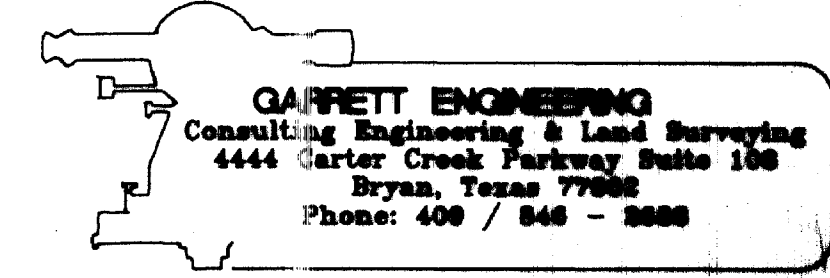
This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency Community Flood 480000041 C, Effective Date: July 3, 1985.

The basis of bearings is the northeasterly right-of-way line of Bennett Street as coded from the plat recorded in Volume 68, page 680.

This property is intended for residential use.

REPLAT
OF
LOT 10 AND 45' OF LOT 11
BLOCK 1
GORDON'S ADDITION
0.252 ACRES
ZENO PHILLIPS LEAGUE A - 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' APRIL 1996

OWNER/DEVELOPER:
Kyle Burleson
1101 Oakhaven
College Station, TX 77840
(409) 779-1226



STATE OF TEXAS
COUNTY OF BRAZOS
I, Kyle Burleson
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 Official Records of Brazos County in Volume 68 page 680 and designated herein as the UNITS AND BLOCKS 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.

Kyle Burleson
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.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Perkins 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 12th day of March, 1996 and same was duly approved on the 27th day of June, 1996 by said Commission.

[Signature]
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.

[Signature]
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Kyle Burleson 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 24th day of April, 1996.

[Signature]
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 made from an actual survey of the property made under my supervision and that the lines and bounds described hereon are a close geometric form.

[Signature]
Donald D. Garrett, R.P.L.S. No. 2972

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.

[Signature]
Donald D. Garrett, P.E. 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 certificate of authentication was filed for record in my office the 24th day of April, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 68, Page 680.

[Signature]
Mary Ann Ward by [Signature]
County Clerk
Brazos County, Texas

