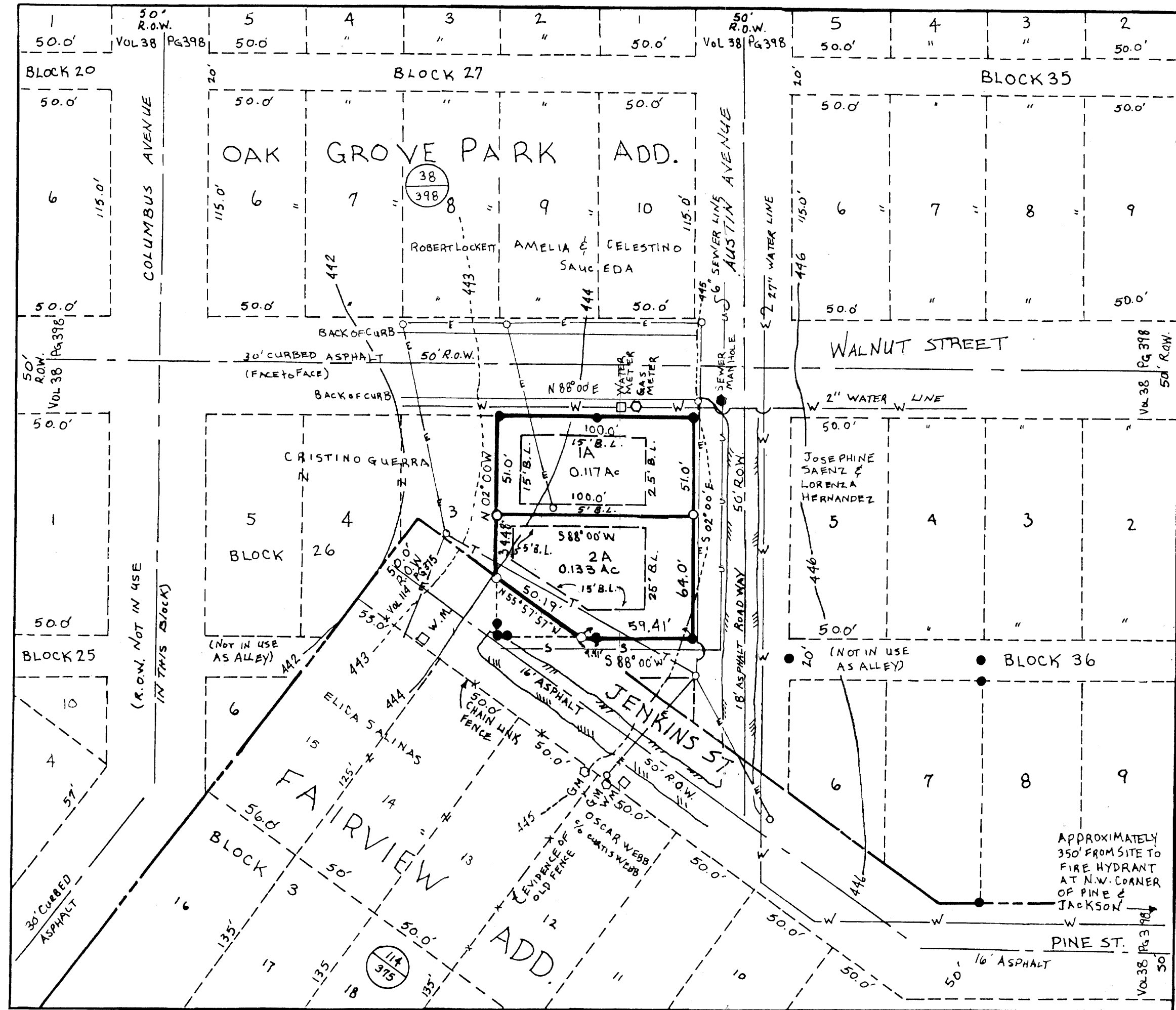
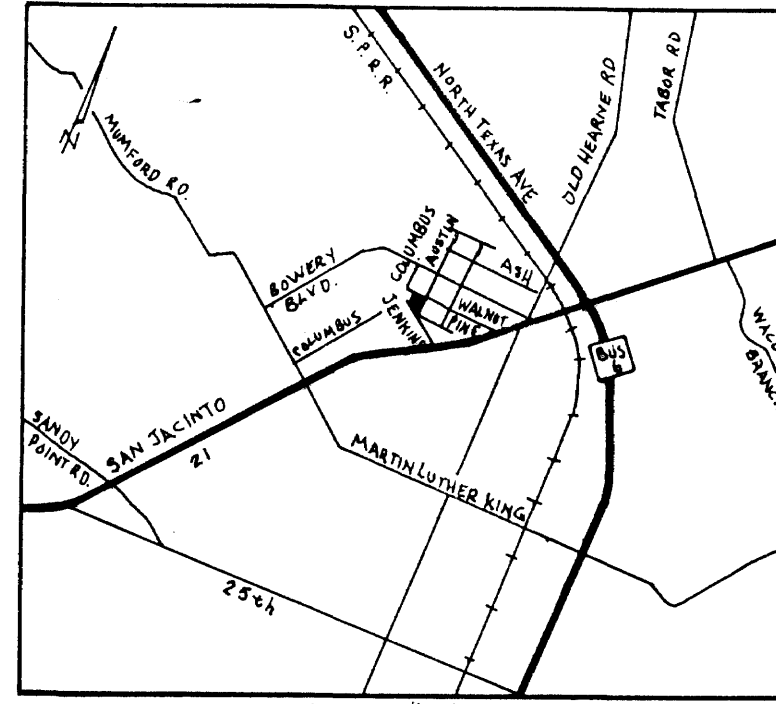


Oak Grove Park Addition Replat

To the City of Bryan, Texas
Block 26, Lots 1A & 2A
1308 Austin Avenue



SCALE 1" = 50'
PROPOSED



Basis of Survey Bearings: Oak Grove Park Addition Plat, Volume 38, Page 398

This property is not within the 100 year flood plain as shown by F.E.M.A. map number 48041C0133C, dated July 2, 1992, which shows the property to be entirely in Zone X.

FIELD NOTES

FIELD NOTES OF A 0.250 OF AN ACRE TRACT OUT OF LOTS 1 AND 2 IN BLOCK TWENTY SIX (26) OF OAK GROVE PARK ADDITION TO THE CITY OF BRYAN AS RECORDED IN VOLUME 38, PAGE 398 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING A PART OF THE SAME LOTS 1 AND 2 AS CONVEYED TO MINNIE GUERRA RAMIREZ AND RECORDED IN VOLUME 348, PAGE 734 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel pin set on the south margin of Walnut Street and the west margin of Austin Avenue for the northeast corner of Block 26 and the northeast corner of Lot 1 in the said Oak Grove Park Addition;

THENCE with the west margin of Austin Avenue and the east line of Lot 1 of said Block 26, South 02° 00' East for 113.00 feet to a 1/2 inch steel pin set on the north margin of a 20 foot wide alley for the southeast corner of said Lot 1 and the southeast corner of this 0.250 of an acre tract;

THENCE with the north margin of the 20 foot wide alley and the south line of Lot, South 88° 00' West, at 50.00 pass the southwest corner of Lot 1 and the southeast corner of Lot 2 for a total distance of 59.41 feet to a 1/2 inch steel pin set on the north margin of Jenkins Street for a corner of this 0.250 of an acre tract;

THENCE with the north margin of said Jenkins Street, North 55° 57' 57" West for 50.19 feet to a 1/2 inch steel pin set on the west line of said Lot 2 for the southwest corner of this 0.250 of an acre tract;

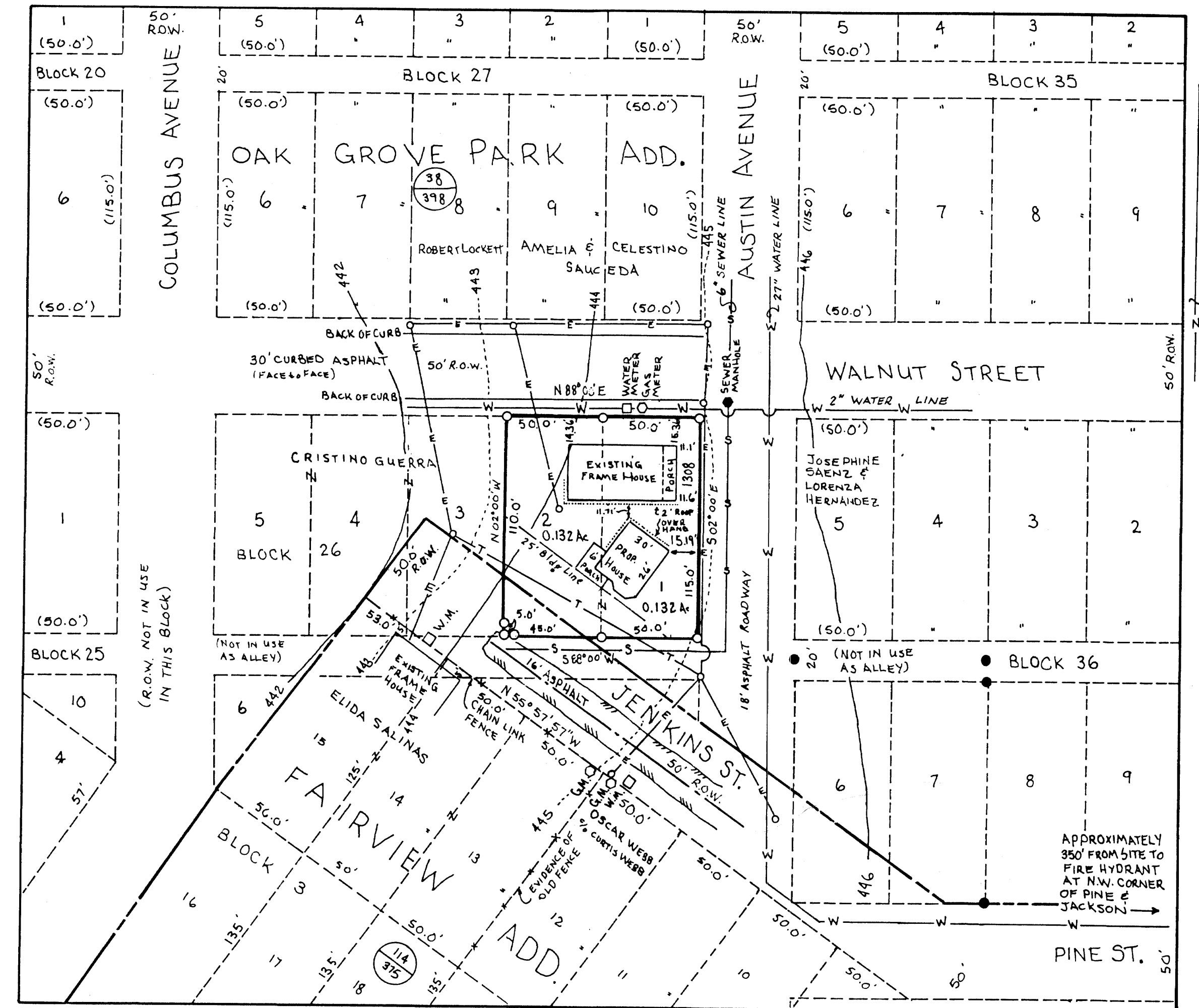
THENCE with the west line of Lot 2 and the west line of this 0.250 of an acre tract, North 02° 00' West for 85.48 feet to a 1/2 inch steel pin set on the south margin of Walnut Street for the northwest corner of Lot 2 and the northwest corner of this 0.250 of an acre tract;

THENCE with the south margin of Walnut Street and the north line of said Lot 2 and the north line of this 0.250 of an acre tract, North 88° 00' East, at 50.00 feet pass the northeast corner of Lot 2 and the northwest corner of Lot 1 for a total distance of 100.00 feet to the Point of Beginning, and containing 0.250 acres.

As surveyed on the ground May 23, 1994.

Oak Grove Park Addition

To the City of Bryan, Texas
Block 26, Lots 1 & 2
1308 Austin Avenue



SCALE 1" = 50'
EXISTING

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

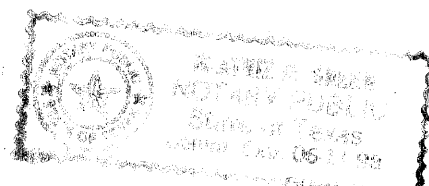
Minnie Guerra Ramirez, owner of the land tract shown on this plat, being the tract of land presently platted as Block 26, Lots 1 and 2, of the Oak Grove Park Addition to the City of Bryan, and recorded in the deed records of Brazos County in Volume 348, Page 734, does hereby authorize replating and redesignation as Lots 1A and 2A, and by the signature affixed hereby, hereto, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places heron shown, for the purpose and consideration therein expressed.

Minnie Guerra Ramirez
OWNER SIGNATURE
MINNIE GUERRA RAMIREZ
PRINTED NAME

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, on this day personally appeared *Minnie Guerra Ramirez* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 14th DAY OF July, 1994



Feating D. Green
NOTARY PUBLIC
BRAZOS COUNTY, TEXAS

CERTIFICATE OF CITY ENGINEER

I, Bruce Karr, City Engineer of the City of Bryan, Texas, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Karr
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanae, City Planner of the City of Bryan, Texas, hereby certify that this plat conforms to the city master plan, major street plan, land use plan, and the standards and specifications set forth in the applicable ordinances.

Rafeek Shanae
CITY PLANNER
CITY OF BRYAN, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **John Godfrey**, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st Day of June, 1994, and same was duly approved on the 17th Day of August, 1994 by said commission.

John Godfrey
CHAIRMAN OF THE PLANNING & ZONING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Mary Ann Ward*, County Clerk, in and for said county do hereby certify that this plat, together with its certificate of authentication was filed for record in my office the 30th Day of August, 1994, in volume 244, page 35.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.



Floyd W. Eiland July 8, 1994
Floyd W. Eiland
Registered Professional Land Surveyor
Texas #1667

OWNER: Minnie Guerra Ramirez 1308 Austin Street Bryan, Texas 77803	SURVEYED BY: Floyd W. Eiland, RPLS 1215-B Corona Drive Austin, Texas 78723	PLAT PREPARED BY: Floyd W. Eiland, RPLS 1215-B Corona Drive Austin, Texas 78723
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Date: July 8, 1994

Oak Grove Park Addition Replat
City of Bryan, Brazos County, Texas
Block 26, Lots 1 & 2
0.250 Acres