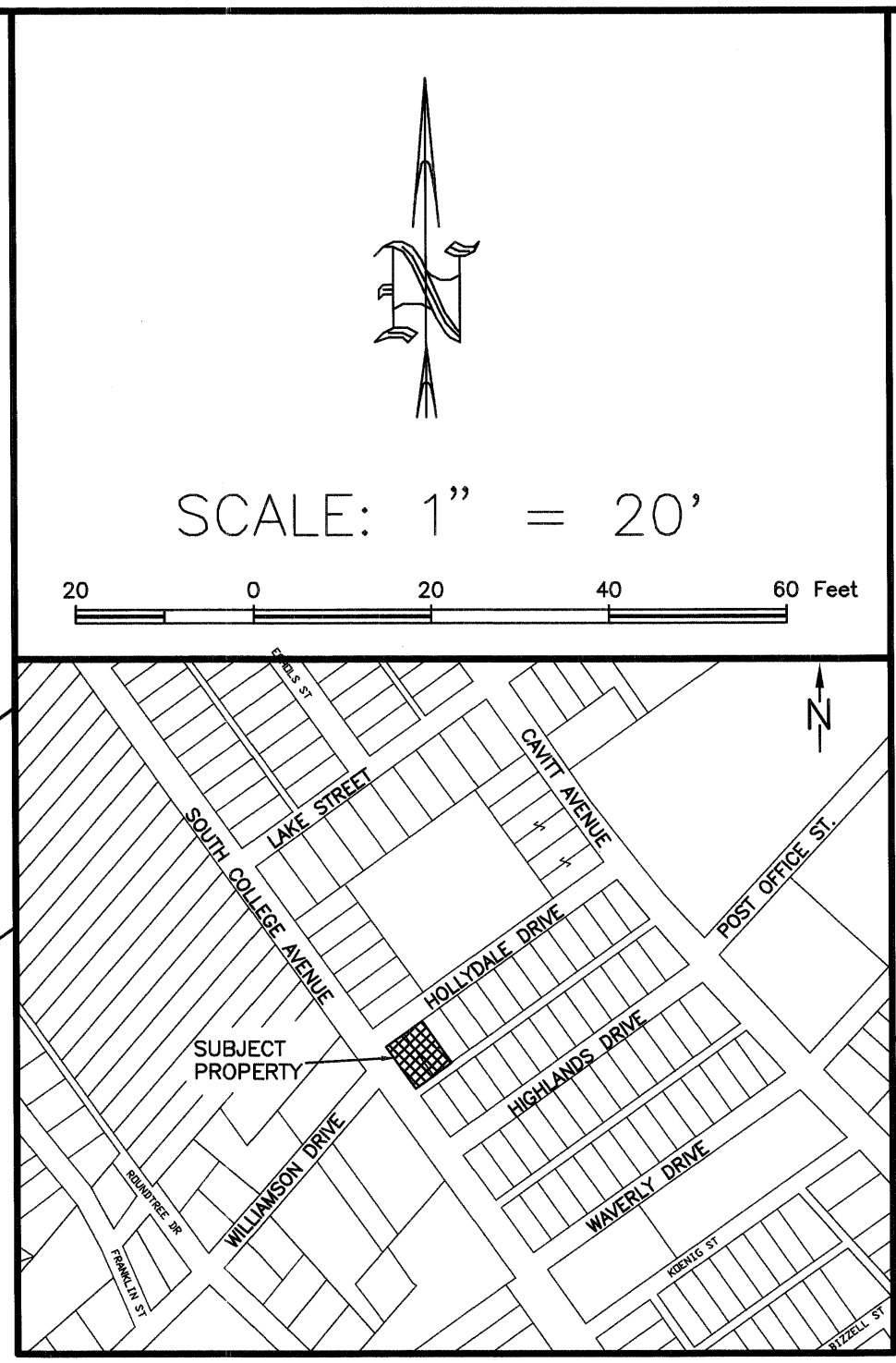
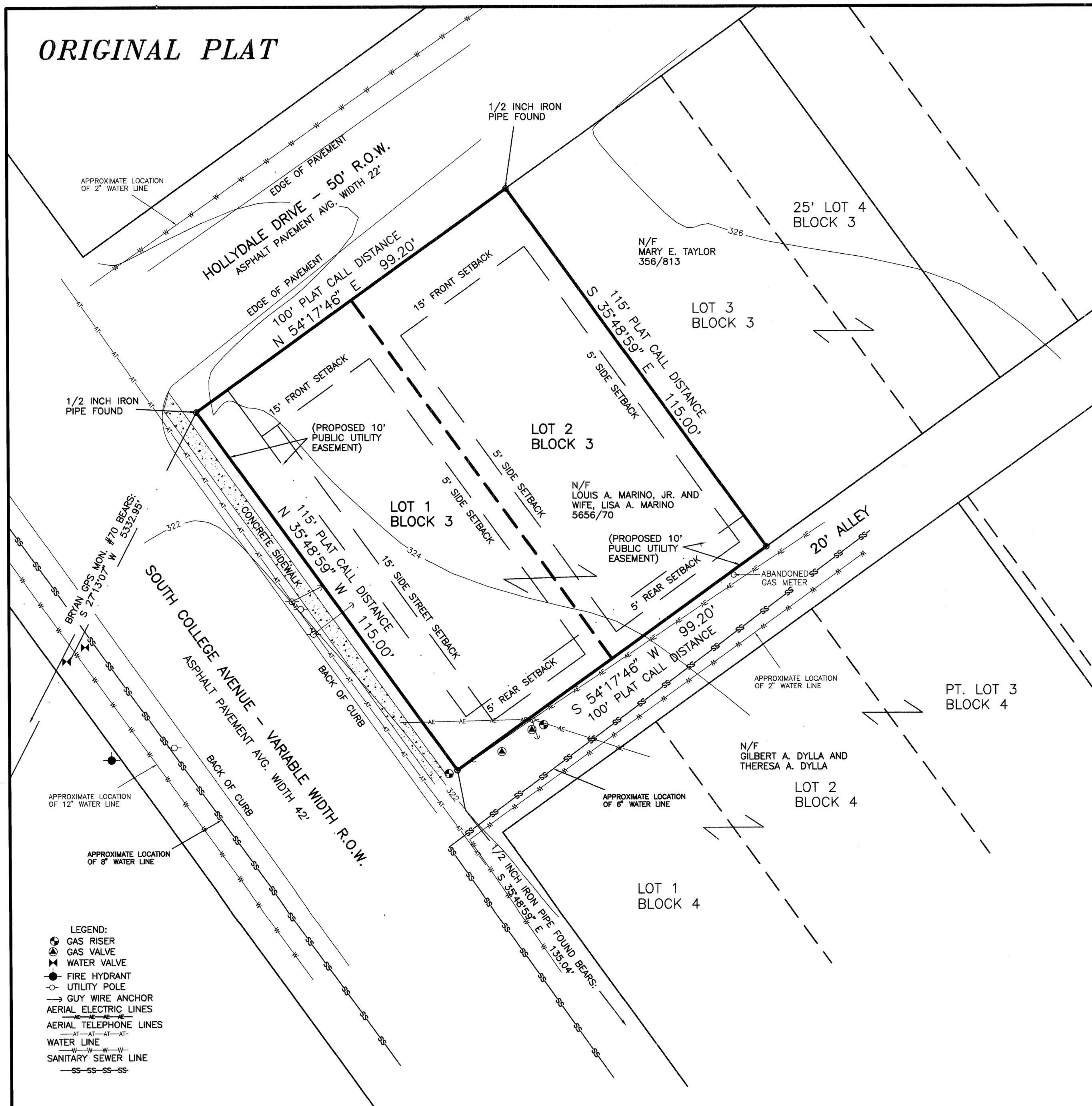
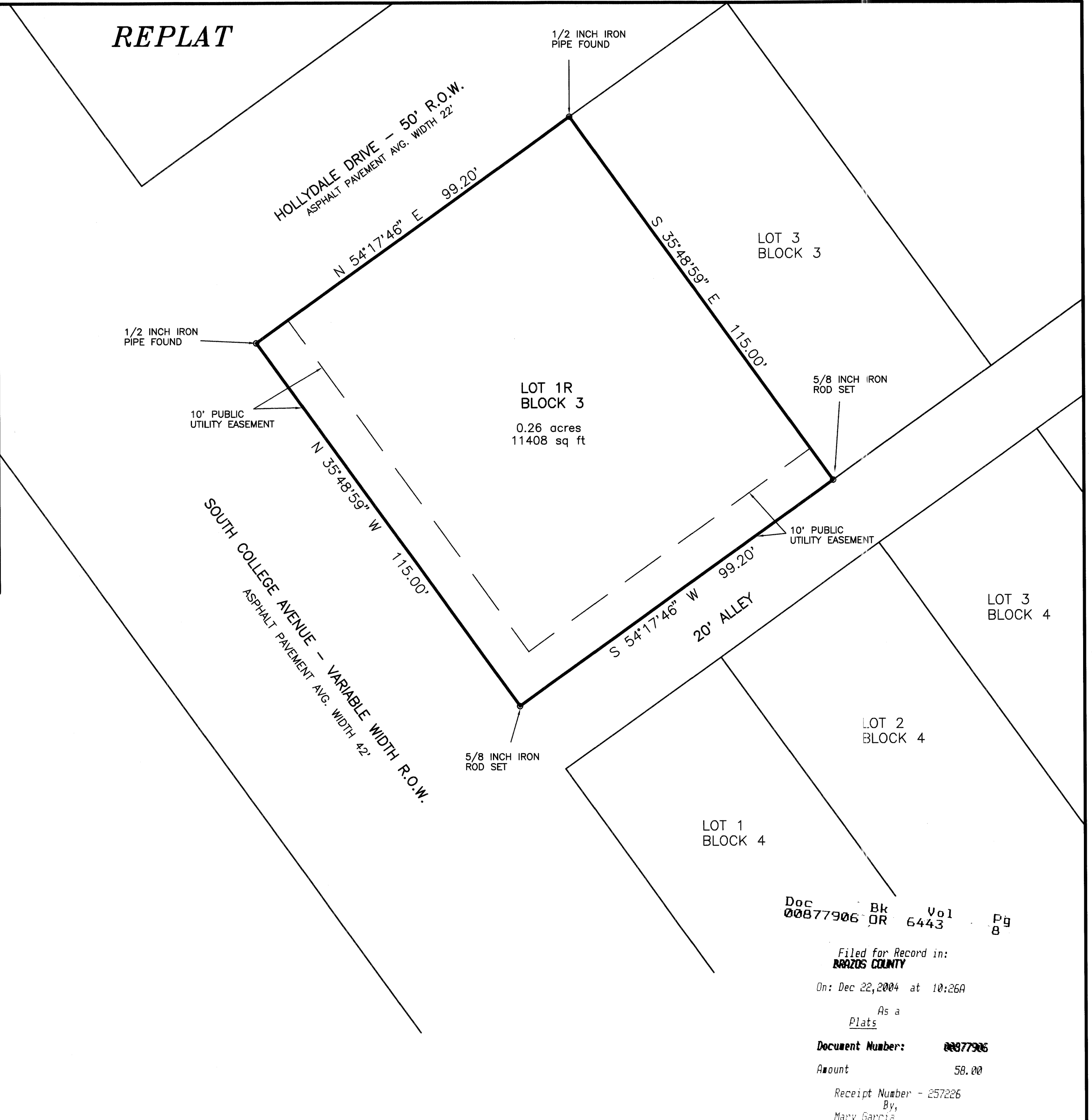


**ORIGINAL PLAT**



**REPLAT**



**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 S.D.R.O. #1431.  
 3. SETBACK LINES AND OTHER MATTERS IN DEED RESTRICTIONS 99/463 DO APPLY TO THIS TRACT.  
 4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 DATED JULY 2, 1992.  
 5. WATER AND SEWER LINES SHOWN HEREON ARE OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.  
 6. CONTOURS SHOWN HEREON ARE OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.

Doc 00877906 Bk OR Vol 6443 Pg 8  
 Filed for Record in:  
**BRAZOS COUNTY**  
 On: Dec 22, 2004 at 10:26A  
 As a  
 Plats  
 Document Number: 00877906  
 Amount 58.00  
 Receipt Number - 257226  
 By:  
 Mary Garcia

**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

**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.

*Keri 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.

*Bill Hines*  
 City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

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 22nd day of December, 2004, in the Official Public Records of Brazos County, Texas, in Volume 6443, Page 8.

*Karen McQueen by Mary Garcia*  
 County Clerk  
 Brazos County, Texas

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 0.26 ACRE TRACT  
 LOTS 1 AND 2, BLOCK 3  
 LAWLER PLACE NO. 2  
 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 ALL OF LOTS 1 AND 2, BLOCK 3, LAWLER PLACE NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 463 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF HOLLYDALE DRIVE (50' R.O.W.) AND THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 54° 17' 48" E ALONG THE SOUTHEAST LINE OF HOLLYDALE DRIVE FOR A DISTANCE OF 99.20 FEET (PLAT CALLS 100') TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 3, BLOCK 3;

THENCE: S 35° 48' 59" E ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3 FOR A DISTANCE OF 115.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF A 20.00 FOOT WIDE ALLEY MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3;

THENCE: S 54° 17' 48" W ALONG THE NORTHWEST LINE OF SAID ALLEY FOR A DISTANCE OF 99.20 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE MARKING THE SOUTH CORNER OF SAID LOT 1, FOR REFERENCE A 7/8 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE MARKING THE SOUTH CORNER OF LOT 1, BLOCK 4, BEARS: S 35° 48' 59" E FOR A DISTANCE OF 115.04 FEET;

THENCE: N 35° 48' 59" W ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.26 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

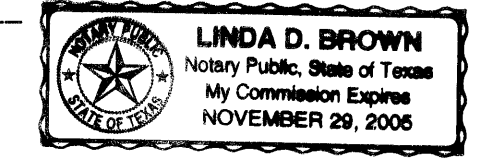
BRAD KERR  
 R.P.L.S. NO. 4502

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
 I, *Kim Casey*, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the 14th day of November, 2004.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) *Louis A. Marino, Jr. and Lisa A. Marino*, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, Block 3, Lawler Place No. 2 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.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared *Louis A. Marino, Jr. and Lisa A. Marino*, 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 13th day of October, 2004.  
*Linda D. Brown*  
 Notary Public, Brazos County, Texas



**REPLAT**  
 OF  
 LOTS 1 AND 2, BLOCK 3  
 LAWLER PLACE NO. 2  
 VOLUME 99, PAGE 463  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: SEPT. 2004  
 PLAT DATE: 10-04-04  
 REVISED: 10-12-04  
 JOB NUMBER: 04-0619  
 CAD NAME: 04-0619  
 CRS FILE: C-CLUB

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

PREPARED FOR: LOUIS A. MARINO, JR.  
 P.O. BOX 4268  
 BRYAN, TEXAS 77805  
 PHONE (979) 776-4298