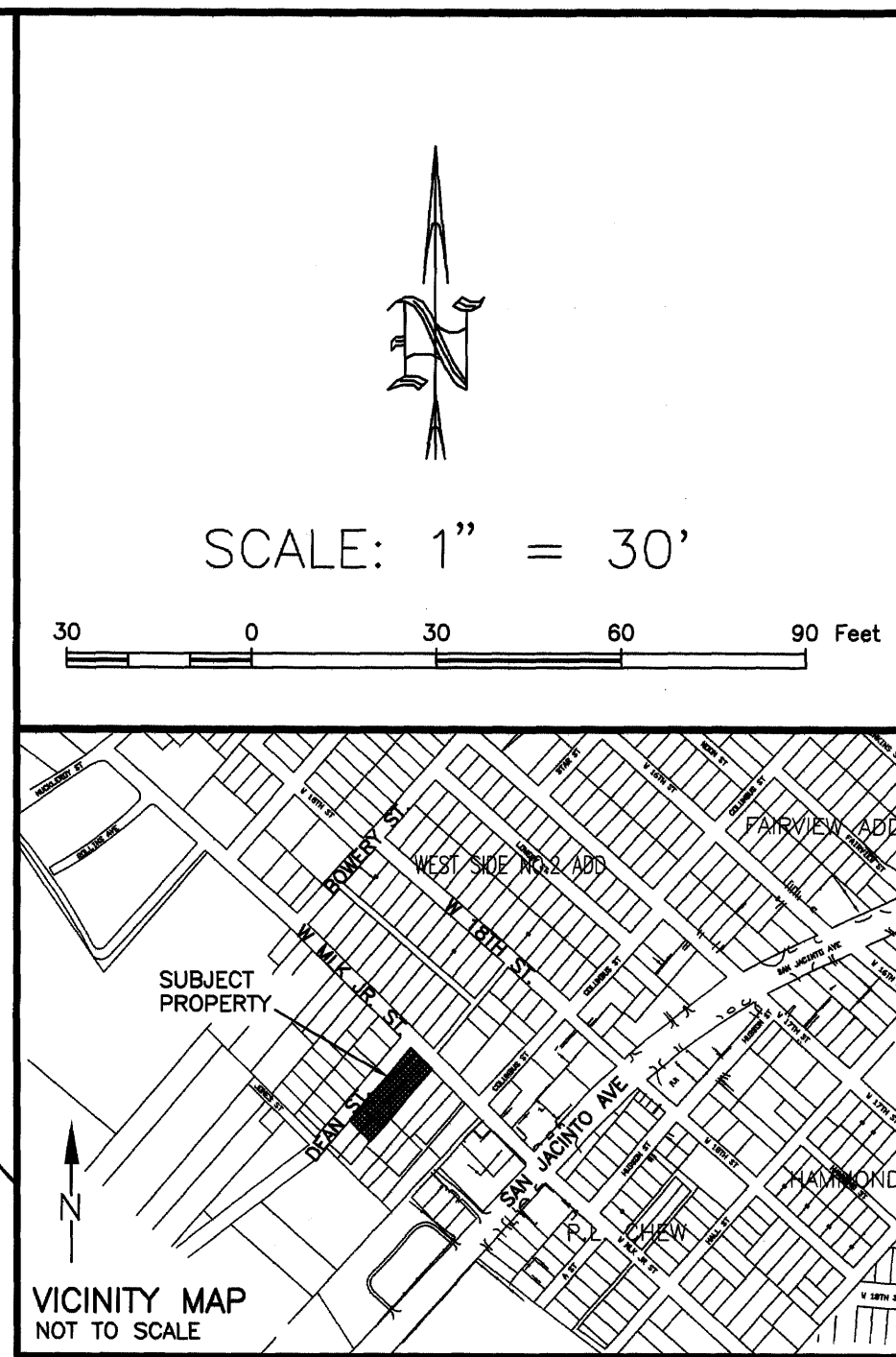
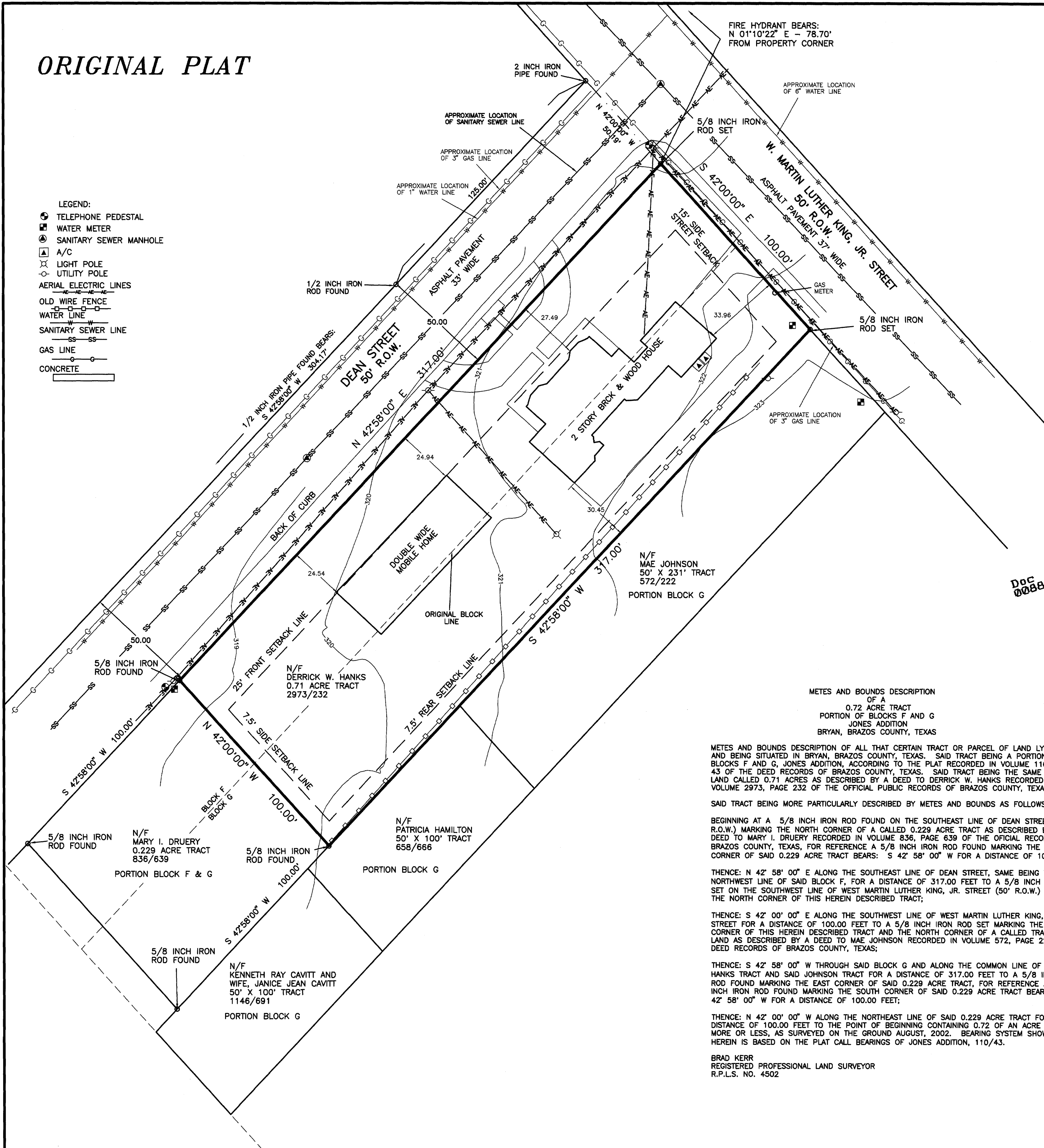
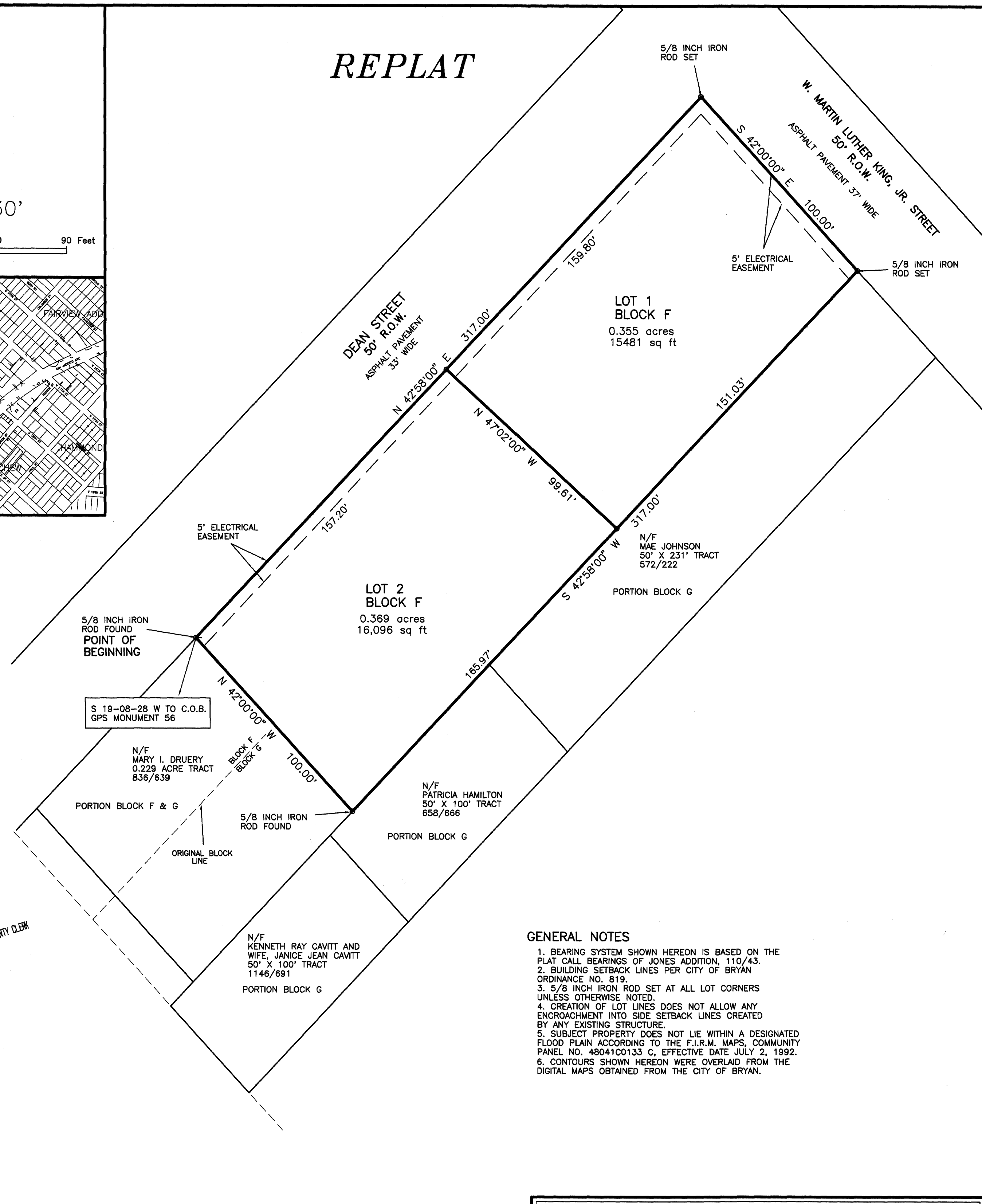


ORIGINAL PLAT

- LEGEND:**
- ☉ TELEPHONE PEDESTAL
 - ⊙ WATER METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ A/C
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - AERIAL ELECTRIC LINES
 - OLD WIRE FENCE
 - WATER LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - CONCRETE



REPLAT



Doc 00882684
 Filed for Record in:
 BRAZOS COUNTY
 On: Feb 18, 2005 at 10:44A
 As a Plat
 Document Number: 00882684
 Amount: 58.00
 Receipt Number: 260685
 By: Susie Cohen

METES AND BOUNDS DESCRIPTION OF A 0.72 ACRE TRACT PORTION OF BLOCKS F AND G JONES ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF BLOCKS F AND G, JONES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 110, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.71 ACRES AS DESCRIBED BY A DEED TO DERRICK W. HANKS RECORDED IN VOLUME 2973, PAGE 232 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 FOUND ON THE SOUTHEAST LINE OF DEAN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF A CALLED 0.229 ACRE TRACT AS DESCRIBED BY A DEED TO MARY I. DRUERY RECORDED IN VOLUME 836, PAGE 639 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.229 ACRE TRACT BEARS: S 42° 58' 00" W FOR A DISTANCE OF 100.00 FEET;

THENCE: N 42° 58' 00" E ALONG THE SOUTHWEST LINE OF DEAN STREET, SAME BEING THE NORTHWEST LINE OF SAID BLOCK F, FOR A DISTANCE OF 317.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF WEST MARTIN LUTHER KING, JR. STREET (50' R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 00' 00" E ALONG THE SOUTHWEST LINE OF WEST MARTIN LUTHER KING, JR. STREET FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MAE JOHNSON RECORDED IN VOLUME 572, PAGE 222 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 58' 00" W THROUGH SAID BLOCK G AND ALONG THE COMMON LINE OF SAID HANKS TRACT AND SAID JOHNSON TRACT FOR A DISTANCE OF 317.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.229 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.229 ACRE TRACT BEARS: S 42° 58' 00" W FOR A DISTANCE OF 100.00 FEET;

THENCE: N 42° 00' 00" W ALONG THE NORTHEAST LINE OF SAID 0.229 ACRE TRACT FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.72 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST, 2002. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF JONES ADDITION, 110/43.

BRAD KERR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 R.P.L.S. NO. 4502

STATE OF TEXAS COUNTY OF BRAZOS

I, HONORABLE KAREN MCGUIRE, County Clerk of Brazos County, Texas, do 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 in the public records of this county as stated herein by me.

Feb 18, 2005

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF JONES ADDITION, 110/43.
 2. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 819.
 3. 5/8 INCH IRON ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 4. CREATION OF LOT LINES DOES NOT ALLOW ANY ENCROACHMENT INTO SIDE SETBACK LINES CREATED BY ANY EXISTING STRUCTURE.
 5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, EFFECTIVE DATE JULY 2, 1992.
 6. CONTOURS SHOWN HEREON WERE OVERLAIN FROM THE DIGITAL MAPS OBTAINED FROM THE CITY OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF TEXAS

(We) Constance Canady / Sandra Hanks, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1-3, Block F, Jones Addition 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 herein expressed.

Constance Canady
Sandra Hanks
 Owner(s)

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim 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 18th day of September, 2002.

Kim 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.

Kevin 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.

W. L. Huff
 City Engineer, City of Bryan

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Constance Canady and Sandra Hanks, 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 03 day of October, 2002.

Kathy Nichols
 Notary Public, Brazos County, Texas

KATHY NICHOLS
 Notary Public
 STATE OF TEXAS
 My Commission Expires 02/20/2008

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McGuire, 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 February, 2005 in the Official Public Records of Brazos County, Texas, in Volume 6572, Page 7.

Karen McGuire
 County Clerk
 Brazos County, Texas
 By: Susie L. Cohen
 Deputy Clerk

REPLAT
 OF
 A PORTION OF BLOCKS F & G
JONES ADDITION
 VOLUME 110, PAGE 43
 0.72 ACRES
 STEPHEN F. AUSTIN LEAGE NO. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 08-02-02
 PLAT DATE: 08-13-02
 REVISED: 09-04-02
 JOB NUMBER: 02-0816
 CAD NAME: 02-0816
 CR5 FILE: 02-0816

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

PREPARED FOR: CONNIE CANADY
 701 ROLLINS
 BRYAN, TEXAS 77803
 PHONE (979) 775-4512