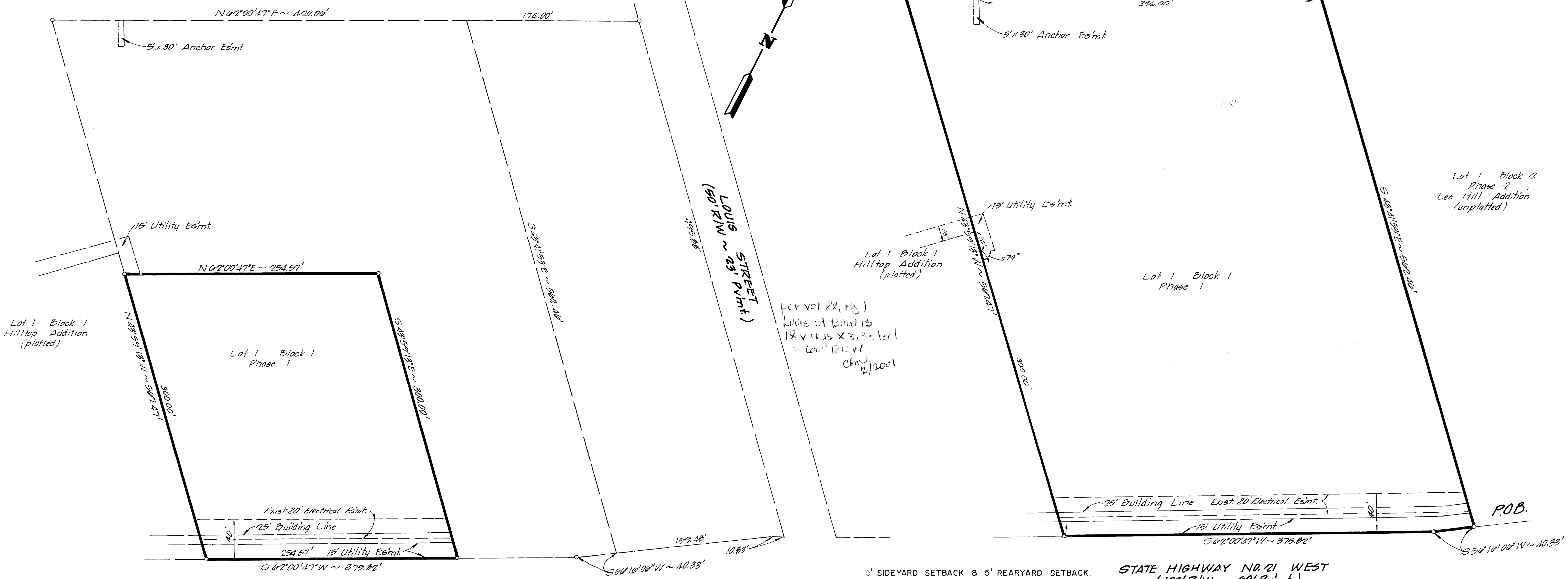


Lot 1 Block 1  
M # M Subdivision  
(platted)

Lot 1 Block 1  
M # M Subdivision  
(platted)

Lot 1 Block 2  
Phase 2  
Lee Hill Addition  
(unplatted)



STATE HIGHWAY NO. 21 WEST  
(100' R/W ~ 60' P.V.M.T.)

5' SIDEYARD SETBACK & 5' REARYARD SETBACK.  
DRAINAGE REPORT TO BE TURNED IN WITH SITE PLAN.  
OWNER WILL PROVIDE STORM WATER MANAGEMENT WHEN LOT DEVELOPES, MEETING SECTION 14 (J) OF THE SUBDIVISION CONTROL ORDINANCE.

STATE HIGHWAY NO. 21 WEST  
(100' R/W - 60' P.V.M.T.)

**ORIGINAL PLAT**

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
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.

*Donald D. Garrett*  
Registered Public Surveyor  
No. 2972

**CERTIFICATION BY THE COUNTY CLERK:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Boriskie, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 8th day of NOV, 1983, in the Deed Records of Brazos County, Texas, Volume 648, Page 233.

*Frank Boriskie by Sally Thompson*  
County Clerk, Brazos County, Texas

**CERTIFICATION BY THE DIRECTOR OF PLANNING**

I, the Undersigned, Director of Planning 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 the Ordinance.

*[Signature]*  
Director of Planning, Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION:**

I, Roger Jackson, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 15th day of SEPTEMBER 1983 and same was duly approved on the 15th day of SEPTEMBER 1983 by said Commission.

*Roger Jackson*  
Chairman, City Planning Commission  
Bryan, Texas

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (we), J & J PROPERTIES, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 337, Page 9, and designated herein as the LEE HILL ADDITION Subdivision to 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 stated.

Owner: *[Signature]*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN Under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public, Brazos County, Texas

**A CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald D. Garrett, Registered Professional Engineer, No. 2790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Donald D. Garrett*  
Registered Professional Engineer

**REPLAT**

**FIELD NOTES**

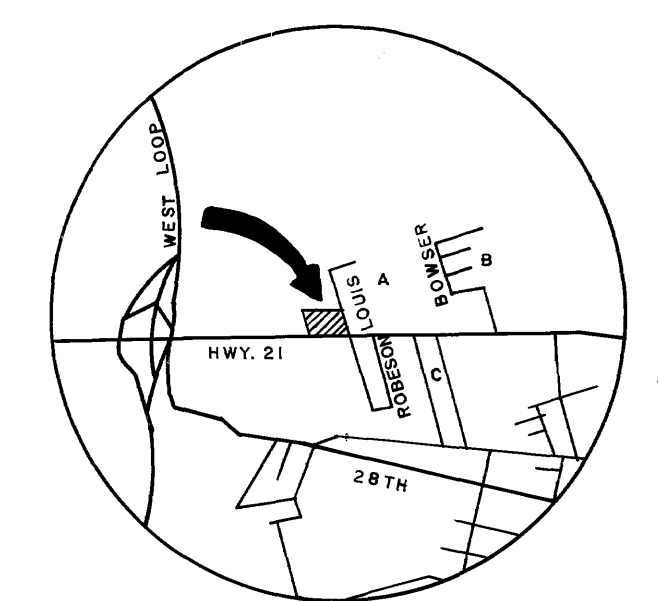
Being all of that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN No. 9 LEAGUE, A-62 in Bryan, Brazos County, Texas, and being a part of that 162.719 acre tract of land conveyed to Cardiology Associates, P.A. Pension Plan by C.E. Ball Properties, Inc., by deed recorded in volume 337, page 9 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at an iron rod set at a fence corner marking the most southeasterly corner of said 162.719 acre tract, said iron rod also marking the intersection of the southwest right-of-way line of Louis Street and the north right-of-way line of State Highway No. 21;  
THENCE: S 62°00'47" W - 10.83 feet along said north right-of-way line of State Highway No. 21 to an iron rod set for angle point;  
THENCE: S 56°16'06" W - 159.48 feet continuing along said right-of-way line to an iron rod for the PLACE OF BEGINNING;

THENCE: S 56°16'06" W - 40.33 feet and S 62°00'47" W - 375.82 feet continuing along said State Hwy 21 line to an iron rod for corner;

THENCE: N 43°59'13" W - 567.47 feet to an iron rod for corner;  
THENCE: N 62°00'47" E - 420.06 feet to an iron rod for corner;

THENCE: S 43°41'53" E - 562.46 feet to the PLACE OF BEGINNING; and containing 5.24 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in August 1983.



LOCATION MAP  
n.t.s.

**FINAL PLAT / REPLAT**

**LEE HILL ADDITION**  
5.24 ACRES  
SF AUSTIN NO 9 LEAGUE, A-62  
BRYAN, BRAZOS COUNTY TEXAS  
SCALE: 1" = 50'  
AUGUST 1983

OWNER & DEVELOPER  
J & J Properties  
P.O. BOX 1439  
Kilgore, Texas  
75662

**GARRETT ENGINEERING**  
CONSULTING ENGINEERS & LAND SURVEYORS  
P.O. BOX 4063 BRYAN, TEXAS 77801

At 11:10 o'clock P.M. 281977

NOV 9 1983

*Frank Boriskie*  
County Clerk

on base and photo