

ORIGINAL PLAT

RECORDED IN B.C.D.R.
VOL. 138 PG. 574
APRIL, 1949

OWNER'S PROPERTY
TO BE REPLATTED

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, (We, The), RONALD A. GRISSOM, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 138, Page 256, and designated herein as MARGARET WALLACE SUBD. in 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.

Ronald A. Grissom
Owner

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, (We, The), Ronald A. Grissom, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in 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.

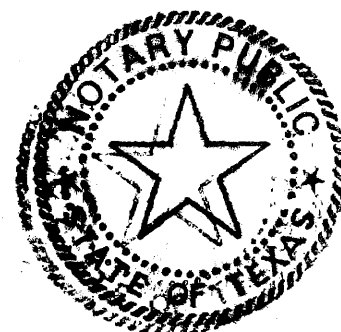
Ronald A. Grissom
Owner

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Ronald A. Grissom, 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 of office this 2 day of DECEMBER, 1982.

Angelo R. Pines
Notary Public in and for Brazos County, Texas



LOT 24A
20' of Lot 24 and Adjoining
30' of Lot 25
0.144 Acre Tract
Moses Baine League
Bryan, Brazos County,
Texas
December, 1982

BEING all that certain tract or parcel of land lying and being situated in the Moses Baine League, Brazos County, Texas, and being a part of that 88.5 acre Margaret Wallace Subdivision recorded in Volume 135, Page 256 of the Brazos County Deed Records and being more particularly described by metes and bounds as follows:

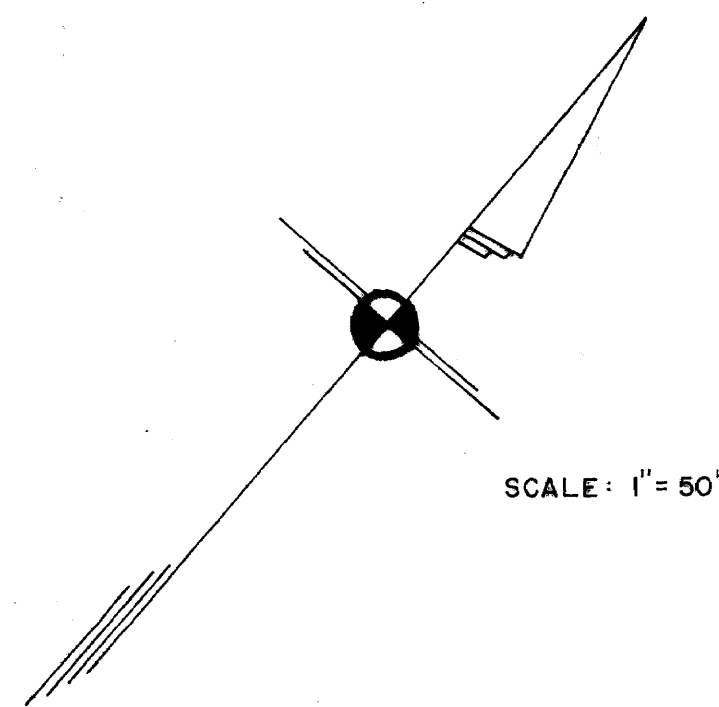
BEGINNING at a point 70 feet southwest of the intersection of the Northwest right-of-way line of Charleston Street and the northwest right-of-way line of Northside Drive;

THENCE S 40°54' W along the northwest right-of-way of Northside Drive for a distance of 50 feet to a Point for Corner;

THENCE N 45°12' W along a common property line with part of Lot 24 for a distance of 125 feet to a Point for Corner;

THENCE N 40°54' E along a common boundary line with Lot 11, Block 10 at a distance of 20 feet past the common lot corner of lots 11 and 12 and continuing a distance of 30 feet for a total distance of 50 feet to a Point for Corner;

THENCE S 45°12' E along a common property with Part of Lot 25 for a distance of 125 feet to the PLACE OF BEGINNING containing 0.144 acres of land, more or less.



CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Public Surveyor No. 3856 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 of the ground.

Avin H. Winder
AVIN H. WINDER
REGISTERED PUBLIC SURVEYOR NO. 3856



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Frank Boriskie, 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 the 21 day of DECEMBER, 1982, in the Deed Records of Brazos County in Volume 536 Page 27.

Frank Boriskie by Cheryl Thompson
FRANK BORISKIE
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE CITY PLANNER

I, Cliff Miller, 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 this Ordinance.

Cliff Miller
CLIFF MILLER
DIRECTOR OF PLANNING

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 21 day of DECEMBER, 1982 and same was duly approved on the 16 day of DECEMBER, 1982 by said Commission.

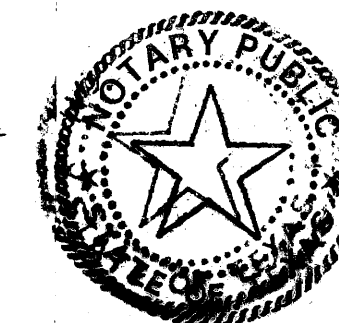
Roger W. Jackson
Chairman, City Planning Commission
Bryan, Texas

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared AVIN H. WINDER, 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 of office this 2 day of DECEMBER, 1982.

Angelo R. Pines
Notary Public in and for Brazos County, Texas

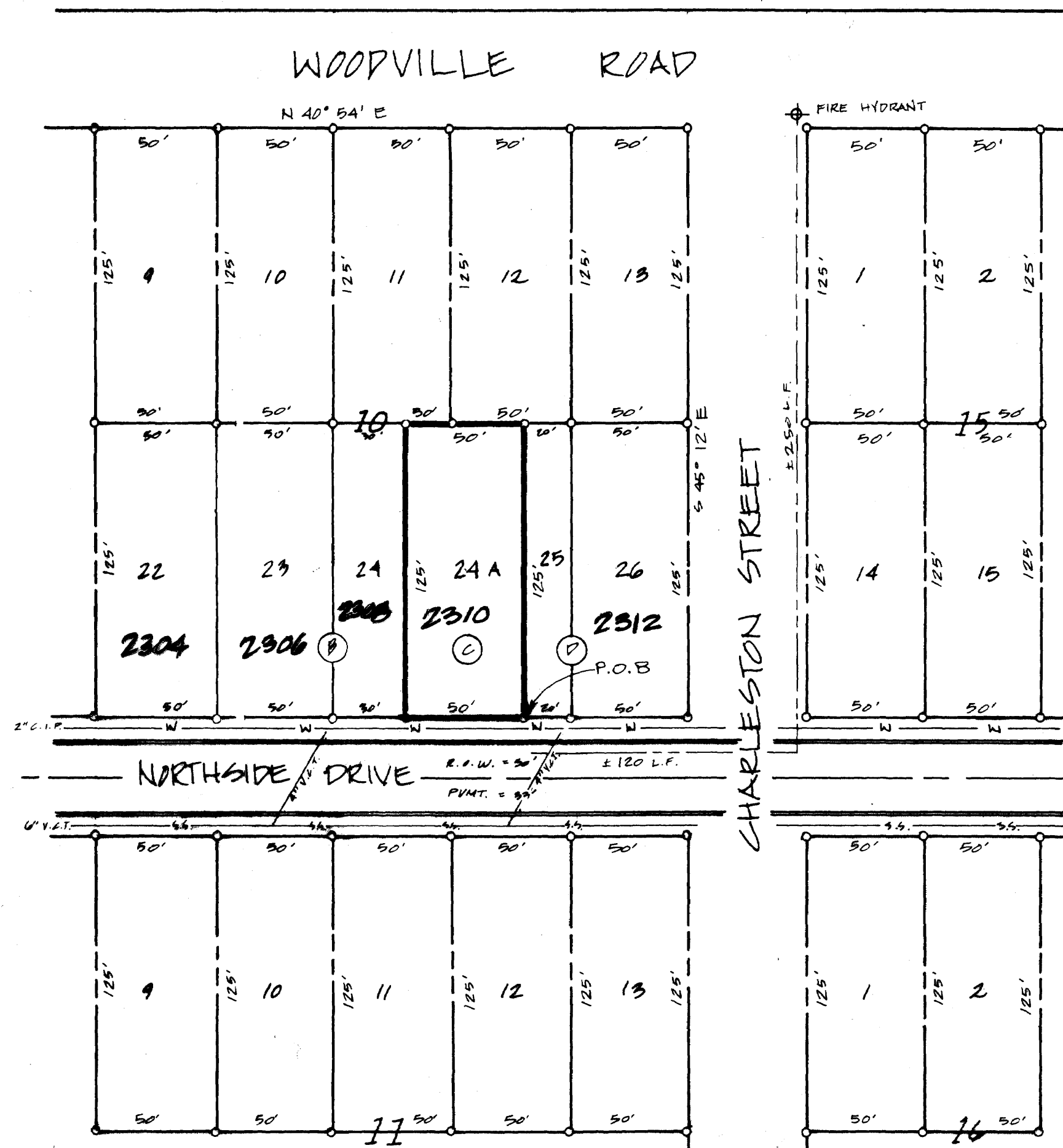


CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

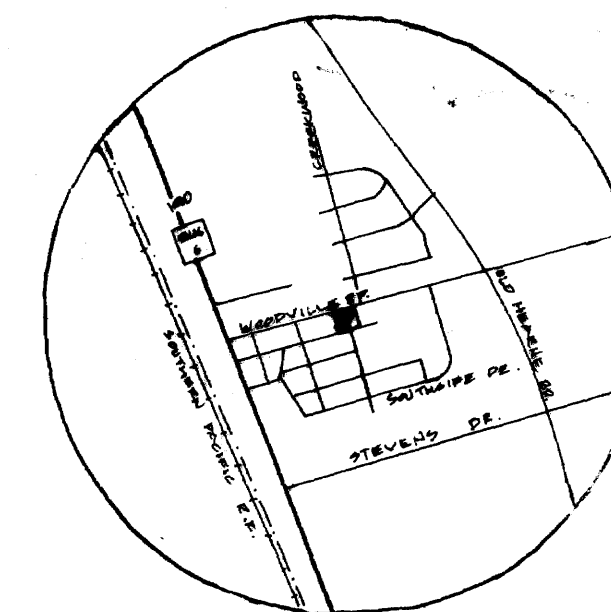
Avin H. Winder
AVIN H. WINDER
Registered Professional Engineer No. 23313



REVISED PLAT

OWNERSHIP NOW OR FORMERLY:

- B. JAMES STOCK
- C. RONALD GRISSOM
- D. RONALD NESMITH



LOCATION MAP (N.T.S.)

REPLAT

LOTS : PART OF 24, 25 — BLOCK 10
MARGARET WALLACE SUBDIVISION
OF AN 0.144 ACRE TRACT

MOSES BAINE LEAGUE
BRYAN, BRAZOS COUNTY, TX.
DECEMBER, 1982

OWNER & DEVELOPER
RONALD A. GRISSOM
P.O. BOX 1501
BRYAN, TX.

ENGINEER & SURVEYOR
WINDER & ASSOC.
1735 BRIARCREST SUITE 211
BRYAN, TX.

249514

FILED
At 4:30 O'clock P.M.

DEC 21 1982

FRANK BORISKIE
County Clerk, Brazos County, Bryan, TX
By Cheryl Thompson Deputy

on base 40' above