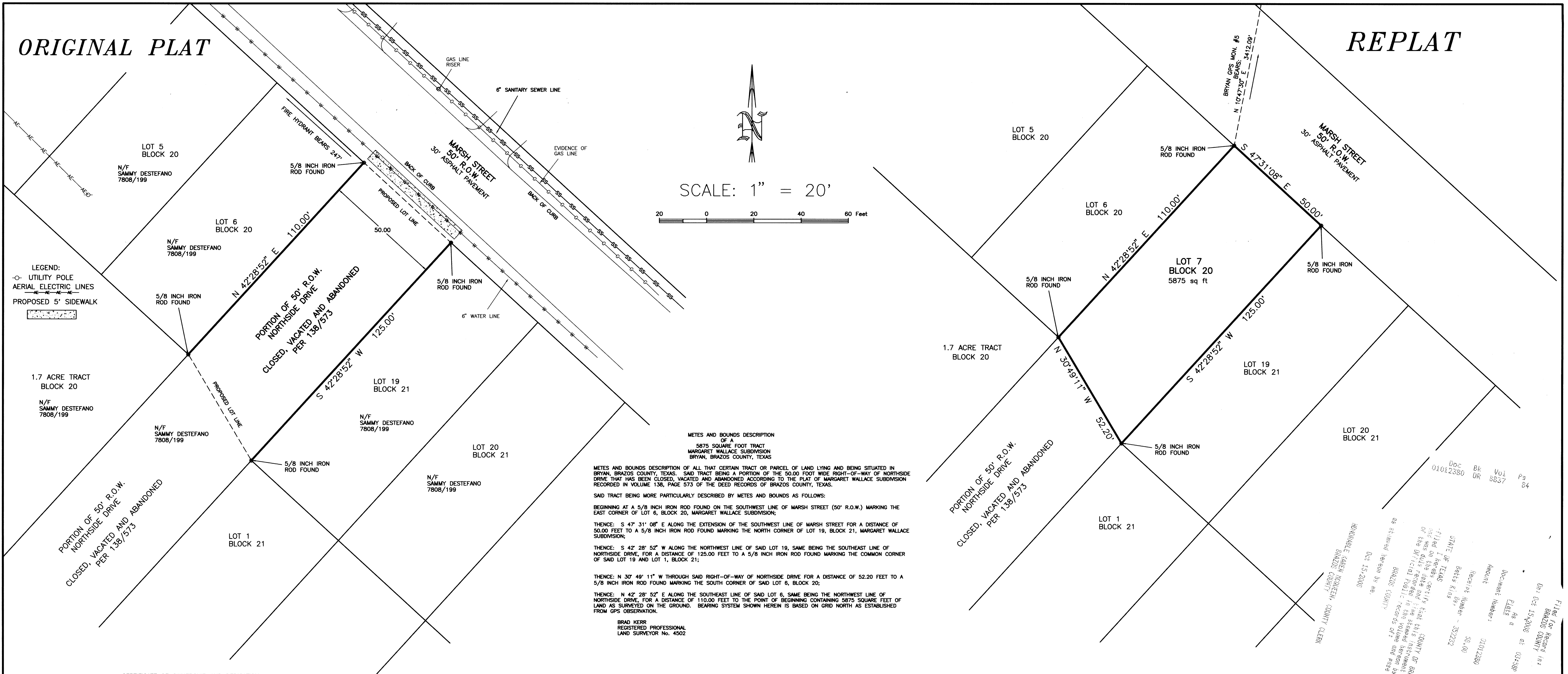


**ORIGINAL PLAT**

**REPLAT**



SCALE: 1" = 20'

**METES AND BOUNDS DESCRIPTION OF A 5875 SQUARE FOOT TRACT MARGARET WALLACE SUBDIVISION 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 A PORTION OF THE 50.00 FOOT WIDE RIGHT-OF-WAY OF NORTHSIDE DRIVE THAT HAS BEEN CLOSED, VACATED AND ABANDONED ACCORDING TO THE PLAT OF MARGARET WALLACE SUBDIVISION RECORDED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF LOT 6, BLOCK 20, MARGARET WALLACE SUBDIVISION;

THENCE: S 47° 31' 08" E ALONG THE EXTENSION OF THE SOUTHWEST LINE OF MARSH STREET FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 19, BLOCK 21, MARGARET WALLACE SUBDIVISION;

THENCE: S 42° 28' 52" W ALONG THE NORTHWEST LINE OF SAID LOT 19, SAME BEING THE SOUTHEAST LINE OF NORTHSIDE DRIVE, FOR A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 19 AND LOT 1, BLOCK 21;

THENCE: N 30° 49' 11" W THROUGH SAID RIGHT-OF-WAY OF NORTHSIDE DRIVE FOR A DISTANCE OF 52.20 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 6, BLOCK 20;

THENCE: N 42° 28' 52" E ALONG THE SOUTHWEST LINE OF SAID LOT 6, SAME BEING THE NORTHWEST LINE OF NORTHSIDE DRIVE, FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 5875 SQUARE FEET OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

FILED FOR RECORD IN  
Brazos County  
On Oct 15, 2008 at 09:58 AM  
As a  
PLAT  
Record Number: 01012380  
Volume: 138  
Page: 584  
Bk 3637  
Vol 84  
Ddc 01012380

RECORDED  
Brazos County Clerk  
Oct 15, 2008  
As shown thereon by me

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, SAMMY DESTEFANO, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 7808, Page 199, 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 shown hereon for the purposes identified.

*Sammy Destefano*  
Owner(s)

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, John R. Clark, Chairman 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 & Zoning Commission of the City of Bryan on the 15 day of July, 2008, and same was duly approved on the 15 day of July, 2008.

*J.R. Clark*  
Chairman

**CERTIFICATION OF CITY PLANNER**

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 15 day of July, 2008.

*Karen Russell*  
City Planner, 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 and was approved on the 15 day of July, 2008.

*W. Paul Kopp*  
City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

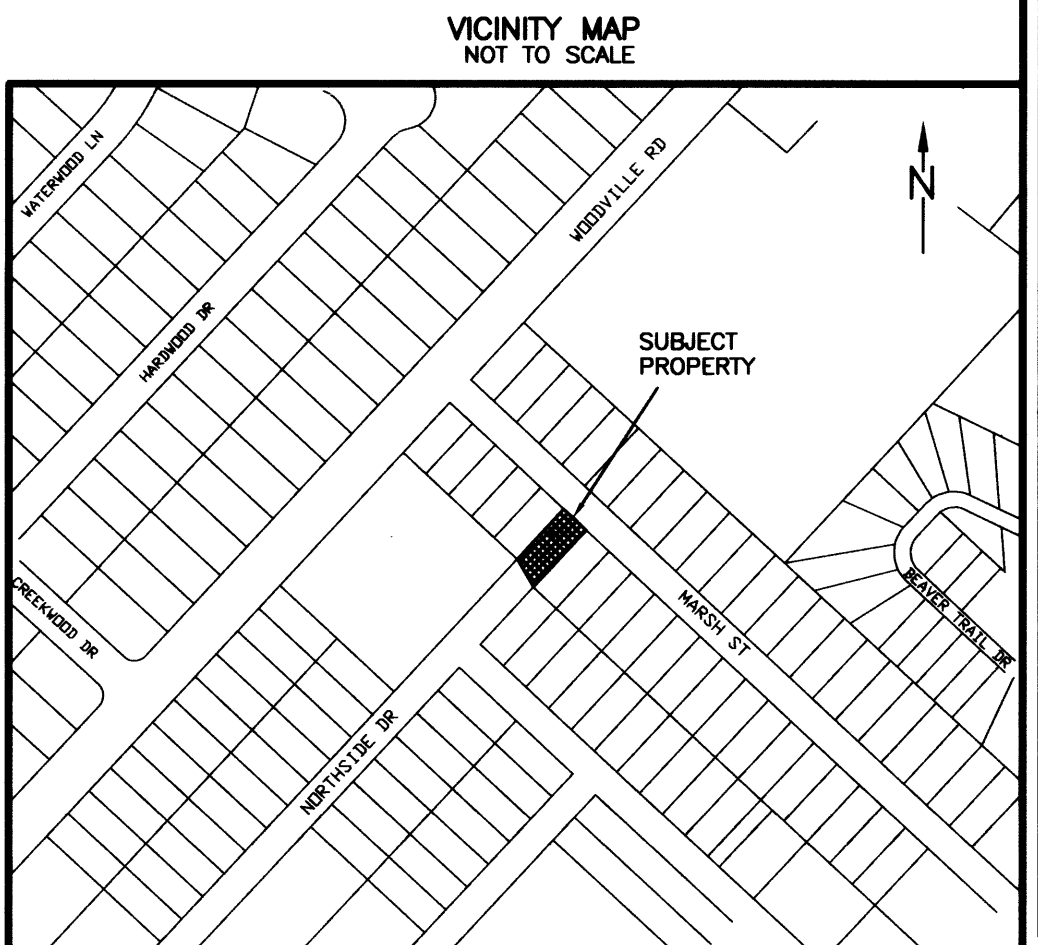
STATE OF TEXAS  
COUNTY OF BRAZOS

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 15 day of July, 2008, in the Official Public Records of Brazos County, Texas, in Volume 138, Page 584.

*Karen McQueen, Co. Clk.*  
County Clerk  
Brazos County, Texas  
*Betty King, Deputy Clk.*

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED RDS.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.



**REPLAT**  
IN BLOCK 20 OF  
MARGARET WALLACE SUBDIVISION  
VOLUME 138, PAGE 573  
TO CREATE  
**LOT 7, BLOCK 20**  
FROM AN ABANDONED SEGMENT OF  
NORTHSIDE DRIVE RIGHT-OF-WAY  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: MAY 2008  
PLAT DATE: 05-29-08  
REVISED: 06-10-08  
JOB NUMBER: 08-302  
CAD NAME: 08-302R  
CR5 FILE: WOODVILL (cont); 08-302 (job)

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

PREPARED FOR: SAMMY DESTEFANO  
7160 WOOD OAK DRIVE  
BRYAN, TEXAS 77808  
PHONE (979) 776-8676

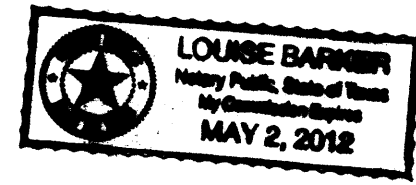
*KSC*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sammy Destefano, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 23<sup>rd</sup> day of June, 2008.

*Louise Barber*  
Notary Public, Brazos County, Texas



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*Brad Kerr*  
Brad Kerr, R.P.L.S. No. 4502

