

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) John G. Harnsberry Lot 1-7 and 9-10 5/8 by CL w/permission
owner(s) and developer(s) of
the land shown on this plat, and designated herein as Block 1, Hall Crossing 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.

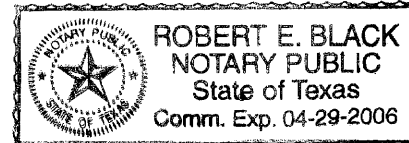
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS TRAVIS

Before me, the undersigned authority, on this day personally appeared
Jenna G. Harnsberry 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 22nd day of June, 2004.

Robert E. Black
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim C. Casey 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 22nd day of JUNE, 2004.

Kim C. Casey
Chairman

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.

[Signature]
Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

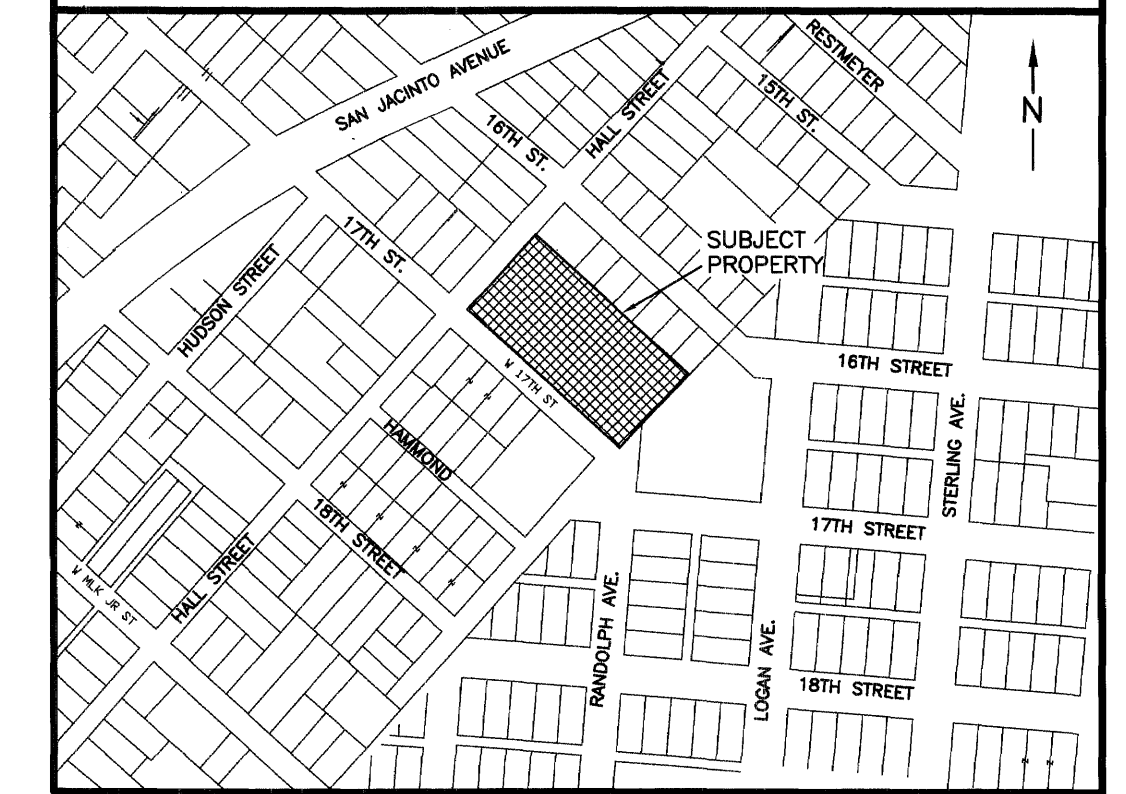
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in
compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]
City Engineer, City of Bryan

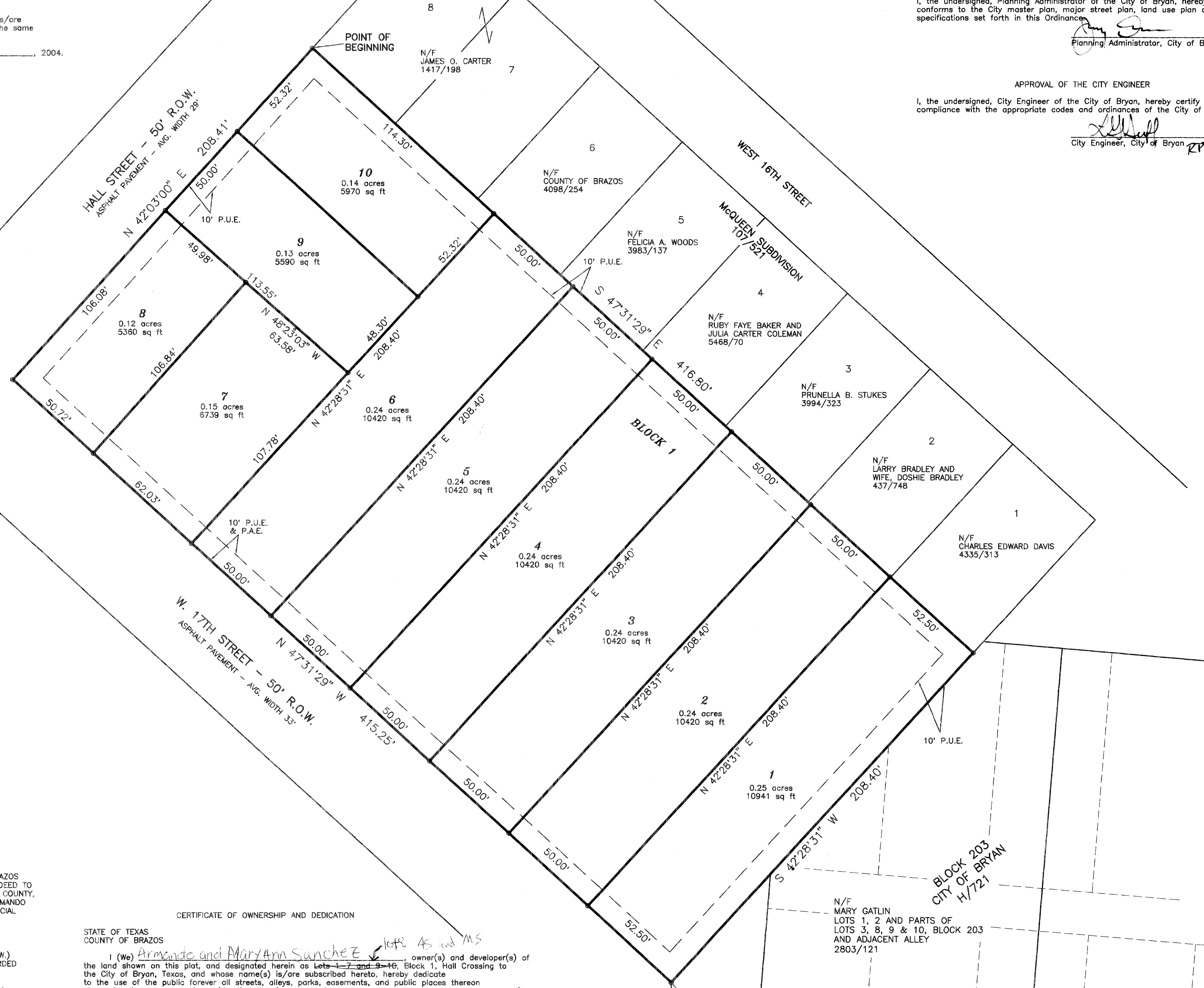


SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE



Doc 00861444 Bk OR 6155 Vol 221 Pg

Filed for Record in:
BRAZOS COUNTY

On: Jul 07, 2004 at 04:28P

As a
Plats

Document Number: 00861444

Amount: \$8.00

Receipt Number - 246257

By:
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
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 07, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
1.99 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING
AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS
COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.82 ACRE TRACT AS DESCRIBED BY A DEED TO
H. K. HARNSBERRY, RECORDED IN VOLUME 530, PAGE 675 OF THE DEED RECORDS OF BRAZOS COUNTY,
TEXAS, AND ALL OF A CALLED 50 FOOT BY 100 FOOT TRACT AS DESCRIBED BY A DEED TO ARMANDO
SANCHEZ AND WIFE, MARY ANN SANCHEZ, RECORDED IN VOLUME 5652, PAGE 680 OF THE OFFICIAL
PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF HALL STREET (50' R.O.W.)
MARKING THE WEST CORNER OF LOT 8, McQUEEN SUBDIVISION, ACCORDING TO THE PLAT RECORDED
IN VOLUME 107, PAGE 521 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 31' 29" E ALONG THE COMMON LINE OF SAID 1.82 ACRE TRACT AND McQUEEN
SUBDIVISION FOR A DISTANCE OF 416.80 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE
OF PARTIAL BLOCK 230, CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721
OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE SOUTH
CORNER OF LOT 1, McQUEEN SUBDIVISION, AND THE EAST CORNER OF SAID 1.82 ACRE TRACT;

THENCE: S 42° 28' 31" W ALONG THE COMMON LINE OF SAID 1.82 ACRE TRACT AND SAID BLOCK
230 FOR A DISTANCE OF 208.40 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF W. 17TH
STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 31' 29" W ALONG THE NORTHEAST LINE OF W. 17TH STREET FOR A DISTANCE OF
415.25 FEET TO A 5/8 INCH IRON ROD SET AT THE INTERSECTION OF THE NORTHEAST LINE OF W. 17TH
STREET AND THE SOUTHEAST LINE OF HALL STREET MARKING THE WEST CORNER OF SAID SANCHEZ
TRACT;

THENCE: N 42° 03' 00" E ALONG THE SOUTHEAST LINE OF HALL STREET FOR A DISTANCE OF 208.41
FEET TO THE POINT OF BEGINNING CONTAINING 1.99 ACRES OF LAND. BEARING SYSTEM SHOWN
HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Armando and Mary Ann Sanchez Lot 1-7 and 9-10 5/8 by CL w/permission
owner(s) and developer(s) of
the land shown on this plat, and designated herein as Block 1, Hall Crossing 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.

Armando Sanchez
Mary Ann Sanchez
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared
Armando Sanchez 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 22 day of June, 2004.



Patricia Karen Gandy
Notary Public, Brazos County, Texas

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 on the
day of July, 2004, in the Official Public Records of Brazos County, Texas, in
Volume 4455, Page 221.

Karen G. McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

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

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 2. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 1412.
- 3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100133 C, DATED JULY 2, 1992.
- 4. SUBJECT PROPERTY IS CURRENTLY ZONED "SF-5 - SINGLE FAMILY 5000".
- 5. P.U.E. - PUBLIC UTILITY EASEMENT
- 6. P.A.E. - PUBLIC ACCESS EASEMENT
- 7. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOTE: THE EXISTING IMPROVEMENTS ON LOT 8 WILL BE "GRANDFATHERED" FOR ANY ENCROACHMENTS INTO SETBACK LINES AND/OR UTILITY EASEMENTS CREATED BY THIS PLAT. ANY FUTURE CONSTRUCTION OR IMPROVEMENTS TO EXISTING STRUCTURES WILL NOT BE ALLOWED TO ENCROACH INTO ANY SETBACK LINES OR UTILITY EASEMENTS.

FINAL PLAT
OF
HALL CROSSING
1.99 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 05-03-04
PLAT DATE: 05-24-04

JOB NUMBER: 04-0206
CAD NAME: 04-0206F
CRS FILE: BOT (cont): 04-0206 (job)

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

PREPARED FOR: HAMILTON HOMES
4119 MONTROSE, SUITE 230
HOUSTON, TEXAS 77098
PHONE (713) 528-8700

on land base 9/10/07