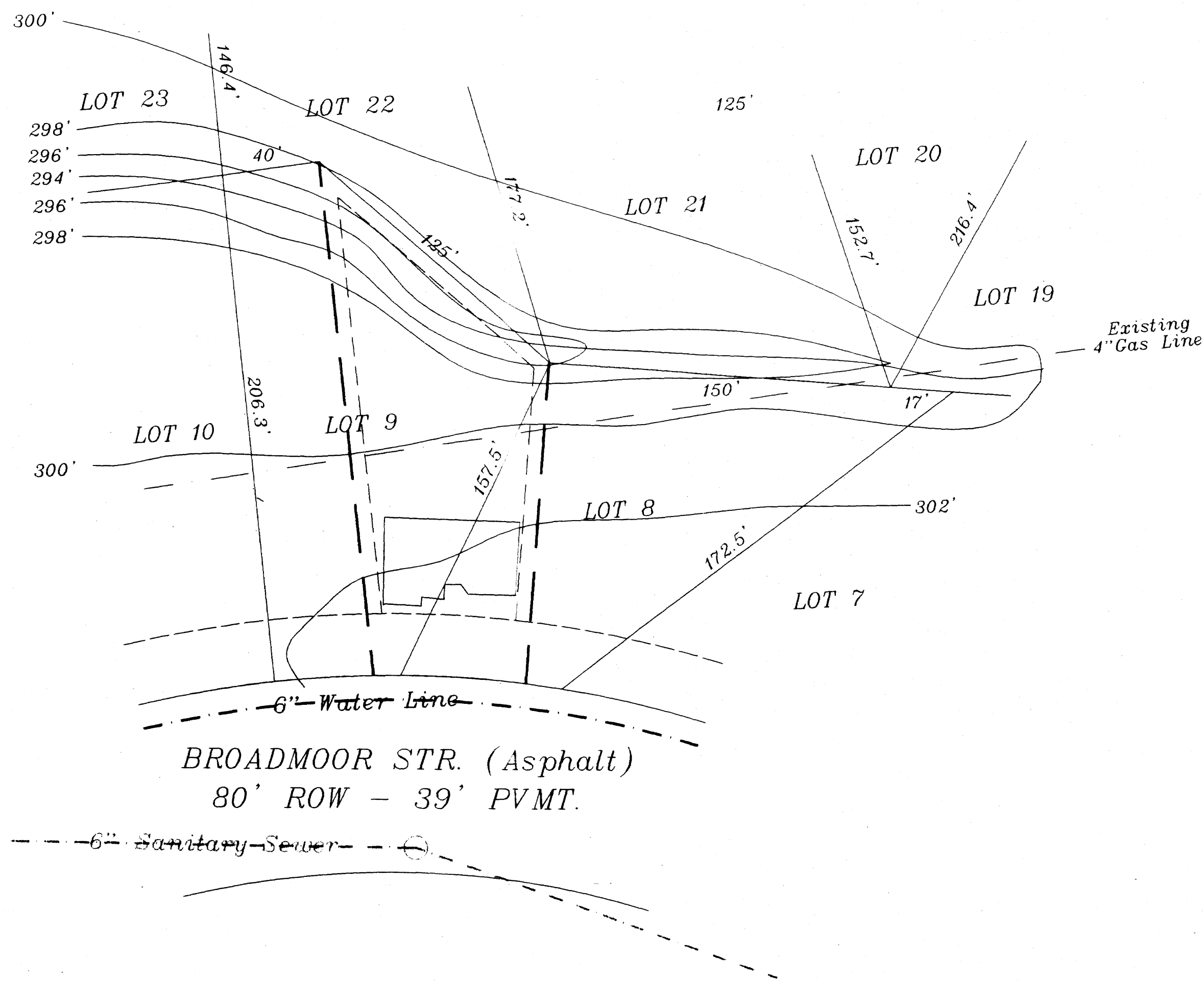
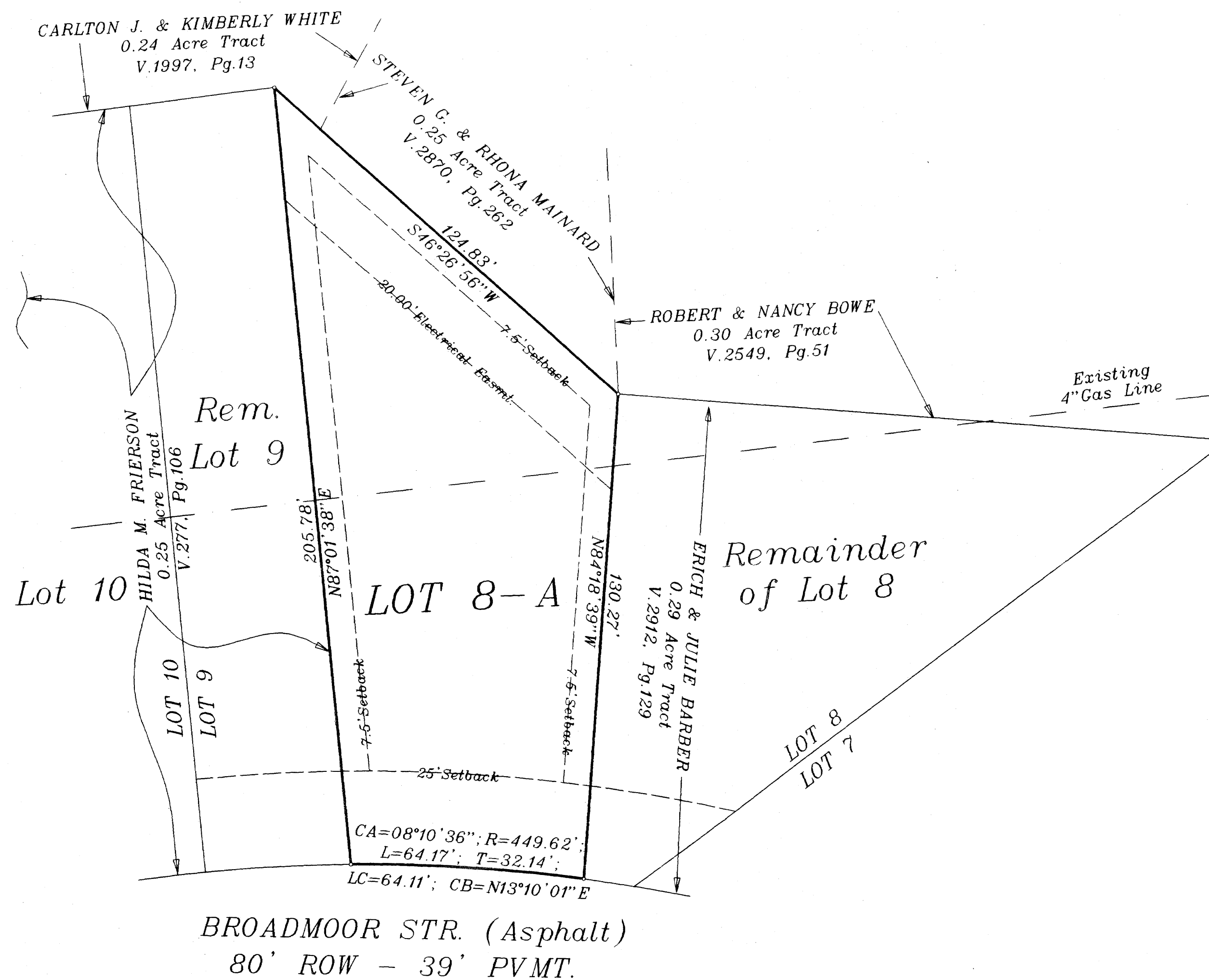


ORIGINAL PLAT

(Volume 146, Page 39)



REVISED PLAT



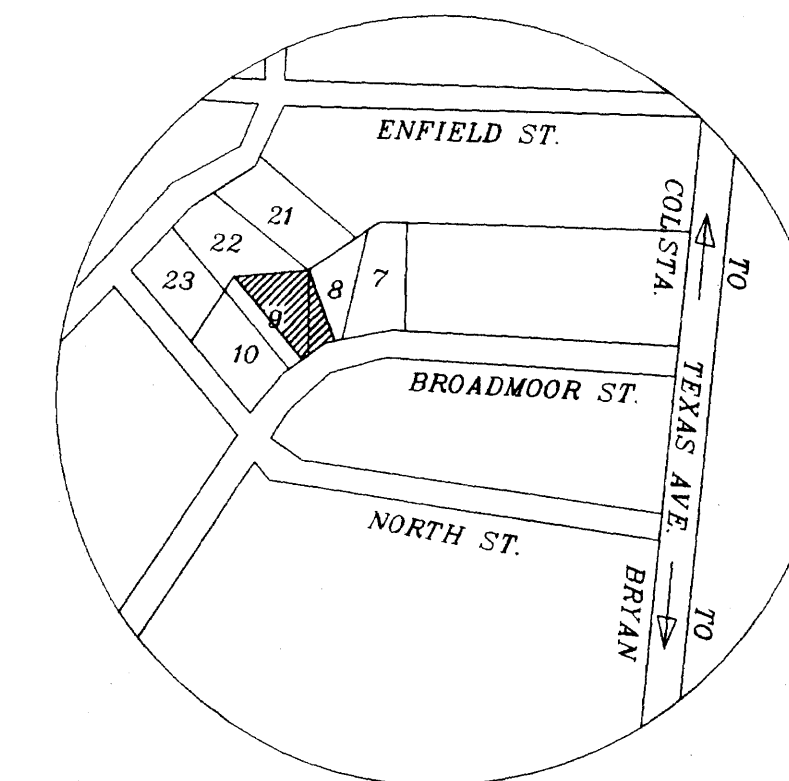
0685821

03480 00131

Filed for Record in:
 BRAZOS COUNTY,
 On: May 19, 1999 at 03:45PM
 As a
 Plat
 Document Number: 0685821
 Amount: \$55.00
 Receipt Number: 131140
 By: RJ Jindler

STATE OF TEXAS
 I, COUNTY CLERK
 certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the volume and page
 of the public records of
 BRAZOS COUNTY,
 as stamped herein by me.
 May 18, 1999

LONGSHORE MAPS AND WARD, COUNTY CLERK
BRAZOS COUNTY



LOCATION MAP
NOT TO SCALE

SCALE 1" = 25'

FIELD NOTE DESCRIPTION OF A 0.29 ACRE TRACT

FIELD NOTE DESCRIPTION of a 0.29 Acres tract of land lying and being situated in the City of Bryan, Brazos County, Texas and being part of Lots 8 & 9, Block 3 of NORTH GARDEN ACRES ADDITION - FIRST INSTALLMENT according to a plat recorded in Volume 146, Page 39 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the most westerly common corner of this tract and the Hilda M. Frierson 0.25 acre tract (V.277, Pg.106) same being in the ROW line of Broadmoor Street;

THENCE N 87°01'38"E for a distance of 205.78 feet across said Lot 9 along the common line of this tract and the Frierson tract to a 5/8" iron pipe found at the most easterly common corner of said tracts, and being in the west line of the Carlton J. & Kimberly White 0.24 acre tract (V.1997, Pg.13);

THENCE S.46°26'56"W. for a distance of 124.83 feet along the common line between this tract and said White tract and the Steven C. and Rhonda Mainard 0.25 acre tract (V.2870, Pg.262) to a 1/2" iron rod set at the common corner of this tract, said Mainard tract, the Robert and Nancy Bowe 0.30 acre tract (V.2549, Pg.51) and the Erich and Julie Barber 0.29 acre tract (V.2912, Pg.129);

THENCE N 84°18'39"W. for a distance of 130.27 feet across Lot 8 along the common line between this tract and said Barber tract to a 3/8" iron rod found at the most westerly common corner of said tracts, same being in said Broadmoor ROW line;

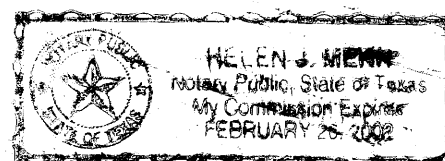
THENCE 64.11 feet along the said Broadmoor ROW line around a curve to the left with a central angle of 08°10'36", radius of 449.62 feet, and whose chord bears N 13°10'01"E 64.11 feet to the PLACE OF BEGINNING and containing 0.29 Acres of Land, more or less.

OWNERS' DEDICATION & ACKNOWLEDGEMENT:

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 That S.I.R. DESIGN & CONSTRUCTION, INC., a Texas Corporation, dba HORIZON HOMES, being the Owner and Developer of the land shown on this REPLAT, being the tract of land as conveyed to it by Deed recorded in Volume 3117, Page 89, in the Official Public Records of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever all streets, alleys, parks, water courses, easements and public places shown hereon for the purposes identified effective as of October 5, 1998.

S.I.R. DESIGN & CONSTRUCTION, INC.
 A Texas Corporation
 By: Charles H. Szabuniewicz President

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 Before me, the undersigned authority, on this day personally appeared C. H. SZABUNIEWICZ, AS PRESIDENT OF S.I.R. DESIGN & CONSTRUCTION, INC., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Corporation, and in the capacity stated for the purposes and consideration therein expressed this 5th day of November, 1998.



Helen J. Mann
 Notary Public - State of Texas

CERTIFICATION BY THE COUNTY CLERK

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 I, MARY WARD, County Clerk in and for Brazos County, do hereby certify that this REPLAT, together with its Certificates of Authentication was filed for record in my office the 18th day of May, 1999, and recorded in the Official Public Records of Real Property of Brazos County, Texas in Volume 3480, Page 131.

Mary Ann Ward
 County Clerk, Brazos County, Texas
 By: Barbara Johnson Deputy Clerk

APPROVAL OF THE PLANNING COMMISSION:

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 That I, Richard Perkins, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached REPLAT was duly filed for approval with the City Planning Commission of the City of Bryan on the 15th day of July, 1998, and the same was duly approved on the 3rd day of September, 1998, by the said Planning Commission.

Richard Perkins
 Chairman, City Planning Commission
 City of Bryan, Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR:

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 That I, the undersigned, Planning Administrator of the City of Bryan, Texas, hereby certify that the REPLAT conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the respective Ordinances of the City of Bryan.

[Signature]
 Planning Administrator, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this REPLAT is in compliance with the appropriate Codes and Ordinances of the City of Bryan.

[Signature]
 Development Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 That I, MARTIN L. RILEY, JR., Registered Professional Land Surveyor, No. 4089, in the State of Texas, hereby certify that the REPLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Martin L. Riley, Jr., R.P.L.S. No.4089

CERTIFICATION OF THE ENGINEER:

THE STATE OF TEXAS :
 COUNTY OF BRAZOS :
 That I, MARTIN L. RILEY, JR., Registered Professional Engineer, No. 50316, in the State of Texas, hereby certify that the proper engineering consideration has been given this REPLAT.

Martin L. Riley, Jr., R.P.E. No.50316

GENERAL NOTES:

- PROPOSED USE: Parts of Lot 8 and Lot 9 is being replatted into one LOT 8-A subject to Sec. 23.11 of the Comprehensive Zoning Ordinance and Setback Ordinance No. 1106.
- ORIGIN OF BEARING SYSTEM: Flat Bearing is used as basis of bearings. Plat filed in Volume 146, Page 39, of the Deed Records of Brazos County, Texas.
- ZONING: This property is currently zoned SF-5000.
- EASEMENT: The Easements shown are dedicated to the Public.
- FLOOD: None of the improvements, the driveway, sidewalk, house slab and porches, are located in a 100-year Flood Hazard Area according to the Flood Insurance Rate Maps for Brazos County, Texas, Map No. 48041C0142-C, effective July 2, 1992.
- MARKINGS: Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
- DRIVEWAY ACCESS: Primary Driveway Access for this Lot 8-A is Broadmoor Street.
- SCALE: The scale of the REPLAT is 1"=25'

REPLAT

PART OF LOTS 8 & 9, BLK.3 TO
 LOT 8-A, BLK.3
 0.29 ACRES
 NORTH GARDEN ACRES
 ADDITION, FIRST INST.
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 1998

OWNER AND DEVELOPER:
 S.I.R. DESIGN & CONSTRUCTION INC.
 C/O 3801 Fifth Street
 BRYAN, TEXAS 77801
 (409) 846-5800

PREPARED BY:
 RILEY ENGINEERING COMPANY
 7182 RILEY ROAD
 BRYAN, TEXAS 77808
 (409) 589-2457

on bearings
up 9/15/02