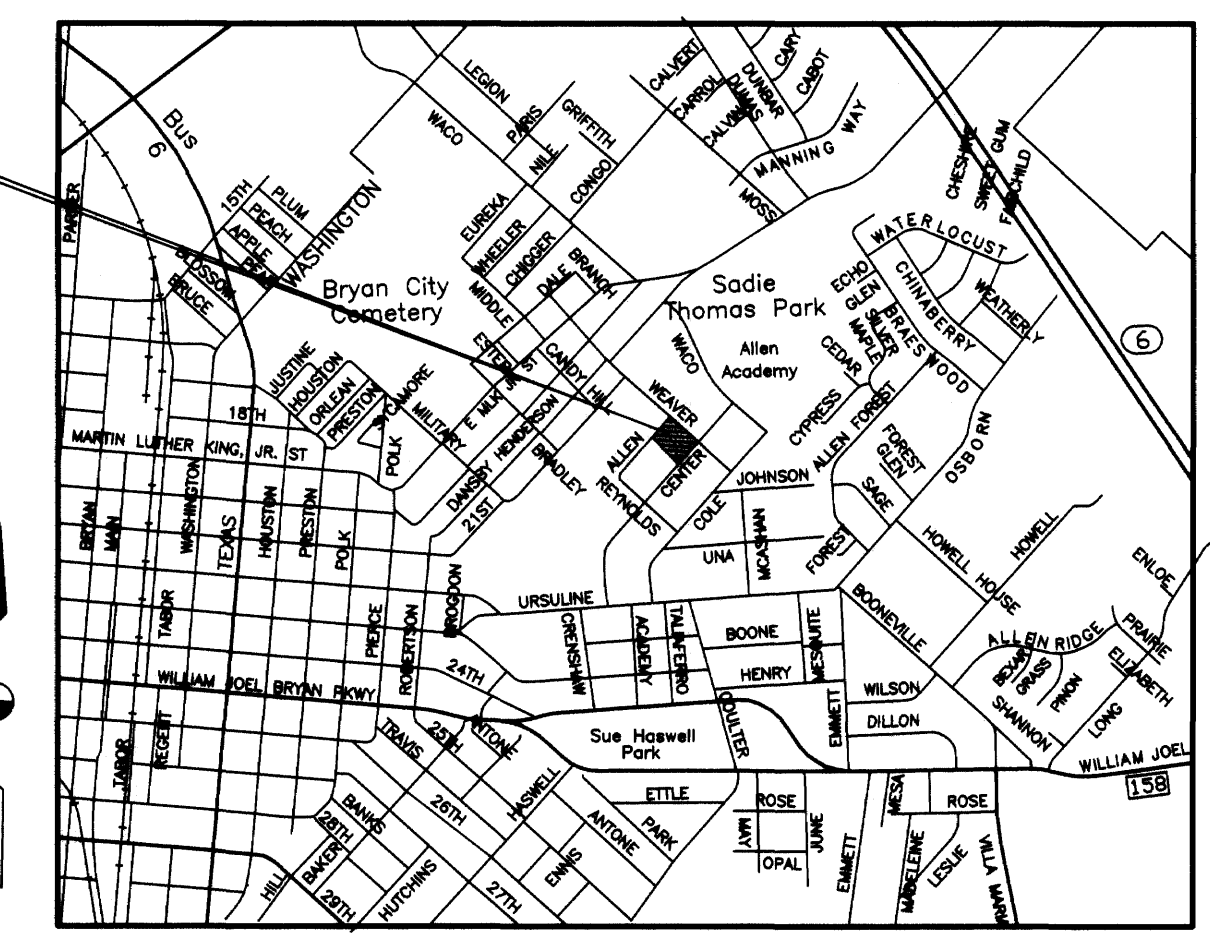


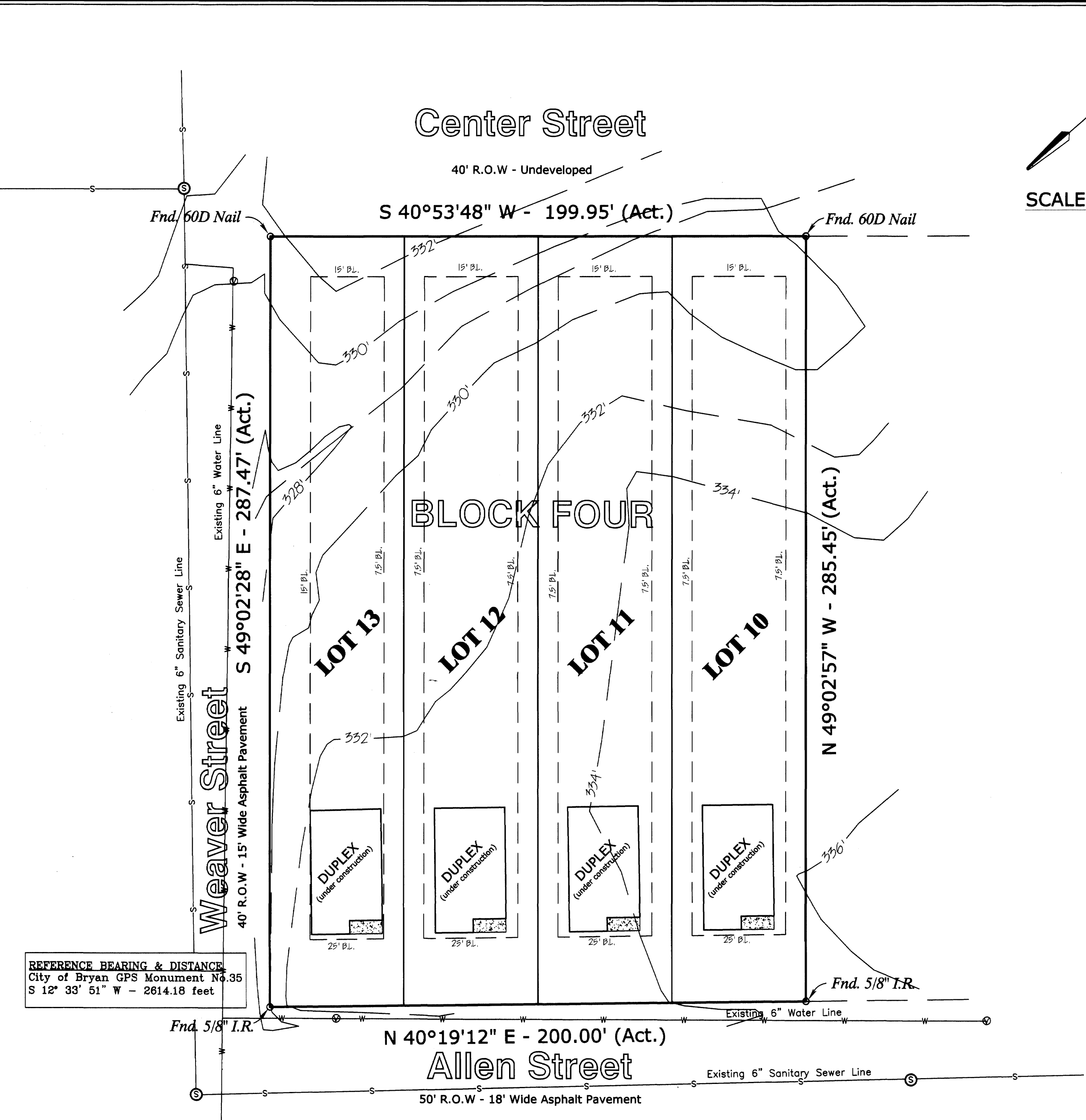
SCALE: 1" = 30'

Project Location

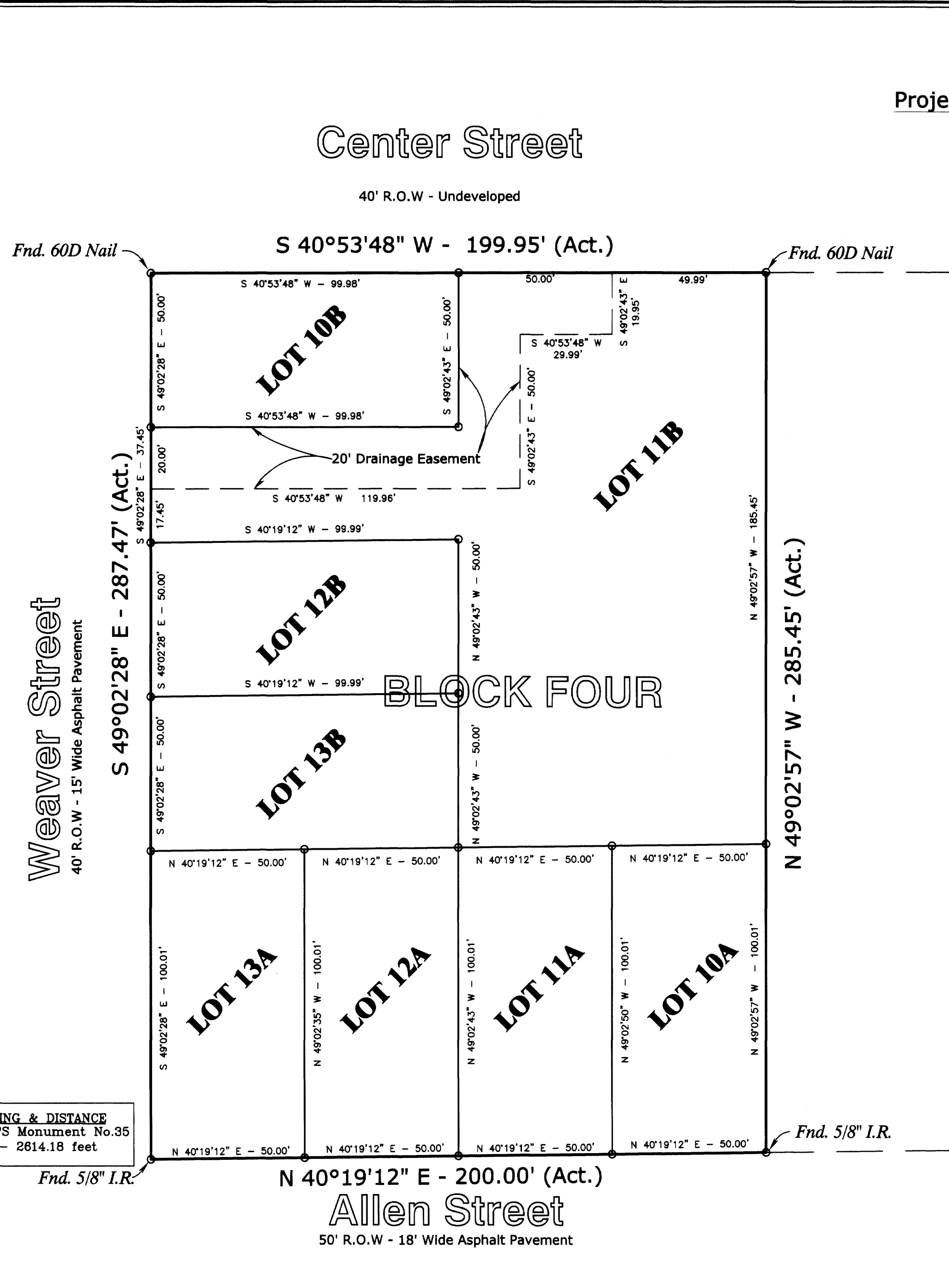


VICINITY MAP

- N.T.S. -



ORIGINAL PLAT



REPLAT

FIELD NOTES

BLOCK FOUR
ORIGINAL PLAT - LOT 10, 11, 12 & 13
REPLAT - LOT 10A, 10B, 11A, 11B, 12A, 12B, 13A & 13B
Reynolds Addition
1.32 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No.2, Bryan, Brazos County, Texas, and being all of Lot 10, Lot 11, Lot 12 and Lot 13 of Reynolds Addition, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 38 Page 269 of Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a 5/8" iron rod with cap found at the point of intersection of southeast right-of-way line of Allen Street and southwest right-of-way line of Weaver Street for the north corner of subject tract;

THENCE: S 49° 02' 28" E - 287.47 feet, along the southwest right-of-way line of Weaver Street to a 60D Nail found for east corner of subject tract;

THENCE: S 40° 53' 48" W - 199.95 feet, along the northwest right-of-way line of Center Street to a 60D Nail found for south corner of subject tract;

THENCE: N 49° 02' 57" W - 285.45 feet along the common line between said Lot 10 and Lot 9 of Reynolds Addition to a 5/8" iron rod with cap found for west corner of subject tract;

THENCE: N 40° 19' 12" E - 200.00 feet along the southeast right-of-way line of Allen Street to the POINT OF BEGINNING and containing 1.32 acres of land more or less.

REFERENCE BEARING & DISTANCE
City of Bryan GPS Monument No.35
S 12° 33' 51" W - 2614.18 feet

REFERENCE BEARING & DISTANCE
City of Bryan GPS Monument No.35
S 12° 33' 51" W - 2614.18 feet

Doc	Bk	Vol	Pg
00928434	DR	7363	66

Filed for Record in:
BRAZOS COUNTY
On: Jun 05 2006 at 02:44:00

As a
Plats
Document Number: 00928434
Amount: \$2.00
Receipt Number: 292210
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.
Jun 05 2006
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Gage Gandy, 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 5382 Page 269, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Gage Gandy (Owner)

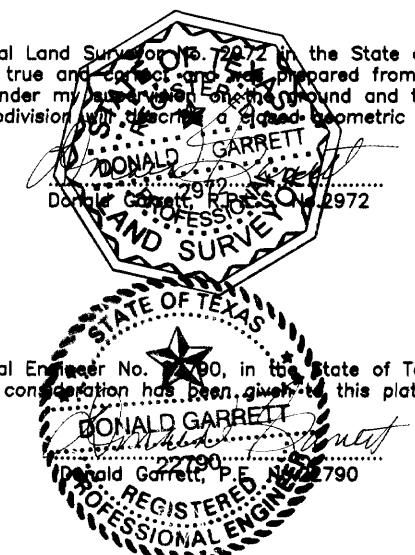
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gage Gandy, 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 purposes stated.

Given under my hand and seal of office this 2nd day of May, 2006.
Melinda Garrett
My Commission Expires November 10 2007
Notary Public, State of Texas

CERTIFICATE OF THE SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 1972 in the State of Texas, hereby certify that this plat is true and correct and based on an actual survey of the property made under my personal supervision and that the metes and bounds describing said subdivisions are correct in form and content.



CERTIFICATE OF THE ENGINEER

I, Donald Garrett, Registered Professional Engineer No. 111,000, in the State of Texas, hereby certify that proper engineering computations have been given on this plat.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, 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 and Zoning Commission of the City of Bryan on the 21st day of May, 2006 and some was duly approved on the 11th day of June, 2006 by said Commission.

Art Hughes
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 17th day of May, 2006.

Kevin Swafford
Planning Administrator
City of Bryan, 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 11th day of May, 2006.

City Engineer, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with 19 certificates of authentication was filed for record in my office the 5th day of June, 2006, in the Official Records of Brazos County in Volume 5382 Page 269.

Karen McQueen
County Clerk, Brazos County, Texas
Cathy Barcelona

GENERAL NOTES

Current Zoning of the subject property is Single Family Residential - (SF-5000).

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C, Effective Date July 2, 1992.

REPLAT
of
LOTS 10, 11, 12 & 13
REYNOLDS ADDITION
1.32 ACRES

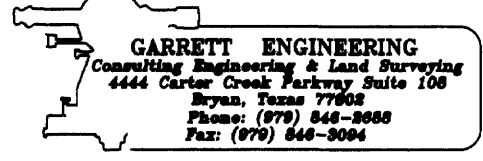
Volume 38 Page 269
John Austin Survey - Abstract No.2
Bryan, Brazos County, Texas

Scale : 1" = 30'

January, 2004

Prepared For:

Trey Guseman
Knight & Wilken Investments, LLC.
3904 Old College Road,
Bryan, Texas 77801



Tel: (979) 846-9196

D:\2003\SR\03-5178P.dwg