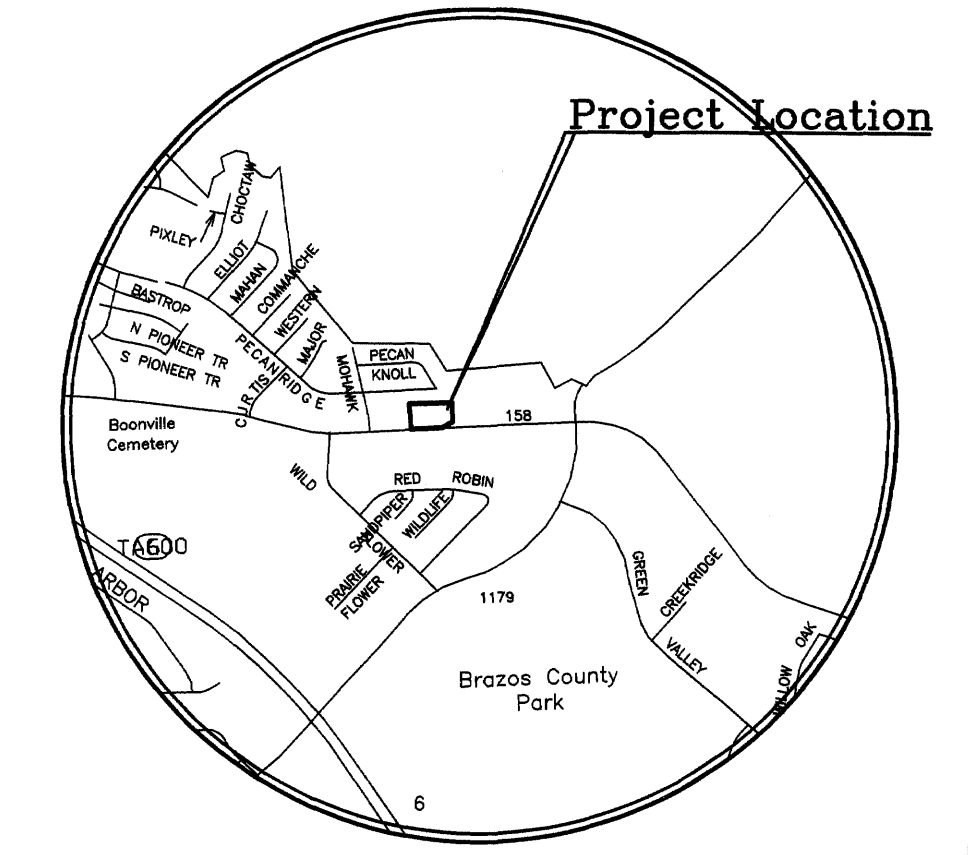


Scale : 1" = 30'

* Plat bearing used as Basis of Bearing



VICINITY MAP
- N.T.S. -

BOONVILLE ROAD (FM 158)
(Asphalt Concrete Pavement Width & Right-of-Way Width Varies)

ORIGINAL

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Larry Landry, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6327, Pages 205 and Volume 1109, Page 235, 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.

Larry Landry
Larry Landry (Owner)

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and 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 20th day of September, 2004.

Interim Planning Administrator
City of Bryan, Texas

BENCH MARK:

CHISELED "X" ON TOP OF CURB IN THE MOST NORTHERLY CORNER OF VERIZON PARKING LOT (IN THE BACK OF VERIZON BUILDING).
ELEVATION = 298.29 FT.

EASEMENTS:

DRAINAGE EASEMENT FROM LARRY LANDRY, ET UX TO THE STATE OF TEXAS, DATED MAY 4, 1998. (3108/138)

RIGHT OF WAY EASEMENT FROM LARRY LANDRY, ET UX TO THE CITY OF BRYAN, DATED APRIL 28, 1998. (3113/299)

EASEMENTS AND BUILDING LINES AS SHOWN ON PLAT OF PECAN RIDGE - PHASE IV (612/599)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2004.

Malinda Garrett
Malinda Garrett
My Commission Expires
November 10, 2007
Notary Public, State of Texas

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 20th day of September, 2004.

City Engineer
City of Bryan, Texas

CERTIFICATION BY 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 the _____ day of _____, 2004, in the Official Records of Brazos County in Volume 6327, Page 179.

Karen McQueen
County Clerk, Brazos County, Texas
By: *Susie L. Cohen*
Deputy Clerk

NOTES:

This property is currently zoned as R - Retail.
All building setback lines to be complied with the City of Bryan Ordinance.

Part of this property is in a 100 year flood hazard area as established by the Federal Emergency Management Agency, Community Panel No. 48041C0134 C, July 2, 1992.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in 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 describe a closed geometric form.

Donald D. Garrett
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
Donald D. Garrett, P.E. 22790

Doc 00871309 Bk OR Vol 6327 Pg 179

Field Notes
1.38 Acres

Being all of that certain tract or parcel of land, lying and being situated in the John Austin League, No.8, A-2, Bryan, Brazos County, Texas and being a part of lots 1 & 2, Block One of Pecan Ridge Subdivision, Phase IV (612/599);

BEGINNING; at a 5/8" iron rod with cap set at the most southerly common corner of lots 2 & 3 of said Block One; same being in the north right-of-way line of Boonville Road (FM 158);

THENCE: N 00° 10' 51" E - 190.25 feet along the common line between said lots 2 & 3 to a 5/8" iron rod with cap set at the most northerly common corner of said lots; same being in the south line of lot 20 of Block 6, Pecan Ridge Phase Two (474/795);

THENCE: S 89° 59' 48" E - 356.56 feet to a 1/2" iron rod found at the most easterly common corner of said lot 1, Block One and lot 16, Block 6; same being in the west line of the Commerce National Bank 3.745 acre tract (2783/209);

THENCE: S 11° 27' 28" W - 113.29 feet and S 31° 11' 32" W - 65.18 feet along the common line between said lot 1 and said Bank tract to a 5/8" iron rod with cap set at the most southerly common corner of said tracts; same being in said Boonville Road line;

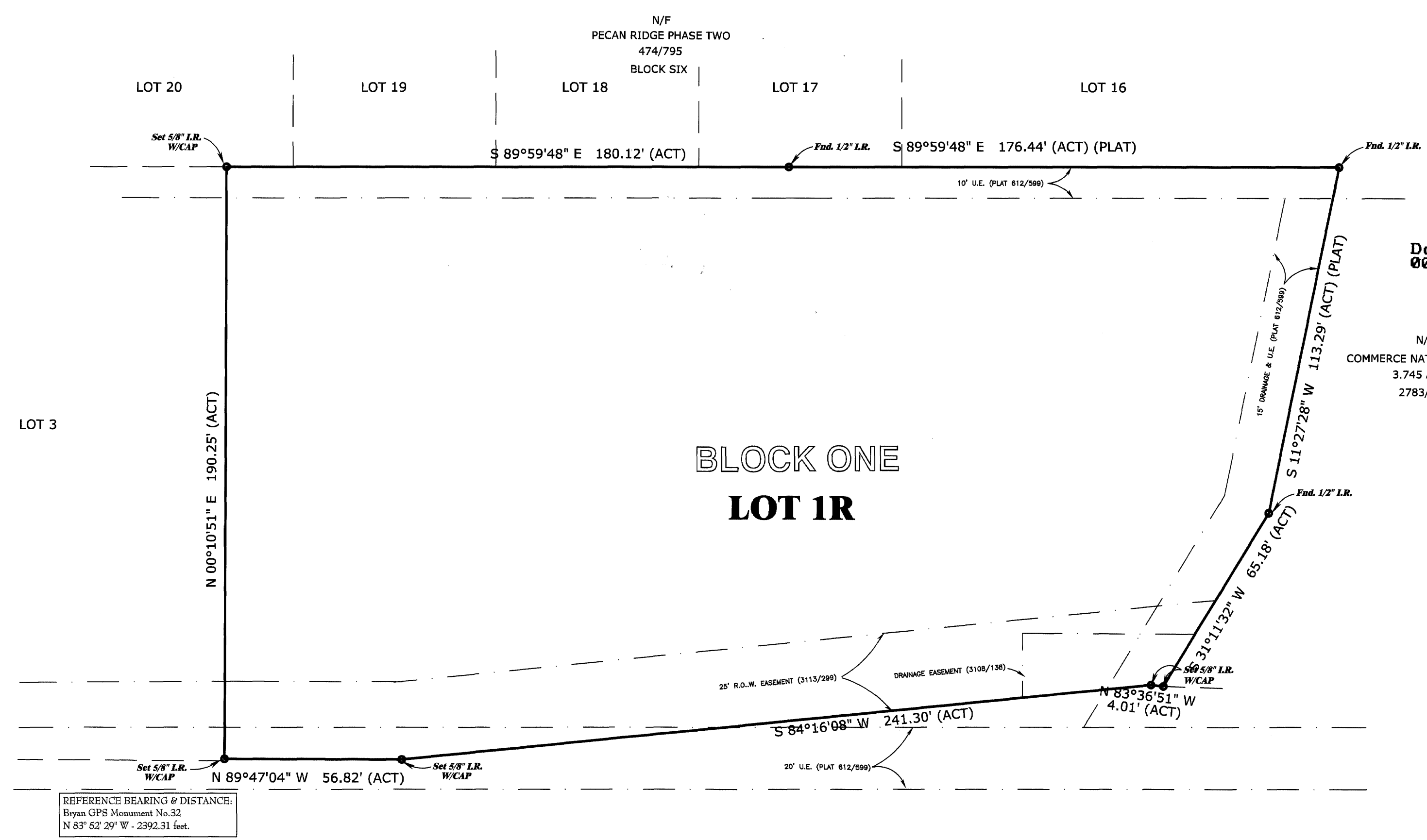
THENCE: N 83° 36' 51" W - 4.01 feet, S 84° 16' 08" W - 241.30 feet and N 89° 47' 04" W - 56.82 feet along said Boonville Road line to the PLACE OF BEGINNING; and containing 1.38 acres of land, more or less.

Filed for Record in:
BRAZOS COUNTY
On: Oct 04, 2004 at 10:23A
As a
Plats
Document Number: 00871309
Amount 58.00
Receipt Number - 252440
By,
Susie Cohen

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 named records of:
BRAZOS COUNTY
as stamped hereon by me.

Oct 04, 2004

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



BOONVILLE ROAD (FM 158)
(Asphalt Concrete Pavement Width & Right-of-Way Width Varies)

REPLAT

REPLAT
of
PART OF
LOTS 1 AND 2, BLOCK ONE
PECAN RIDGE PHASE IV
1.38 Acre Tract
JOHN AUSTIN LEAGUE NO. 8 A-2
Bryan, Brazos County, Texas

Scale : 1" = 30' AUGUST, 2004

Prepared For:

Scott Smith Clay Wilson
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Birmingham, Alabama 35223
Tel: (205) 251-4500
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