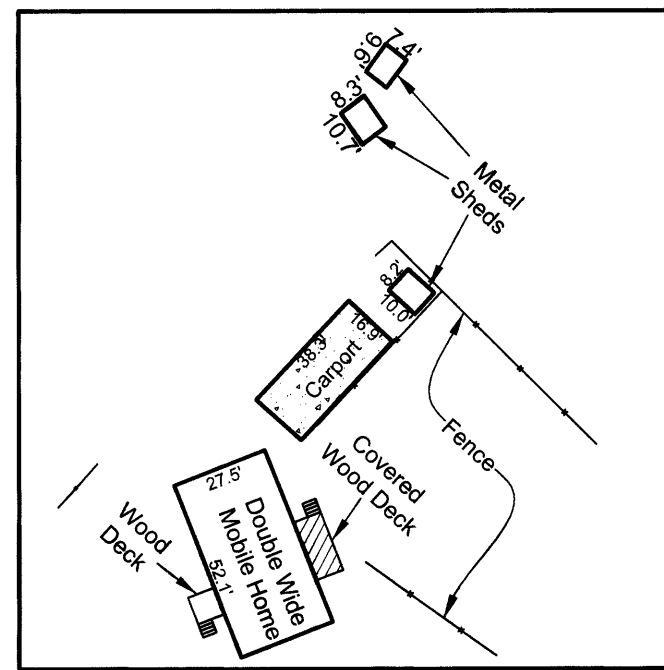
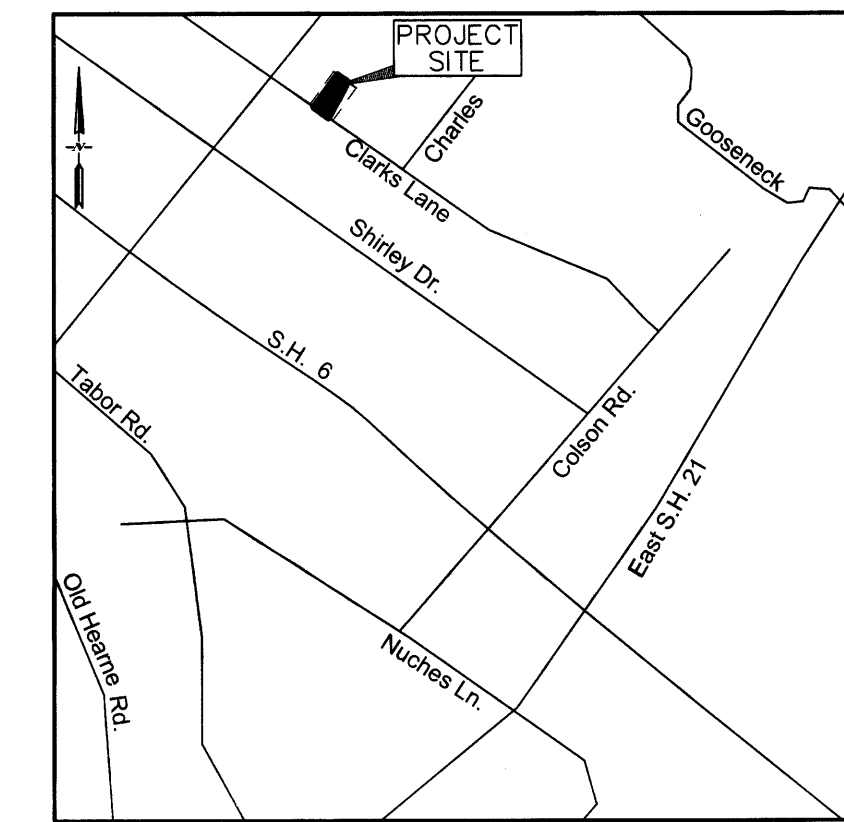
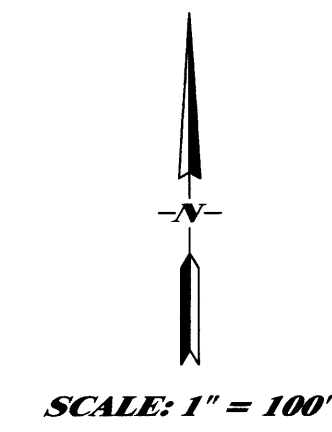


ORIGINAL
Vol. 318, Pg. 573
Vol. 513, Pg. 777

- NOTES:
1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0131 C Effective Date: July 2, 1992.
 2. Subject property zoned: Mixed-Use Residential (MU-1).
 3. All Property corners are Set 5/8" Iron Rods unless otherwise stated.
 4. All setbacks shall be in accordance with The City of Bryan ordinances and regulations.
 5. The purpose of this Replat is to subdivide 6.09 Acres - part of Lots 1, 2, & 3, Block One, into 4 lots as depicted hereon.

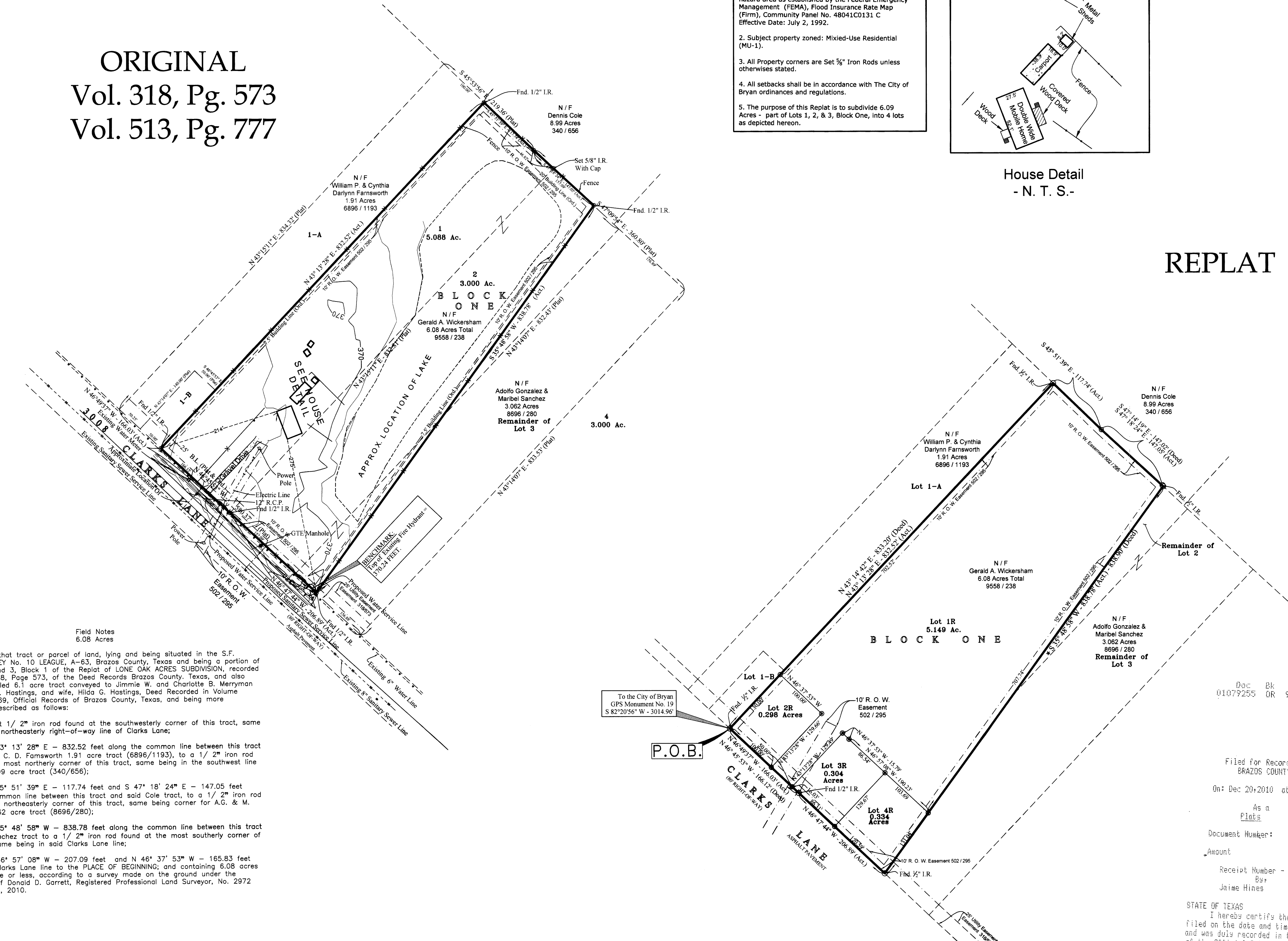


House Detail
- N. T. S. -



VICINITY MAP
NOT TO SCALE

REPLAT



Field Notes
6.08 Acres

Being all of that tract or parcel of land, lying and being situated in the S.F. AUSTIN SURVEY No. 10 LEAGUE, A-63, Brazos County, Texas and being a portion of Lots 1, 2, and 3, Block 1 of the Replat of LONE OAK ACRES SUBDIVISION, recorded in Volume 318, Page 573, of the Deed Records Brazos County, Texas, and also known as called 6.1 acre tract conveyed to Jimmie W. and Charlotte B. Merryman by Thomas E. Hastings, and wife, Hilda G. Hastings, Deed Recorded in Volume 2977, Page 69, Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at 1/2" iron rod found at the southwesterly corner of this tract, same being in the northeasterly right-of-way line of Clarks Lane;

THENCE: N 43° 13' 28" E - 832.52 feet along the common line between this tract and W.P. & C. D. Farnsworth 1.91 acre tract (6896/1193), to a 1/2" iron rod found at the most northerly corner of this tract, same being in the southwest line of D.Cole 8.99 acre tract (340/656);

THENCE: S 45° 51' 39" E - 117.74 feet and S 47° 18' 24" E - 147.05 feet along the common line between this tract and said Cole tract, to a 1/2" iron rod found at the northeasterly corner of this tract, same being corner for A.G. & M. Sanchez 3.062 acre tract (8696/280);

THENCE: S 35° 48' 58" W - 838.78 feet along the common line between this tract and said Sanchez tract to a 1/2" iron rod found at the most southerly corner of this tract, same being in said Clarks Lane line;

THENCE: N 46° 57' 08" W - 207.09 feet and N 46° 37' 53" W - 165.83 feet along said Clarks Lane line to the PLACE OF BEGINNING; and containing 6.08 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on March 22, 2010.

APPROVAL OF THE CITY ENGINEER

I, Paul Kaspar, 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 and was approved on the 18th day of Nov., 2010.

Paul Kaspar
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 land and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision are in true and correct geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of application was filed for record in my office the 20th day of October, 2010, in the Official Records of Brazos County Texas, in Volume 318, Page 573.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

I, GERALD A. WICKERSHAM, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 318, page 573, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Gerald A. Wickersham
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GERALD A. WICKERSHAM, 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 stated.

Given under my hand and seal of office this 20th day of October, 2010.

Melinda Garrett
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of November, 2010.

Kevin Russell
City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20th day of October, 2010 and same was duly approved on the 20th day of October, 2010 by said Commission.

Michael Beckendorf
Chairman, Planning and Zoning Commission
City of Bryan, Texas

Doc. Bk. Vol. Ps
01079255 OR 9955 35

Filed for Record in:
BRAZOS COUNTY

On: Dec 20/2010 at 10:16A

As a
Plat

Document Number: 01079255

Amount: 63.00

Receipt Number - 403840
By: Jaime Hines

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Dec 20/2010

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

Owner/Developer:

GERALD A. WICKERSHAM
Address: 2111 Stone View Ct.
Bryan, Texas, 77803
Phone: (979) 778-3230

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone: (979) 846 - 2688
Fax: (979) 846 - 3004