

NOTE: A 10' Utility Easement has been added along Nuches Lane in lieu of a R.O.W. dedication.

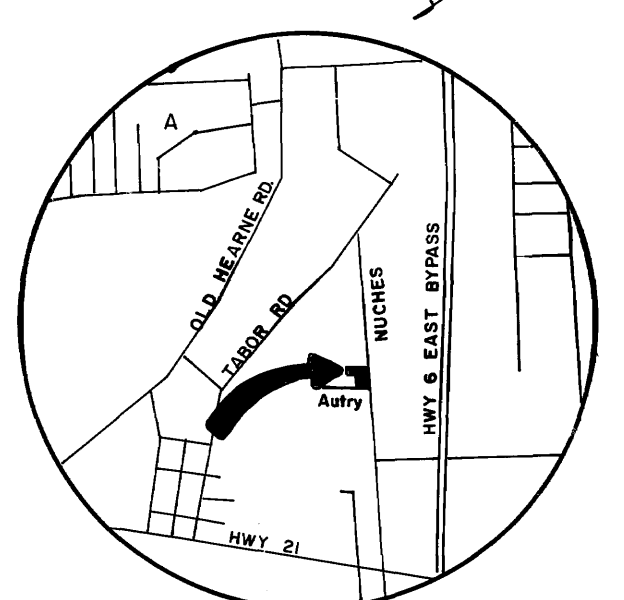
**ORIGINAL PLAT**  
SCALE: 1"=40'

**REVISED PLAT**  
SCALE: 1"=40'

The owners of the land shown on this plat and whose names are subscribed hereto in person, hereby declare Lot 1, Block 1 of the M. THOMAS ADDITION according to the plat recorded in Volume 467, page 289 of the Deed Records of Brazos County, Texas to be vacated and establish Lots 1A and 1B, Block 1 as shown on the revised plat.

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 10, in Bryan, Brazos County, Texas and also being all of lot 1, block 1 of the M. THOMAS ADDITION to the City of Bryan, Texas, as shown on the plat recorded in Volume 467, Page 289 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

- COMMENCING: at an iron rod in the intersection of the northwest right-of-way line of Autry Lane and the southwest right-of-way line of Nuches Lane;
- THENCE: N 38°32'32" W - 139.41 feet along Nuches Lane to an iron rod for corner and POINT OF BEGINNING;
  - THENCE: S 53°03'30" W - 296.25 feet to an iron rod for corner;
  - THENCE: N 37°54'04" W - 144.88 feet to an iron rod for corner;
  - THENCE: N 53°53'20" E - 294.78 feet to an iron rod for corner; in said Nuches Lane line;
  - THENCE: S 38°32'32" E - 140.64 feet along said Nuches Lane line to the PLACE OF BEGINNING; and containing 0.9681 acres of land, more or less.



Location Map n.t.s.

Proposed Land Use: 2 Residential Lots  
Note: 5' Sideyard and Rearyard Setback

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (we) BENINO OROZCO, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 142, Page 267 and designated herein as the Lot 1, Block One M. THOMAS (Replat) 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 expressed.

Benino Orozco  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Benino Orozco, 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 20 day of March, 1986.

Notary Public  
Notary Public, Brazos County, Texas  
9/19/88

**CERTIFICATION BY THE COUNTY CLERK:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Berwick, 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 9 day of April, 1986, in the Deed Records of Brazos County, Texas, Volume 874, Page 135.

Frank Berwick by Tara McQueen  
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, G. KENNY MALLARD, JR., 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 6 day of FEBRUARY, 1986 and same was duly approved on the 6 day of MARCH, 1986 by said Commission.

G. Kenny Mallard Jr.  
Chairman, City Planning Commission, Bryan, Texas

**A CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

[Signature]  
Registered Professional Engineer

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2973, 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.

[Signature]  
Registered Public Surveyor

**REPLAT**

LOT 1, BLOCK ONE  
**M. THOMAS ADDITION**  
STEPHEN F. AUSTIN LEAGUE NO. 10  
BRYAN, BRAZOS COUNTY TEXAS  
JUNE, 1983

OWNER & DEVELOPER:  
Benino Orozco  
303 E. 29th  
Bryan, Texas  
77801

**GARRETT ENGINEERING**  
CONSULTING ENGINEERING & LAND SURVEYING  
P.O. BOX 4005 BRYAN, TEXAS 77802

on lambores 5/6/01 wd

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