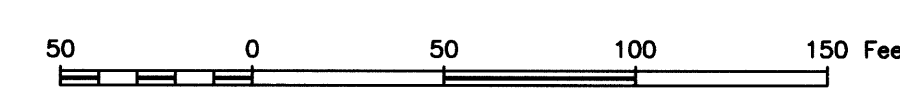


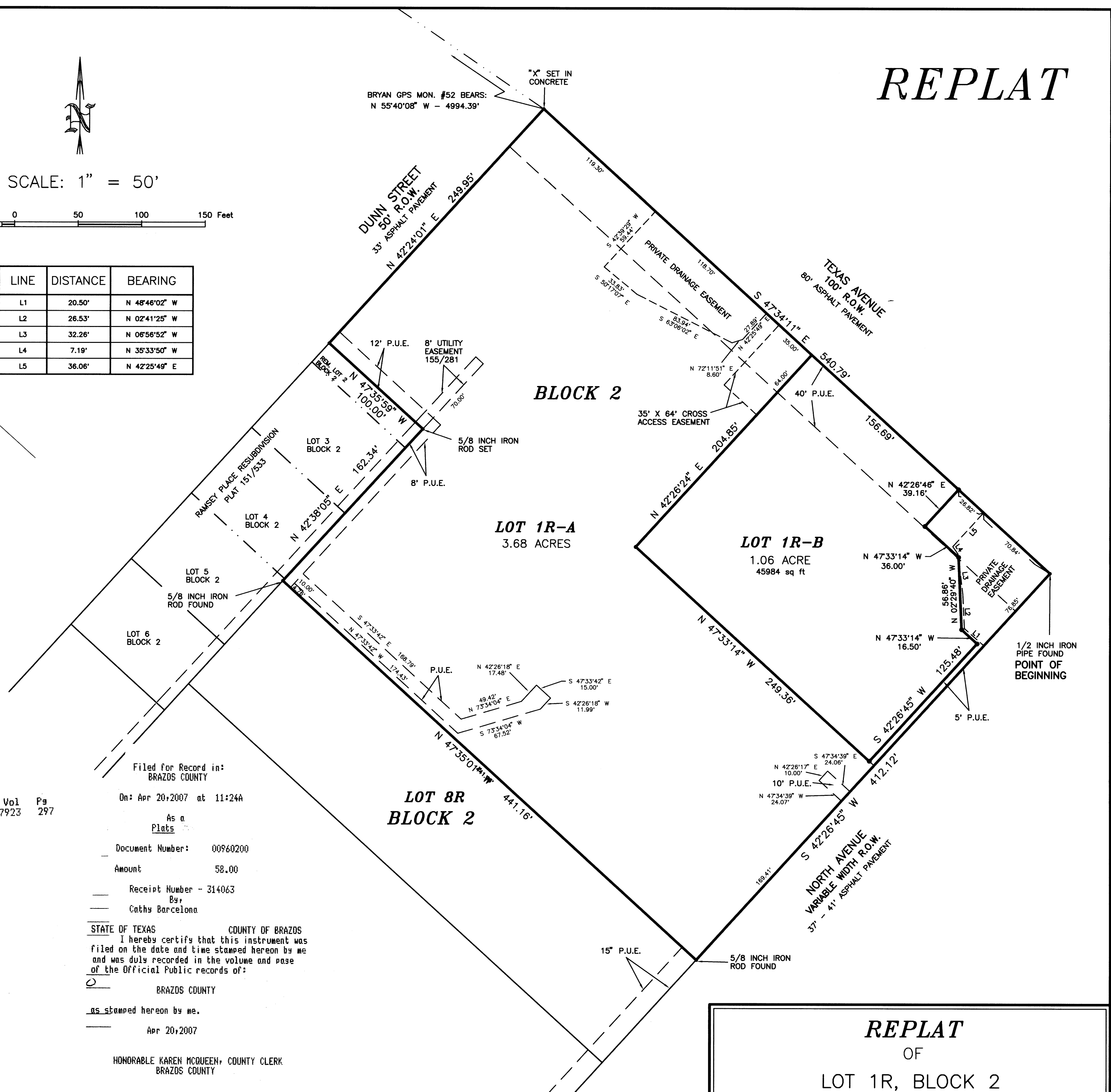
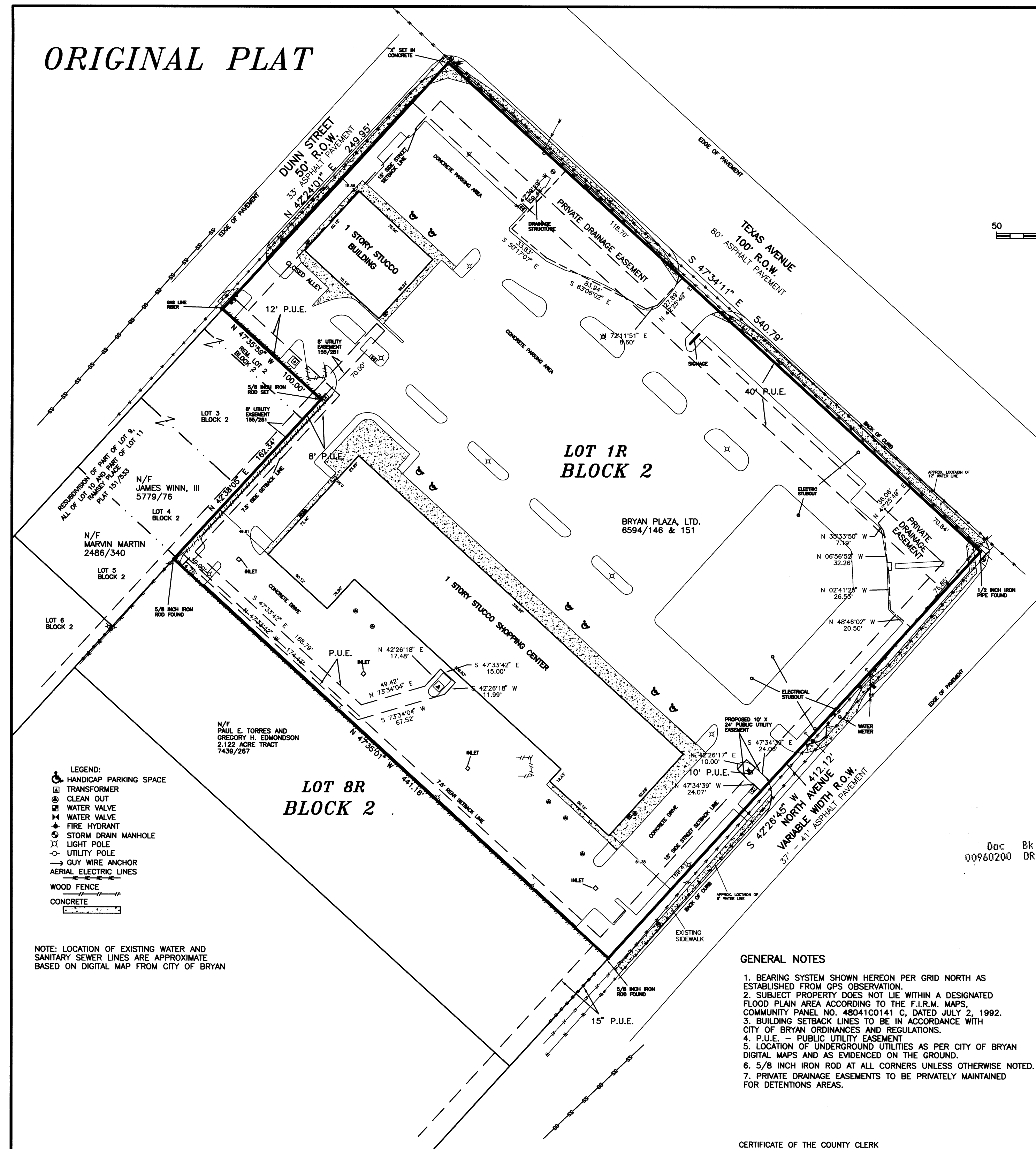
ORIGINAL PLAT

REPLAT

SCALE: 1" = 50'



LINE	DISTANCE	BEARING
L1	20.50'	N 48°46'02" W
L2	26.53'	N 02°41'25" W
L3	32.26'	N 06°56'52" W
L4	7.19'	N 35°33'50" W
L5	38.06'	N 42°25'49" E



- LEGEND:**
- ⊕ HANDICAP PARKING SPACE
 - ⊠ TRANSFORMER
 - ⊙ CLEAN OUT
 - ⊕ WATER VALVE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ WOOD FENCE
 - ⊕ CONCRETE

NOTE: LOCATION OF EXISTING WATER AND SANITARY SEWER LINES ARE APPROXIMATE. BASED ON DIGITAL MAP FROM CITY OF BRYAN.

Doc 00960200 Bk DR Vol 7923 Pg 297

Filed for Record in: BRAZOS COUNTY

On: Apr 20, 2007 at 11:24A

As a Plat

Document Number: 00960200

Amount: 58.00

Receipt Number - 314063

By Cathy Barcelona

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 of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 20, 2007

HONORABLE KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hiles, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 21st day of April, 2007, and same was duly approved on the 21st day of April, 2007.

Art Hiles
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 21st day of April, 2007.

John Russell
City Planner, City of Bryan

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 21st day of April, 2007.

Bill Hester
City Engineer, City of Bryan

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON PER GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. P.U.E. - PUBLIC UTILITY EASEMENT
5. LOCATION OF UNDERGROUND UTILITIES AS PER CITY OF BRYAN DIGITAL MAPS AND AS EVIDENCED ON THE GROUND.
6. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. PRIVATE DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED FOR DETENTIONS AREAS.

CERTIFICATE OF 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 on the 21st day of April, 2007, in the Official Public Records of Brazos County, Texas, in Volume 7923, Page 297.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brod Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brod Kerr
Brod Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Bryan Plaza Ltd., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 6594, Page 146 & 151, 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.

David Cottrell
Owner(s)

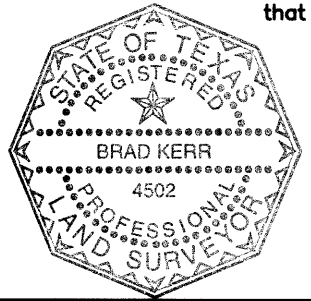
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Cottrell 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 18th day of April, 2007.

Dolores M. Schlueter
Notary Public
STATE OF TEXAS
My Comm. Exp. Sept. 7, 2008

Dolores M. Schlueter
Notary Public, Brazos County, Texas



REPLAT
OF
LOT 1R, BLOCK 2
RAMSEY PLACE SUBDIVISION
INTO
LOT 1R-A AND LOT 1R-B, BLOCK 2
RAMSEY PLACE SUBDIVISION
VOLUME 7717, PAGE 72
4.74 ACRES
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: MARCH, 2007
PLAT DATE: 03-12-07
REVISED: 03-27-07
JOB NUMBER: 07-083
CAD NAME: 07-083
CR5 FILE: C-CLUB (cont); 06-613 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: DAVID COTTRELL
7505 HIGHMEADOW
HOUSTON, TEXAS 77063
PHONE (713) 783-5052

