

ORIGINAL

REPLAT

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, JESSE L. NEWMAN, JR.
 owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Official Records of Brazos County in Volume 2427, Page 146, and designated herein as the REMAINDER OF LOT 2 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.

Jesse L. Newman, Jr.
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jesse L. Newman, Jr. 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 purpose and consideration therein stated.

Given under my hand and seal on this 22 day of February, 1996.

Anthony L. Campbell
 Notary Public, State of Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, BONITA M. NEWMAN
 owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Official Records of Brazos County in Volume 2427, Page 146, and designated herein as the REMAINDER OF LOT 1 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.

Bonita M. Newman
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Bonita M. Newman 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 purpose and consideration therein stated.

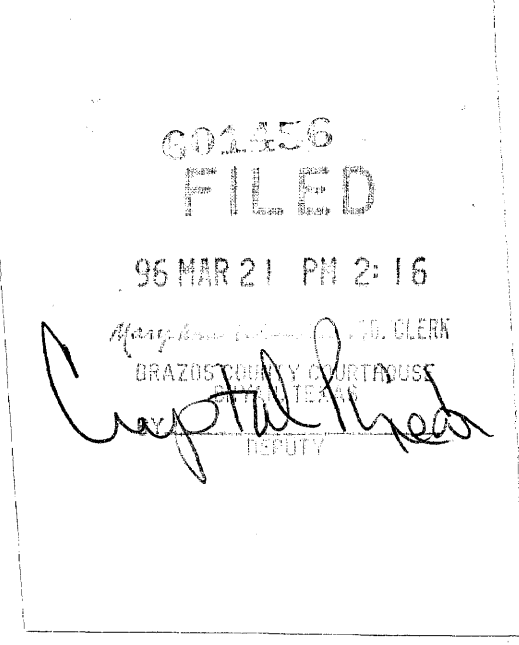
Given under my hand and seal on this 22 day of February, 1996.

Anthony L. Campbell
 Notary Public, State of 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.
Mark L. Smith (acting)
 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 11 day of February, 1996, and same was duly approved on the 11 day of February, 1996, by said commission.
Richard Perkins
 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.
Christal Heed
 City Engineer, Bryan, 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 prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision well describe a closed geometric form.
Donald D. Garrett
 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.
Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF THE COUNTY CLERK
 I, Mary Ann Ward, 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 22 day of February, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 2427, Page 146.
Mary Ann Ward
 County Clerk
 Brazos County, Texas

- General Notes:
1. Basis of Bearing is the Southwest Line rotated to deed call N 45°15'38" W recorded in Volume 2427, Page 146, Official Records, Brazos County, Texas.
 2. All improvements are existing unless otherwise stated.
 3. Property is not in a flood plain as designated by FEMA Flood Insurance Rate Map, Community Panel 480082 0133C, Effective Date July 2, 1992.

A variance for inadequate lot depth was approved on February 08, 1996 by the Zoning Board of Adjustment.

REPLAT
 OF
PART OF LOTS 1 AND 2
J. A. CHEWS SUBDIVISION
0.15 ACRES
 STEPHEN F. AUSTIN, A - 36
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 20" JANUARY 1996

OWNER/DEVELOPER:
 Newman, Jesse L. Jr., and
 Bonita M.
 22627 Black Willow
 Tomball, TX 77375

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2688

SW - D: 95-556C.DWG

On balance
 1/16/96