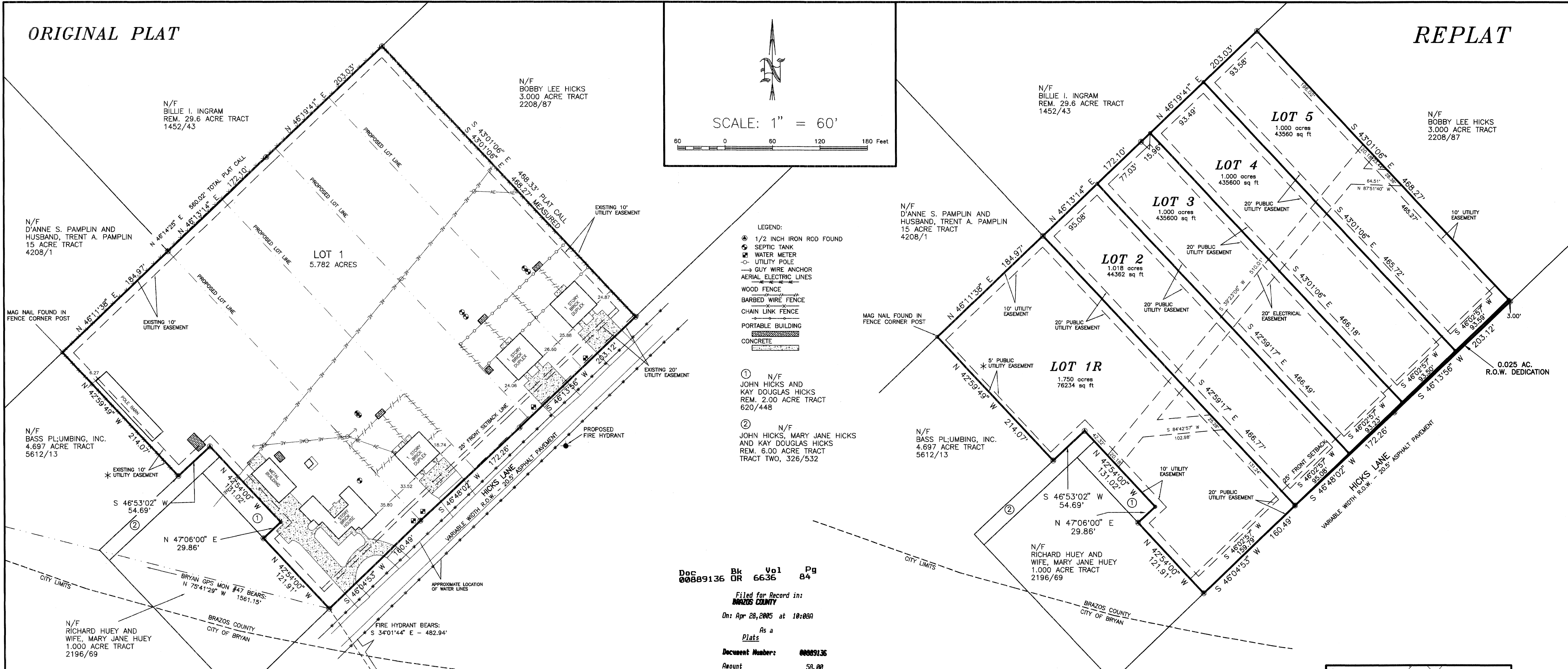
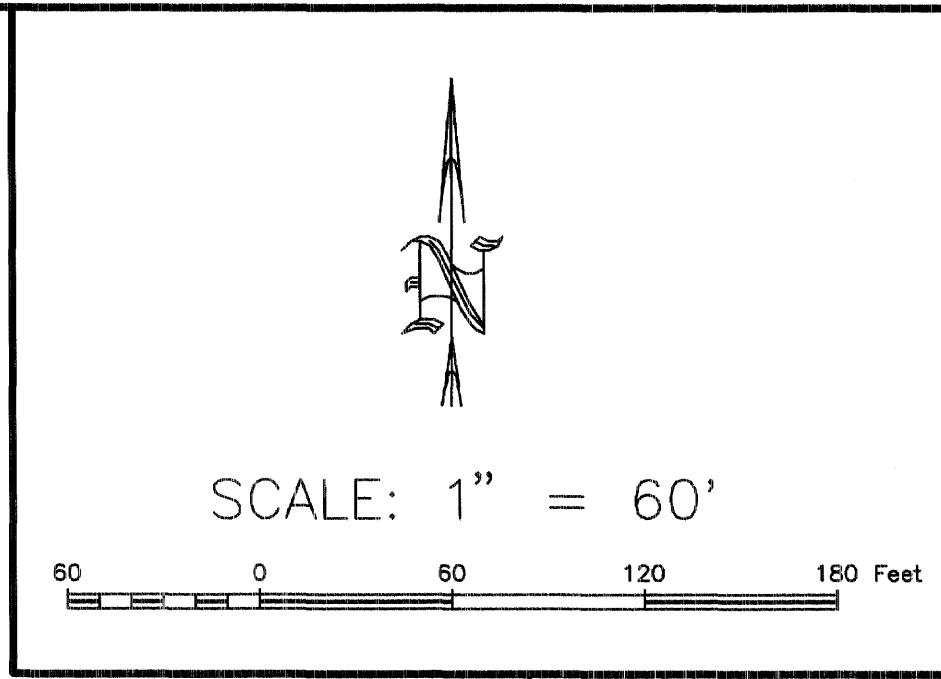


ORIGINAL PLAT

REPLAT



- LEGEND: 1/2 INCH IRON ROD FOUND, SEPTIC TANK, WATER METER, UTILITY POLE, GUY WIRE ANCHOR, AERIAL ELECTRIC LINES, WOOD FENCE, BARBED WIRE FENCE, CHAIN LINK FENCE, PORTABLE BUILDING, CONCRETE. 1 N/F JOHN HICKS AND KAY DOUGLAS HICKS REM. 2.00 ACRE TRACT 620/448. 2 N/F JOHN HICKS, MARY JANE HICKS AND KAY DOUGLAS HICKS REM. 6.00 ACRE TRACT TRACT TWO, 326/532.

Doc 00889136 Bk OR Vol 6636 Pg 84 Filed for Record in: BRAZOS COUNTY On: Apr 28, 2005 at 10:00AM As a Plats Document Number: 00889136 Amount: 58.00 Receipt Number - 265466 By: Lana Maurer

APPROVAL OF PLANNING AND ZONING COMMISSION I, Art Hughes, Vice, 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 day of April, 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. Kumi Russell, Planning Administrator, City of Bryan

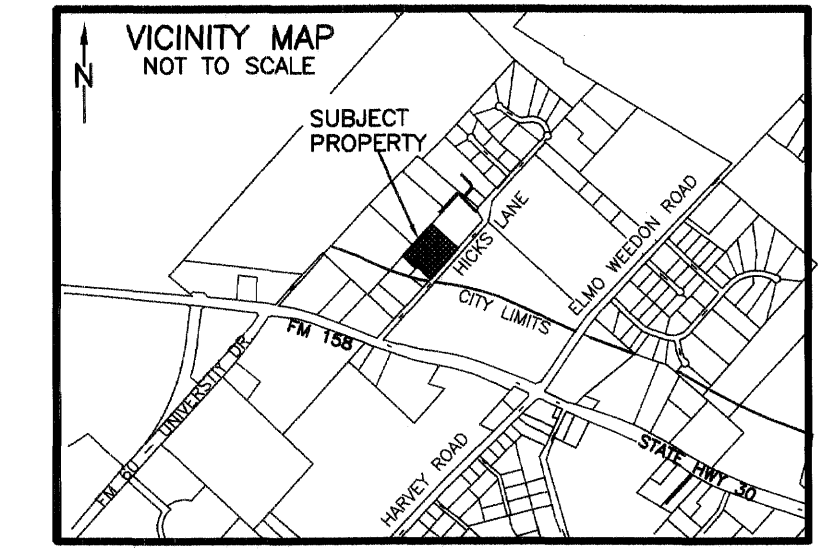
APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan. [Signature]

CERTIFICATE OF THE COUNTY CLERK I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with the certificates of authentication was filed for record in my office on the day of April, 2005, in the Official Public Records of Brazos County, Texas, in Volume 00889136, Page 84.

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. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED. 3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. 4. WICKSON CREEK S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. 5. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0161 C. DATED JULY 2, 1992. 7. BUILDING SETBACK LINES PER BRAZOS COUNTY SUBDIVISION REGULATIONS. 8. BEARING ORIENTATION SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF "HICKS LANE ESTATES", VOL. 2635, PG. 343, AS INDICATED BY THE NORTHEAST LINE OF THE SUBDIVISION. (NOTE: ALL OTHER DIMENSIONS SHOWN ARE AS MEASURED ON THE GROUND FROM MONUMENTS FOUND FOR PROPERTY CORNERS)

\* NOTE: THE EXISTING 10' UTILITY EASEMENT AS REFLECTED BY PLAT 2635/343 IS BEING REDUCED TO A 5' PUBLIC UTILITY EASEMENT BY THE FILING OF THIS REPLAT TO ALLEVIATE THE ENCRoACHMENT OF THE POLE BARN CURRENTLY EXISTING ON THE PROPERTY. THERE ARE NO UTILITIES WITHIN THE EASEMENT AT THIS TIME.



REPLAT OF LOT 1 HICKS LANE ESTATES VOLUME 2635, PAGE 343 5.782 ACRES JAMES W. SCOTT LEAGUE, A-49 BRAZOS COUNTY, TEXAS SCALE: 1 INCH = 60 FEET SURVEY DATE: JANUARY, 2005 PLAT DATE: 02-01-05 REVISED: 02-14-05 JOB NUMBER: 05-022 CAD NAME: 05-022 CR5 FILE: HICKS (cont); 05-022 (job) PREPARED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 288-3195 PREPARED FOR: DAVID GUYTON 4141 HICKS LANE COLLEGE STATION, TEXAS 77845 PHONE (979) 255-6068

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, (We) James W. Scott League, owner(s) and developer(s) of the land shown on this plat, and designated herein as Hicks Lane Estates to Brazos County, 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. James W. Scott League, Owner(s)

CERTIFICATE OF APPROVAL This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the day of April, 2005. Signed this 28th day of April, 2005. Randy Arm, County Judge, Brazos County, Texas