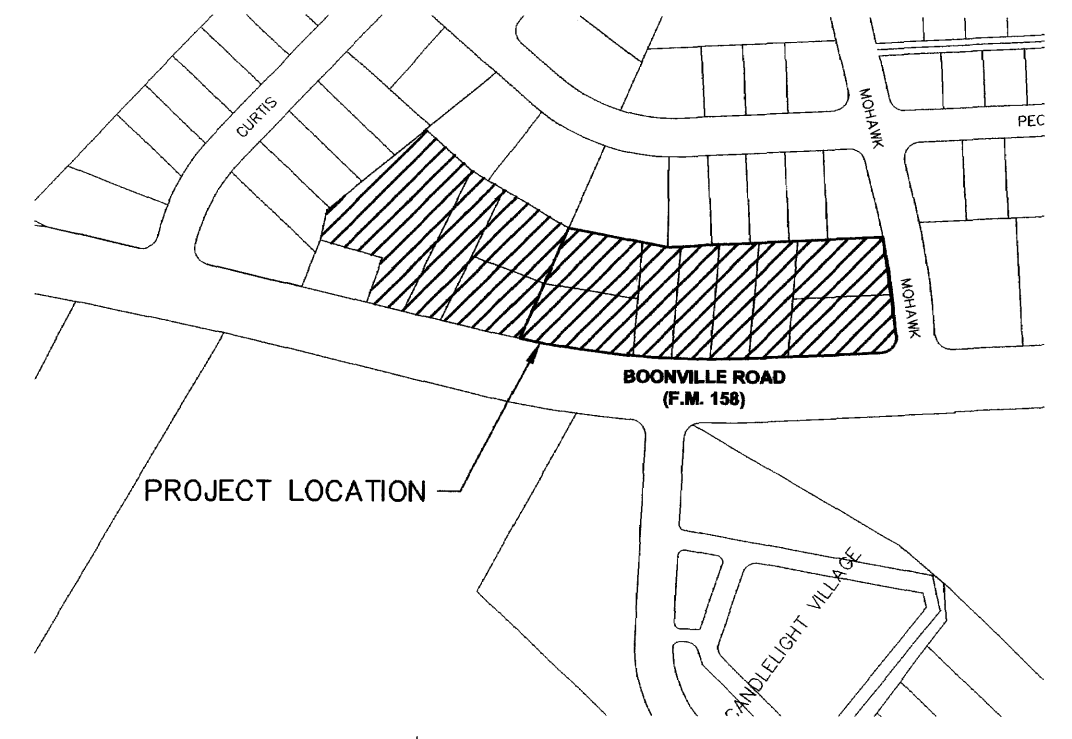


- LEGEND**
- BUILDING SETBACK LINES
 - EASEMENT LINE
 - PROPERTY BOUNDARY LINE
 - PROPERTY LOT LINES
 - ADJOINING LOT LINES
 - FOUND 1/2" IRON ROD, UNLESS NOTED OTHERWISE.
 - SET 1/2" IRON ROD WITH CAP

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Larry Landry, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Deed Records of Brazos County in Volume 2046, Page 29, and the designated herein as Pecan Ridge, Phase 5, Block 1, Lots 9R AND 10R in the City of Bryan, Texas, and whose name is subscribed hereon, hereto dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose and consideration therein expressed.

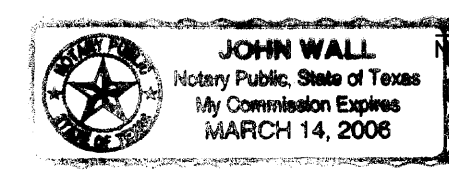
Larry Landry
 Larry Landry, Owner



STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared **LARRY LANDRY**, 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 purpose and consideration therein stated.

Given under my hand and seal on this 7th day of JUNE, 2002.

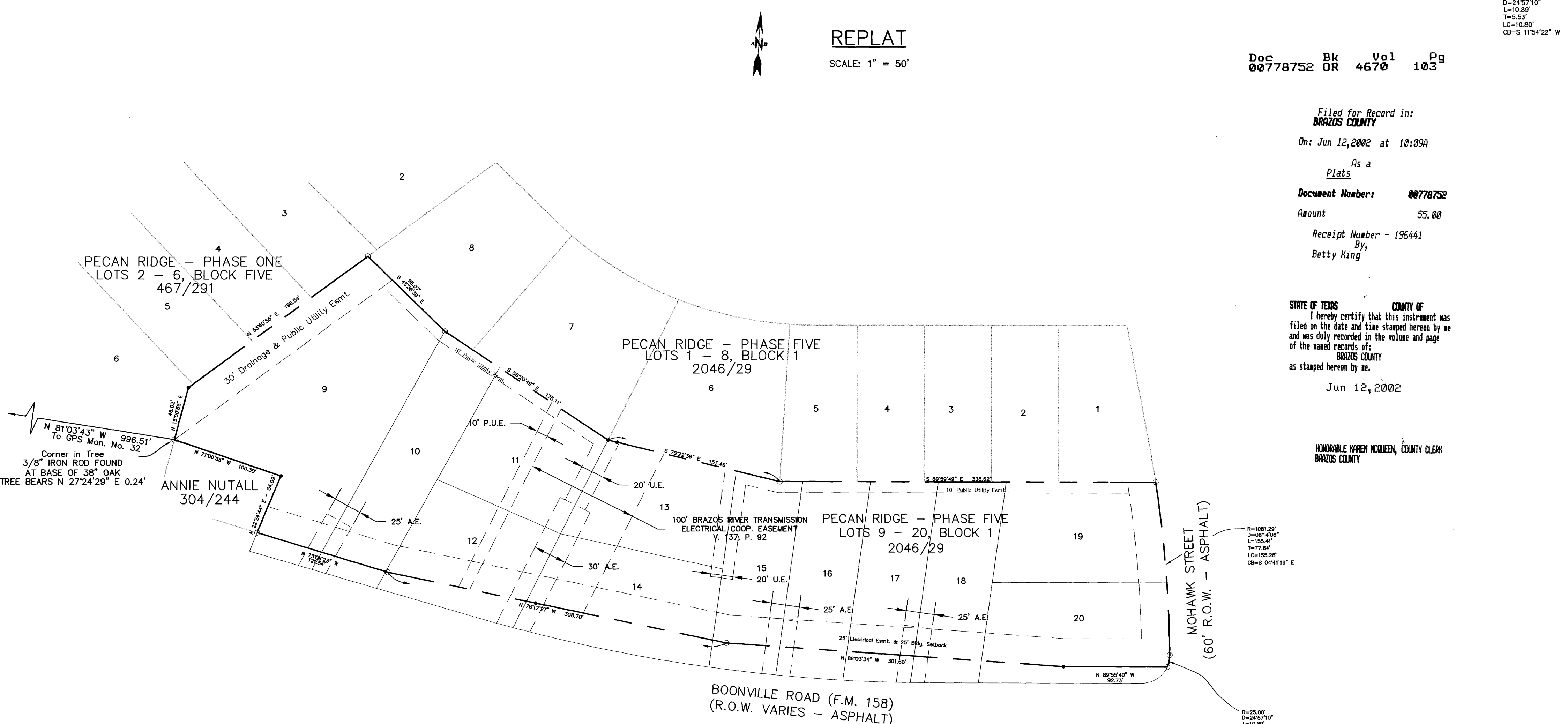
John Wall
 Notary Public, State of Texas



CERTIFICATION OF THE PLANNING ADMINISTRATOR
 I, the undersigned, City Planner 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.

John Wall
 City Planning Administrator, Bryan, Texas

- NOTES:**
- NORTH ORIENTATION IS BASED ON ROTATING THE NORTH LINE TO PLAT CALL IN VOLUME 2046, PAGE 29.
 - THE PROPERTY IS LOCATED IN THE UNSHADED FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER(S): 480410134 C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL LOTS ADJACENT TO ROADS SHALL HAVE A 25' BUILDING SETBACK LINE.
 - ABBREVIATIONS:
 A. E. - ACCESS EASEMENT
 P.U.E. - PUBLIC UTILITY EASEMENT



REPLAT
 SCALE: 1" = 50'

Doc 06778752 Bk BR Vol 4670 Pg 103

Filed for Record in:
BRAZOS COUNTY
 On: Jun 12, 2002 at 10:09A
 As a
Plat
 Document Number: **06778752**
 Amount: **55.00**
 Receipt Number - 196441
 By: **Betty King**

CERTIFICATE OF PLANNING & ZONING COMMISSION
 I, **Kim C. Casey**, Chairman of the City Planning and Zoning Commission of the City of Bryan, 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 2nd day of JUNE, 2002, and some was duly approved on the 6th day of JUNE, 2002, by said commission.

Kim C. Casey
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

CERTIFICATE OF SURVEYOR
 I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, 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 lines and bounds describing said subdivision will describe the same.

H. Curtis Strong
 H. CURTIS STRONG, R.P.L.S. NO. 4961

CERTIFICATE OF CITY ENGINEER
 I, the undersigned, City Engineer 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.

John Wall
 City, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 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 10th day of JUNE, 2002, in the Deed/Official Records of Brazos County, Texas, in Volume 103, Page 103.

Karen McQueen
 County Clerk
 Brazos County, Texas

OWNER/DEVELOPER
 Larry Landry
 Landry Properties
 PO Box 3752
 Bryan, Texas 77805

SURVEYOR
STRONG SURVEYING
 1673 Briarcrest Dr. Ste. A102
 Bryan, Texas 77802
 Phone: (979) 776-9836
 Fax: (979) 731-0096
 cstrong@tcyber.com

ENGINEER
ASH & BROWNE ENGINEERING, INC.
 Engineers and Consultants
 P.O. Box 10838, College Station, Texas 77842
 979-846-6914 877-245-4839 Fax 979-846-8914

REPLAT
 OF
LOTS 9 - 20, BLOCK 1
PECAN RIDGE, PHASE 5
VOLUME 2046, PAGE 29
3.469 ACRES
ZONED: PD-M
OUT OF A CALLED 6.05 ACRE TRACT
VOLUME 551, PAGE 253 OF THE
JOHN AUSTIN LEAGUE NO. 8, A-2
BRYAN, BRAZOS COUNTY, TEXAS
June 6, 2002

on hasbme us 9/26/02