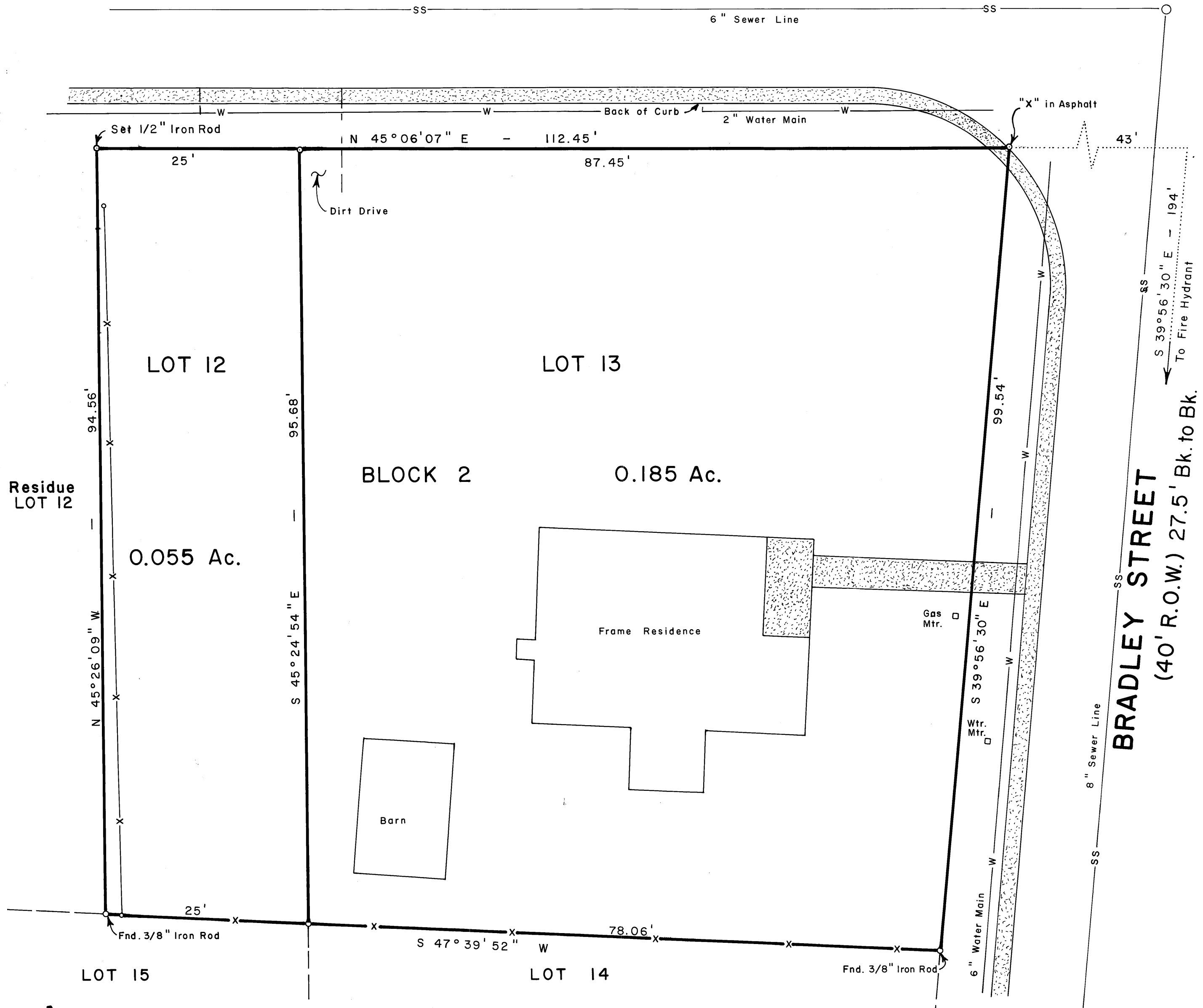


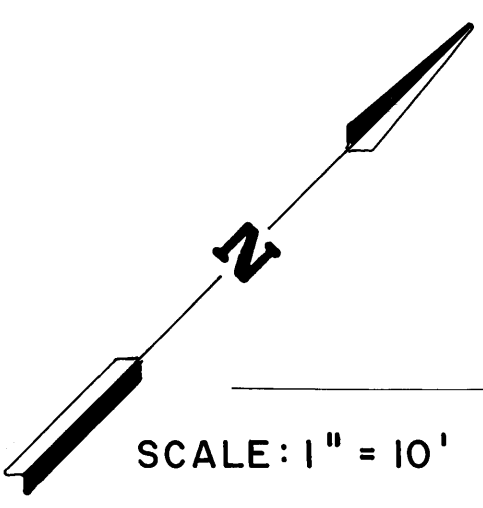
90 JUN 18 AM 8:24
Brazos County Clerk's Office
Brazos County, Texas

DANSBY STREET (40' R.O.W.) 29' Bk. to Bk.

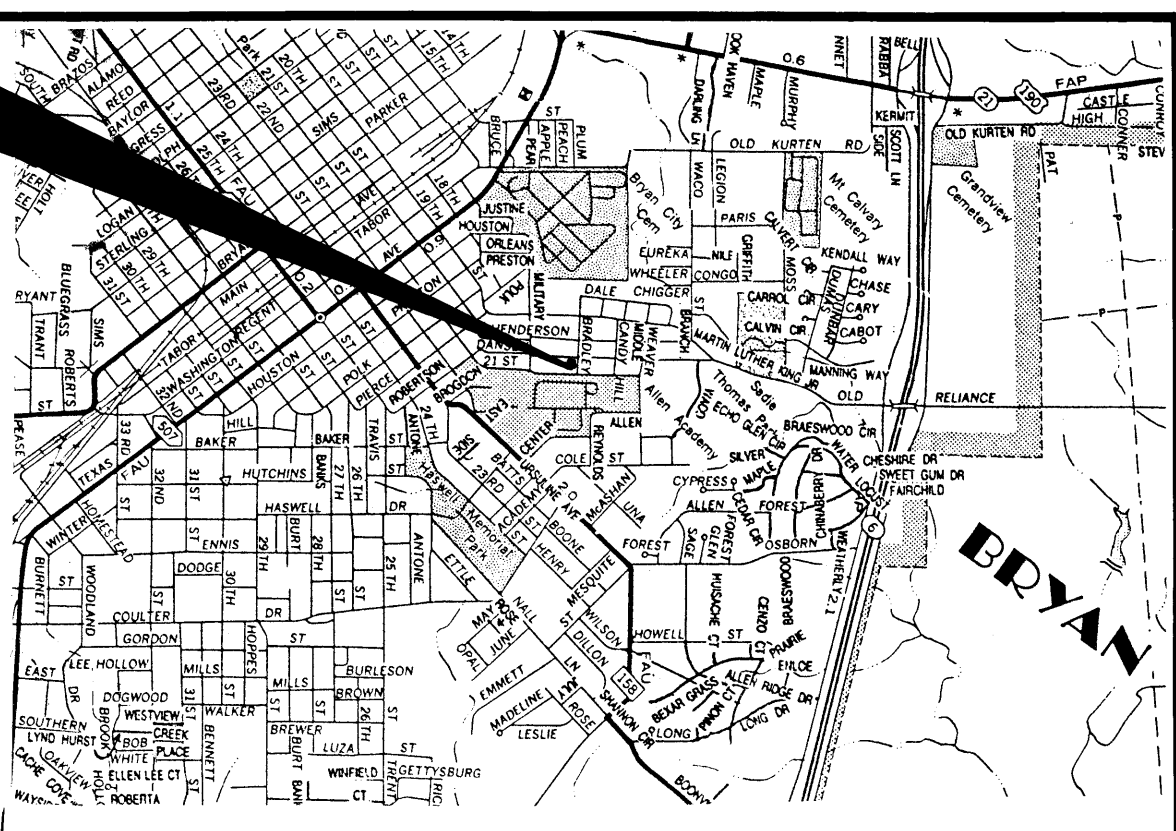
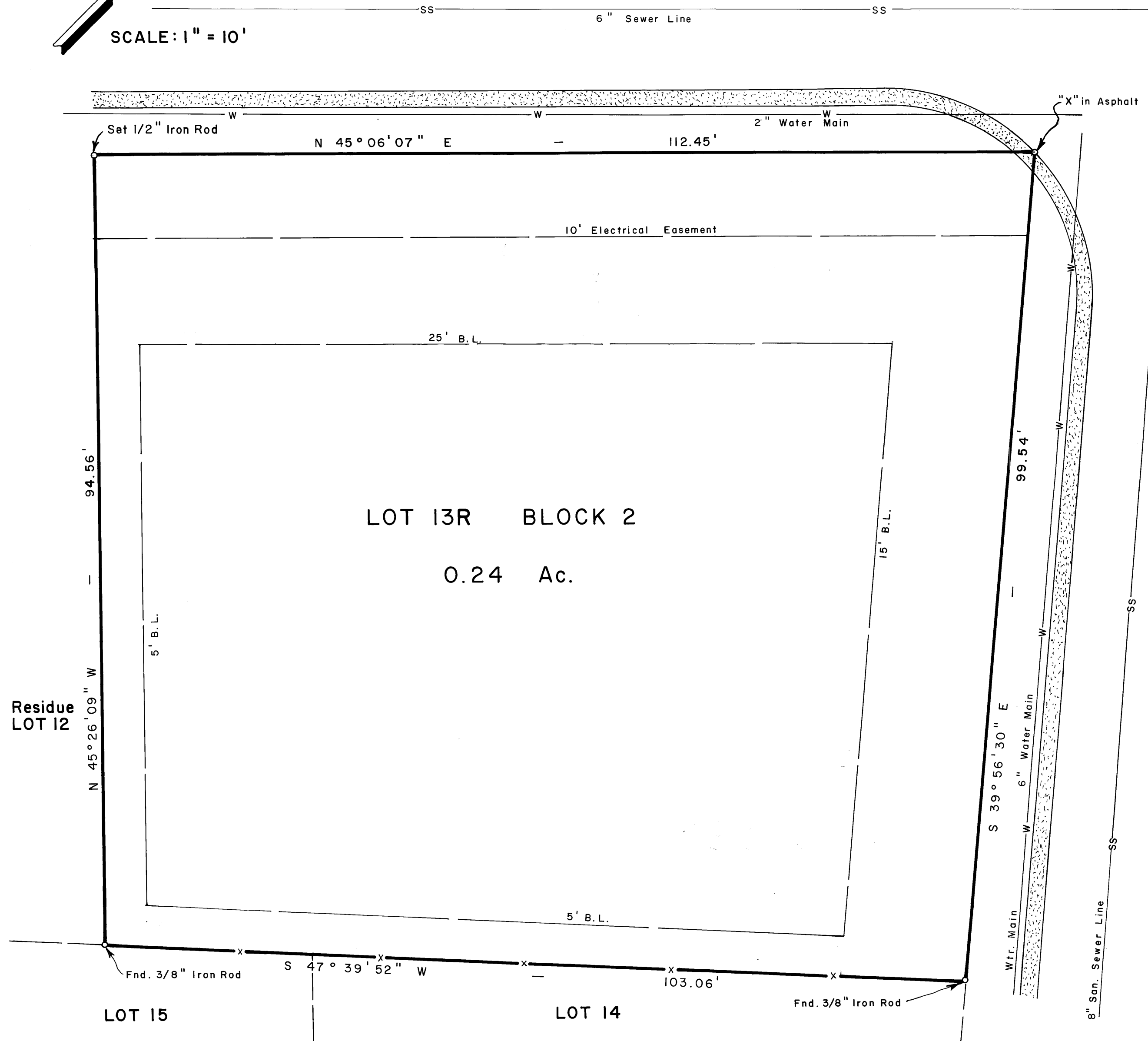


Residue LOT 12

Residue LOT 12



DANSBY STREET



LOCATION MAP

FIELD NOTES
Lot 13R

All that certain lot, tract or parcel being 0.24 of one acre of land situated in the Stephen F. Austin League No. 10, Abstract No. 63, Brazos County, Texas and being all of those certain lots conveyed by Monroe Price et al to Melvin L. Hanks et ux of record in Volume 1151 page 788, Official Records of Brazos County, Texas, same being all of Lot No. 13 and the northeast one-half of Lot No. 12, Block 2 of the HIGGS ADDITION, an addition to the City of Bryan according to the plat recorded in Volume 38 page 555, Deed Records of Brazos County, Texas; said 0.24 of one acre being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod found in the southwest right-of-way line of Bradley Street for the most easterly corner, said corner being the most northerly corner of Lot No. 14 Block 2 of said Higgs Addition;

THENCE: S 47°39'52" W along the southeast boundary line of Lots 13 and 12, respectively a distance of 103.06' to a 3/8" iron rod found for the most southerly corner; said corner being the most easterly corner of said McDavid Tract;

THENCE: N 45°26'09" W along the northeast boundary line of said McDavid Tract a distance of 94.56' to a 1/2" iron rod set in the southeast right-of-way line of Dansby Street for the most westerly corner, said corner being the most northerly corner of the Cheryl M. McDavid Tract as recorded in Volume 848 page 96, Official Records of Brazos County, Texas;

THENCE: N 45°06'07" E along said southeast right-of-way line a distance of 112.45' to an "X" chiseled in road for the most northerly corner, said corner being at the intersection of the southeast right-of-way line of Bradley Street;

THENCE: S 39°56'30" E along the southwest right-of-way line of Bradley Street a distance of 99.54' to the PLACE OF BEGINNING; and containing an area of 0.24 of one acre of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 on November 27, 1989.

FILED
90 JUN 18 AM 8:26
Brazos County Clerk's Office
Brazos County, Texas
Melvin L. Hanks Sr.

439267

REPLAT
of
LOTS 12 & 13, BLOCK 2

HIGGS ADDITION

0.24 ACRE
STEPHEN F. AUSTIN LEAGUE NO. 10
ABSTRACT NO. 63
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER 1989

OWNER and Developer:
Melvin L. Hanks Sr.
908 Dansby Street
Bryan, Texas 77802

Prepared By:
Garrett Engineering
4444 Carter Creek Pkwy. No. 108
Bryan, Texas 77802

ORIGINAL PLAT

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.
Burt Kan
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), *Melvin L. Hanks Sr.*
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 1151, Page 788, and designated herein as the HIGGS ADDITION 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,
Melvin L. Hanks Sr.
Owner

APPROVAL OF PLANNING COMMISSION
ED WAGONER, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 4TH day of DECEMBER, 1989, and same was duly approved on the 4TH day of JANUARY, 1990, by said commission.
Ed Wagoner
Chairman of the Planning Commission, Bryan, Texas

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.
David Jack
City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
I, Frank Boriske, 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 day of Jan, 1990, in the Deed Records of Brazos County, Texas, in Volume 1163, Page 281.
WITNESS my hand and Official Seal, at my office in Bryan, Texas.
Frank Boriske
County Clerk
Brazos County, Texas

REVISED PLAT

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Melvin L. Hanks Sr., 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 20th day of November, 1989.

Donald D. Garrett
Notary Public, State of Texas
Notary's name:
Notary's commission expires:

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Public Surveyor No. 2972, 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 on the ground and that the metes and bounds describing said subdivision shall describe a closed geometric form.
Donald D. Garrett
Donald D. Garrett, R.P.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.
Donald D. Garrett
Donald D. Garrett P.E. No. 22790