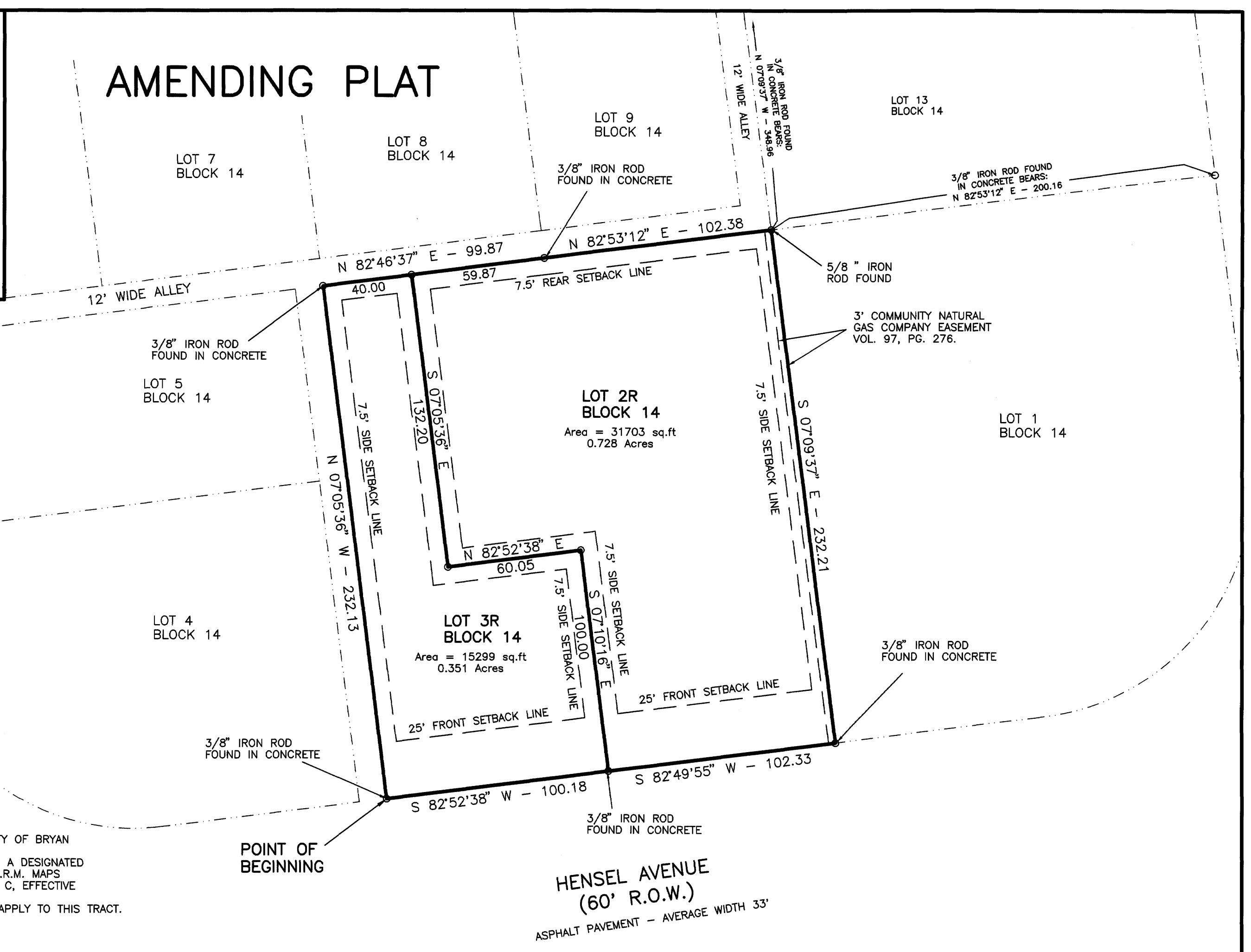
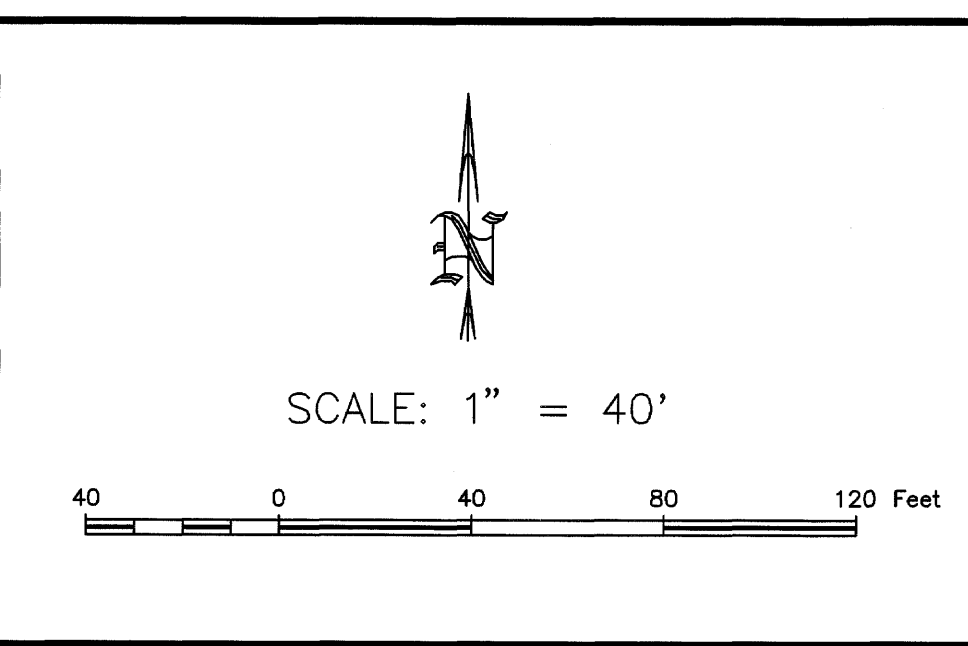
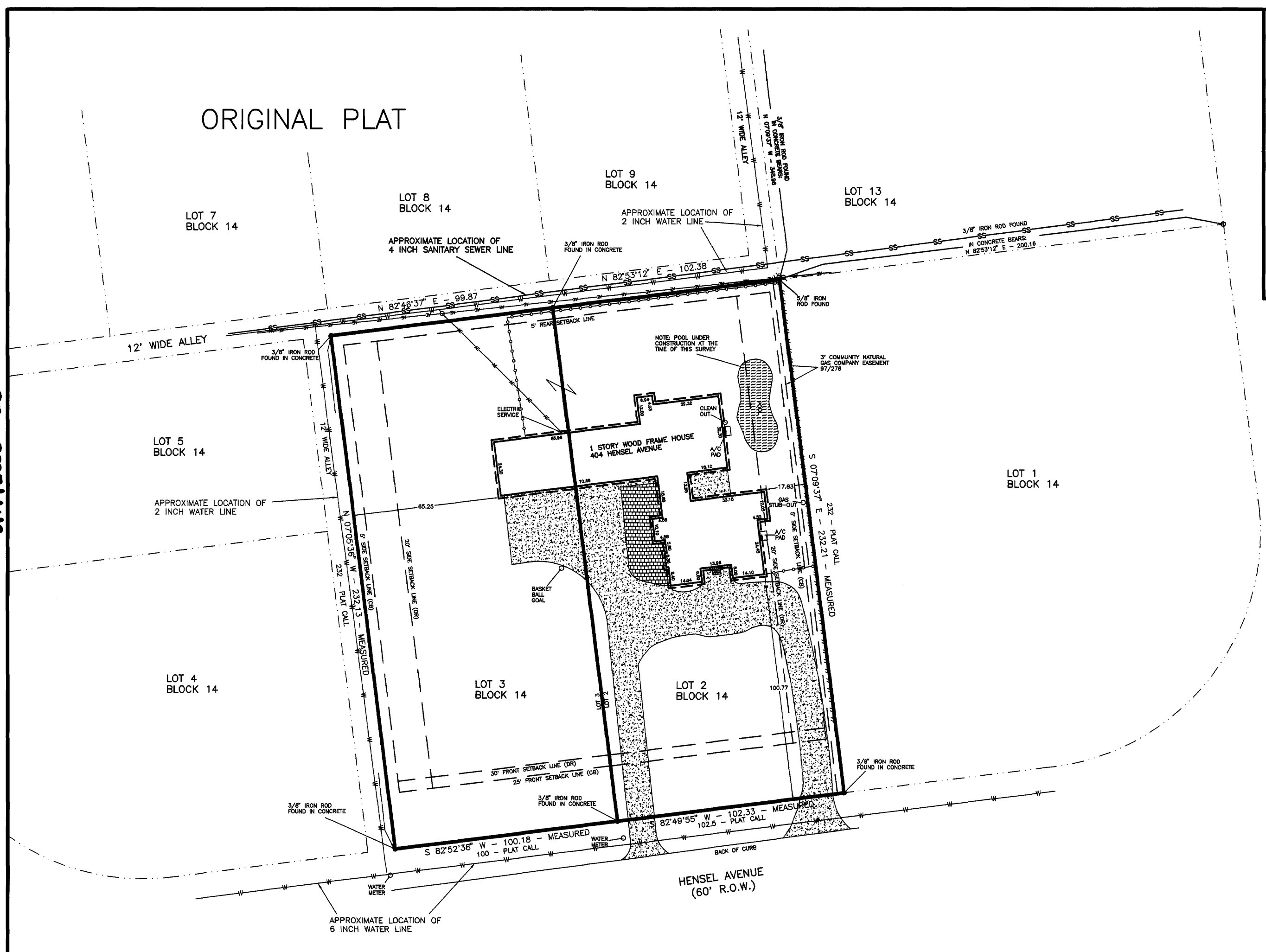


Entered into land base 3/17/2000 wd



- LEGEND:
- o- UTILITY POLE
 - - - AERIAL ELECTRIC LINES
 - - - WOOD FENCE
 - - - CHAIN LINK FENCE
 - - - CONCRETE
 - - - BRICK
 - - - EAVES (1:1 TYPICAL)
 - - - WATER LINE
 - - - SANITARY SEWER LINE

GENERAL NOTES:
 1. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS COMMUNITY PANEL NO. 4804100141 C, EFFECTIVE DATE: 07-02-1982.
 3. DEED RESTRICTIONS 233/54 DO APPLY TO THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Jeremiah Milton Nance III, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 2R and Lot 3R, Block 14, North Oakwood to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.
Jeremiah M. Nance III
 Owner(s)

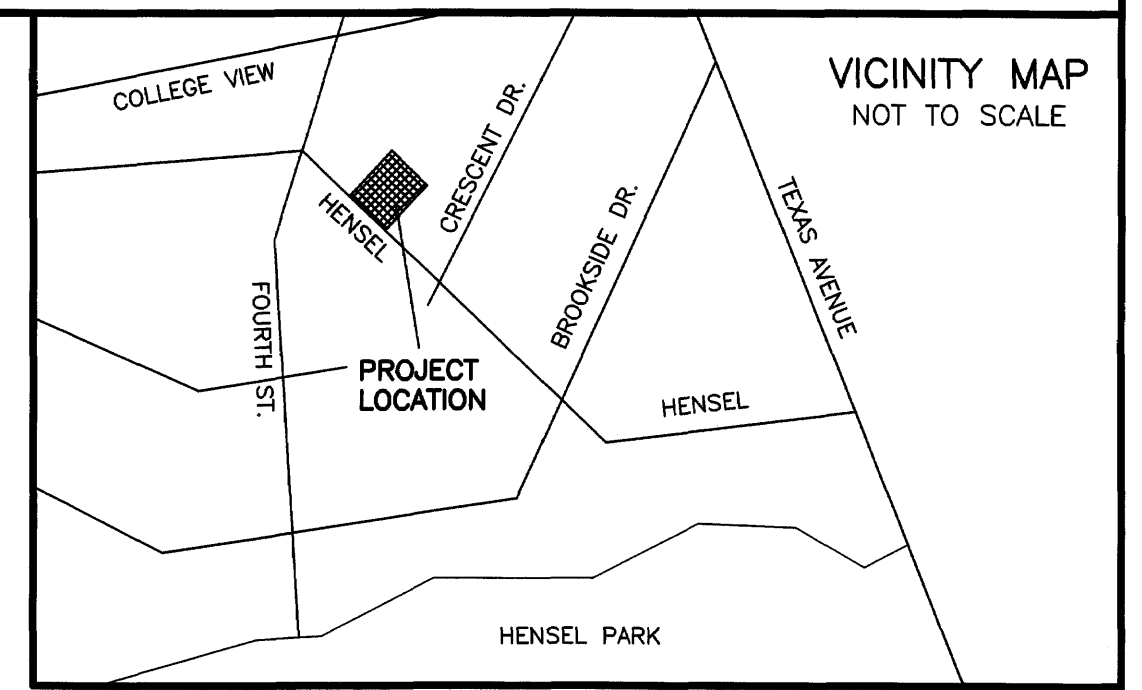
STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jeremiah Milton Nance III, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this 13th day of May, 1998.
Marie M. Garcia
 Notary Public, Brazos County, Texas
 My Commission Expires February 12, 2000

CERTIFICATION OF PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator 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.
[Signature]
 Planning Administrator, City of Bryan

APPROVAL OF THE DEVELOPMENT ENGINEER
 I, the undersigned, Development 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.
[Signature]
 Development Engineer, City of Bryan

0655537
 Filed for Record in:
 BRAZOS COUNTY,
 On: May 15, 1998 at 10:25A
 As a
 Plats
 Document Number: 0655537
 Amount: 55.00
 Receipt Number: 110618
 By:
 Barbara Johnson

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND BEING ALL OF LOT 2 AND LOT 3, BLOCK 14, NORTH OAKWOOD, BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 171 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3/8" IRON ROD FOUND IN CONCRETE AT THE INTERSECTION OF THE EAST LINE OF A 12 FOOT WIDE ALLEY WITH THE NORTH RIGHT-OF-WAY LINE OF HENSEL AVENUE (60' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 3;
 THENCE: N 07° 05' 36" W ALONG THE COMMON LINE OF SAID LOT 3 AND SAID 12 FOOT WIDE ALLEY FOR A DISTANCE OF 232.13 FEET TO A 3/8" IRON ROD FOUND IN CONCRETE ON THE SOUTH LINE OF A 12 FOOT WIDE ALLEY MARKING THE NORTHWEST CORNER OF SAID LOT 3;
 THENCE: N 82° 46' 37" E ALONG THE COMMON LINE OF SAID ALLEY AND SAID LOT 3 FOR A DISTANCE OF 99.87 FEET TO A 3/8" IRON ROD FOUND IN CONCRETE MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 3;
 THENCE: N 82° 53' 12" E ALONG THE COMMON LINE OF SAID ALLEY AND SAID LOT 2 FOR A DISTANCE OF 102.38 FEET TO A 5/8" IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 1, BLOCK 14, FOR REFERENCE A 3/8" IRON ROD FOUND IN CONCRETE MARKING THE NORTHEAST CORNER OF SAID LOT 1 BEARS: N 82° 53' 12" E FOR A DISTANCE OF 200.16 FEET AND A 3/8" IRON ROD FOUND IN CONCRETE MARKING THE NORTHWEST CORNER OF LOT 13, BLOCK 14, BEARS: N 07° 09' 37" W FOR A DISTANCE OF 348.98 FEET;
 THENCE: S 07° 09' 37" E ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1 FOR A DISTANCE OF 232.21 FEET (PLAT 97/171 CALLS: 232 FEET) TO A 3/8" IRON ROD FOUND IN CONCRETE ON THE NORTH LINE OF HENSEL AVENUE MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 1;
 THENCE: S 82° 49' 55" W ALONG THE NORTH LINE OF HENSEL AVENUE FOR A DISTANCE OF 102.33 FEET (PLAT 97/171 CALLS: 102.5 FEET) TO A 3/8" IRON ROD FOUND IN CONCRETE MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 3;
 THENCE: S 82° 52' 38" W CONTINUING ALONG THE NORTH LINE OF HENSEL AVENUE FOR A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING CONTAINING 1.079 ACRES OF LAND AS SURVEYED ON THE GROUND FEBRUARY, 1998.
 BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502



CERTIFICATE OF SURVEYOR
 I, Brad Kerr, Registered Professional Land 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.
[Signature]
 Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF THE COUNTY CLERK
 I, Mary Ann Ward, 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 day of May, 1998, in the Official Public Records of Brazos County, Texas, in Volume 3197, Page 145.
[Signature]
 County Clerk
 Brazos County, Texas

AMENDING PLAT
 OF
 LOT 2 AND LOT 3, BLOCK 14
 TO CREATE
 LOT 2R AND LOT 3R, BLOCK 14
 NORTH OAKWOOD
 VOLUME 97, PAGE 171
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 02-26-98
 PLAT DATE: 05-05-98
 JOB NUMBER: 98-326
 CAD NAME: 98-326
 CRS FILE: KENNERLY

PREPARED BY:
 KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (409) 268-3195

OWNER:
 JEREMIAH (JERRY) NANCE
 404 HENSEL AVENUE
 BRYAN, TEXAS 77801

33.500