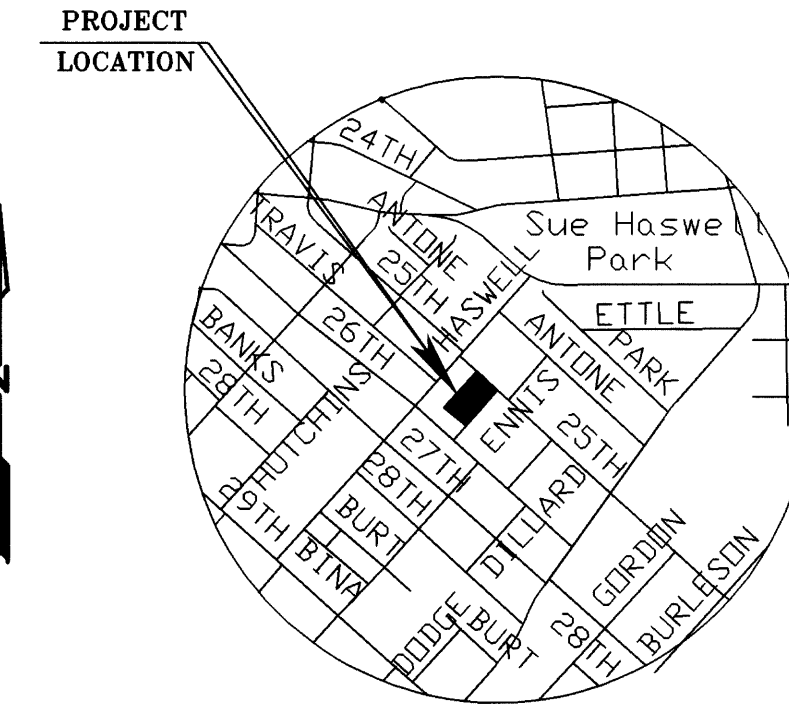


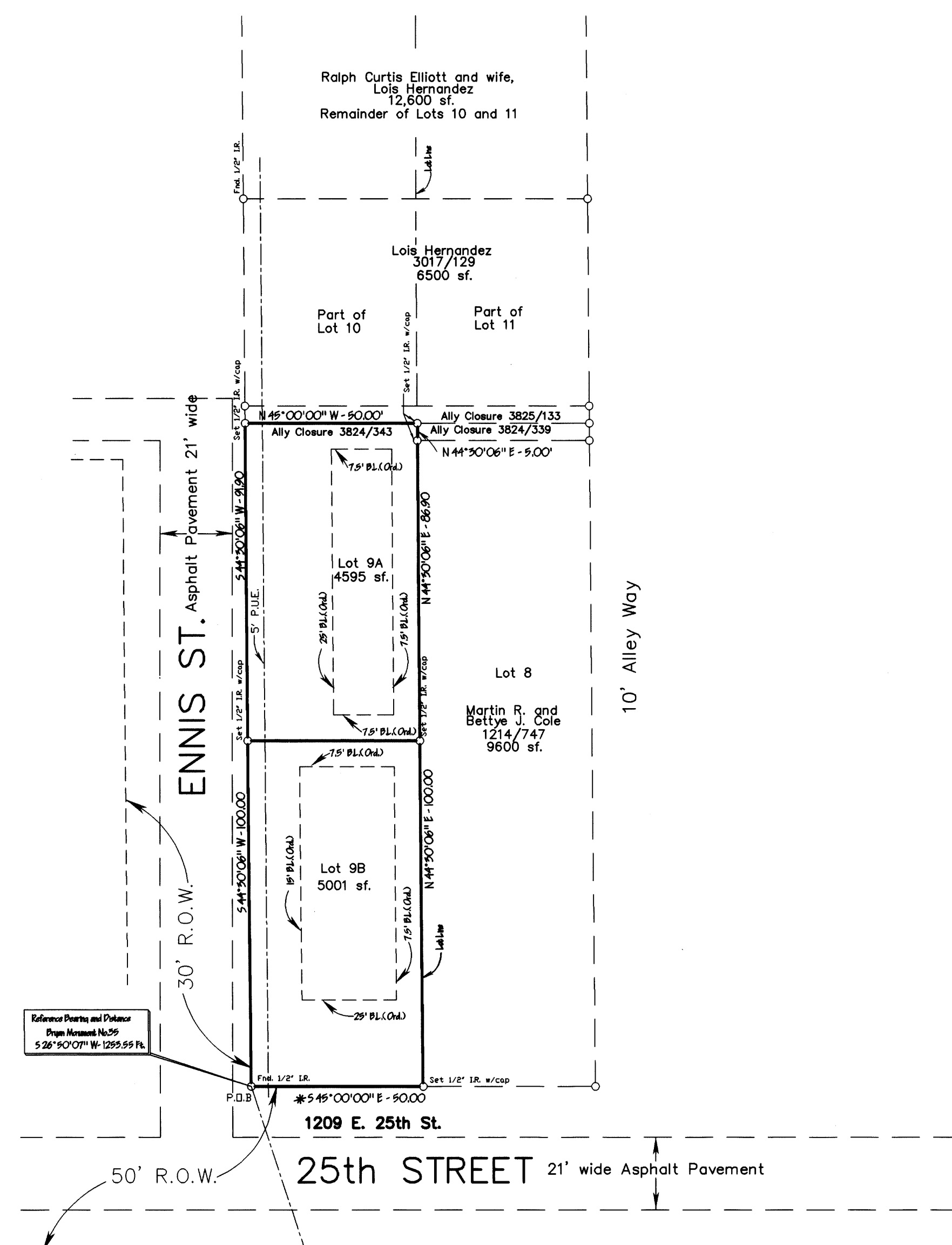
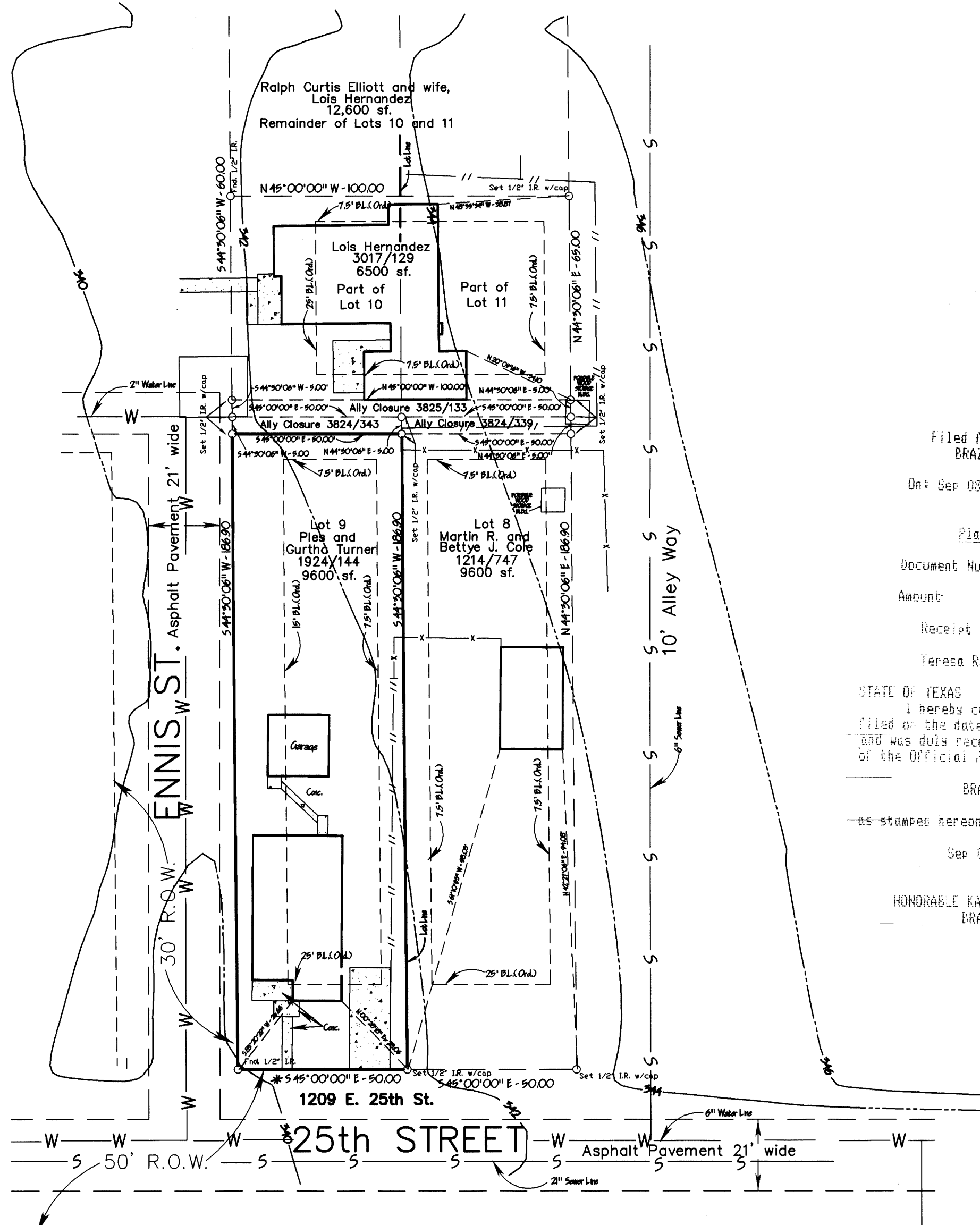
ORIGINAL

REPLAT

SCALE: 1" = 30'



VICINITY MAP n.t.s.



00940072 DR 7575 26

Filed for Record in: BRAZOS COUNTY

On: Sep 03 2006 at 10:17A

As a PLOTS

Document Number: 00940072

Amount: \$8.00

Receipt Number: 799113

Teresa Ramirez

STATE OF TEXAS COUNTY OF BRAZOS I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records on:

BRAZOS COUNTY

as stamped hereon by me.

See 0642006

HONORABLE KAREN MCDONOUGH, COUNTY CLERK BRAZOS COUNTY

APPROVAL OF PLANNING & ZONING COMMISSION

Approval of the City Planning and Zoning Commission of the City of Bryan, Texas, Brazos County, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15th day of September, 2006 and same was duly approved on the 15th day of September, 2006 by said commission.

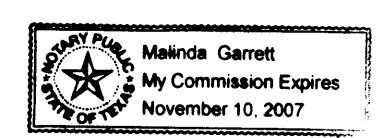
BENCHMARK: Point of Beginning - the property corner of Lot 9 in the corner of 25th Street and Ennis Street is at S 26° 50' 07" W - 1253.55 Ft. from the Bryan Monument GPS No.35; Elevation = 331.6 Ft.

- GENERAL NOTES: 1. Plat bearing used as basis of bearings 2. Minimum side and rear lot setbacks are 7.5 feet as per City of Bryan Ordinance. 3. Minimum front lot setback is 25 feet as per City of Bryan Ordinance. 4. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency, Community Panel 48041C0133C; Effective Date: July 2, 1992 5. All bearings and distances are actual unless noted otherwise. 6. Subject property lies in an area designated as Single Family Residential - 5000 sq.ft. (SF-5). 7. A variation to the lot size and depth requirements was approved on February 10, 2000.

STATE OF TEXAS COUNTY OF BRAZOS We, PLES and GURTHA TURNER owners of the land shown on this replat, being the tract of land (being part of the tract of land) as conveyed to us in Deed Records of Brazos County in Volume 1924, and Page 144, and designated herein as the REPLAT OF PARKSIDE ADDITION, LOT 9 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.

Owner: Ples Turner Trustee of Gurtha Turner Estate

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared PLES and GURTHA TURNER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purpose and consideration therein stated. Given under my hand and seal on this 30th day of August, 2006.



CERTIFICATE OF SURVEYOR I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of 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 on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE PLANNING ADMINISTRATOR I, Kevin Russell, Planning Administrator of the City of Bryan, hereby certify that the attached plat is approved on the 15th day of September, 2006.

Kevin Russell, Planning Administrator, Bryan, Texas

APPROVAL OF ENGINEERING SERVICES I, the undersigned, Engineering Services of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Engineering Services, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS I, Karen McCreary, 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 15th day of September, 2006, in the Deed/Official Records of Brazos County, Texas, in Volume 7575, Page 26.

Karen McCreary, County Clerk, Brazos County, Texas. Deputy Clerk: Susie L. Cohen

REPLAT OF PARKSIDE ADDITION

LOT 9

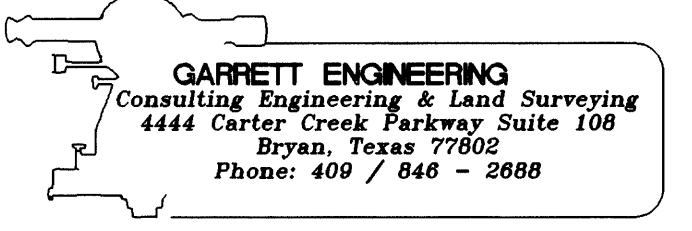
VOLUME 1924, PAGE 144 VOLUME 3824, PAGE 343

0.22 ACRES

JOHN AUSTIN SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' JULY 2000

OWNER/DEVELOPER:
Ples Turner
1002 W. 17th. St.
Bryan, Texas
Phone 979-823-8334



B-674