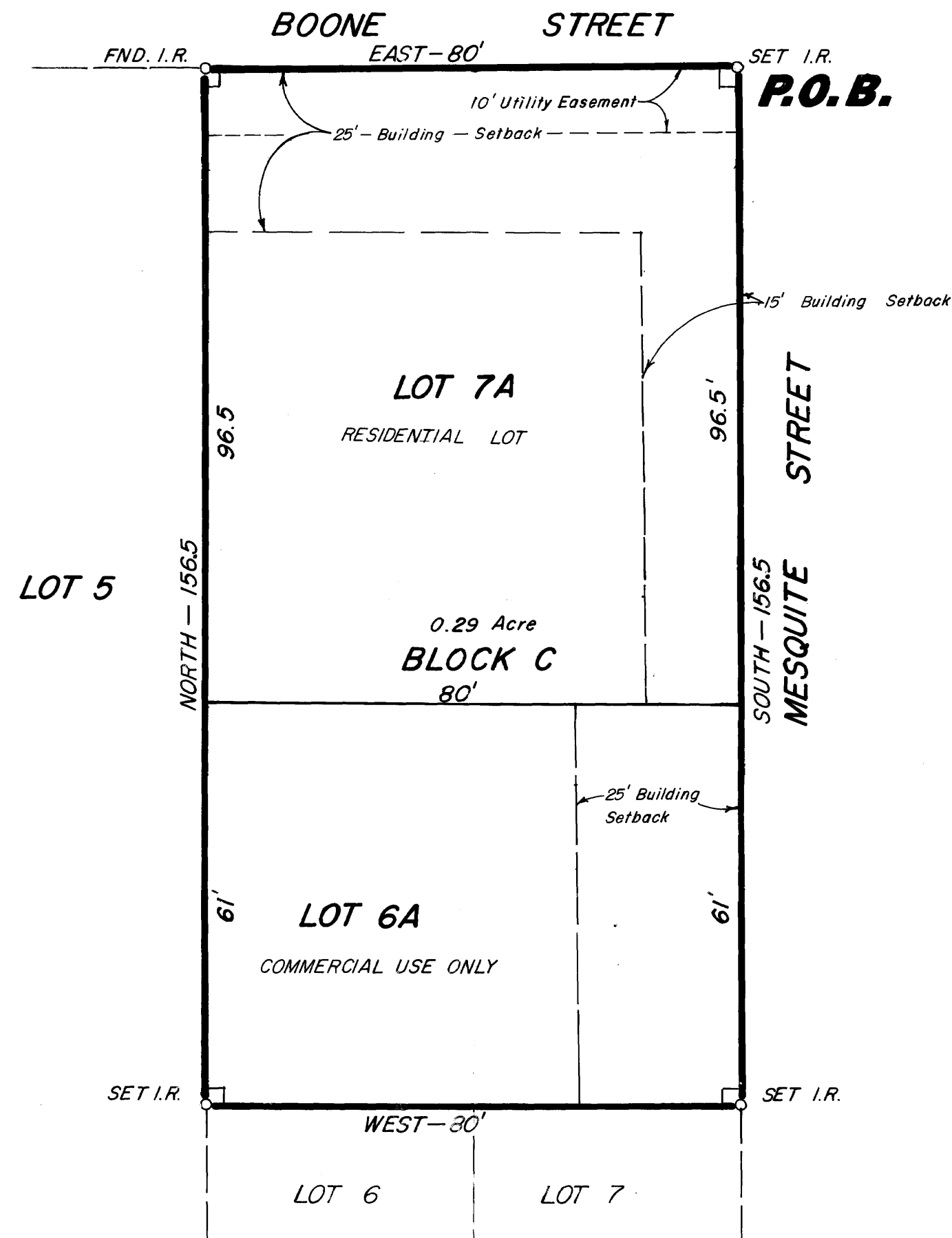
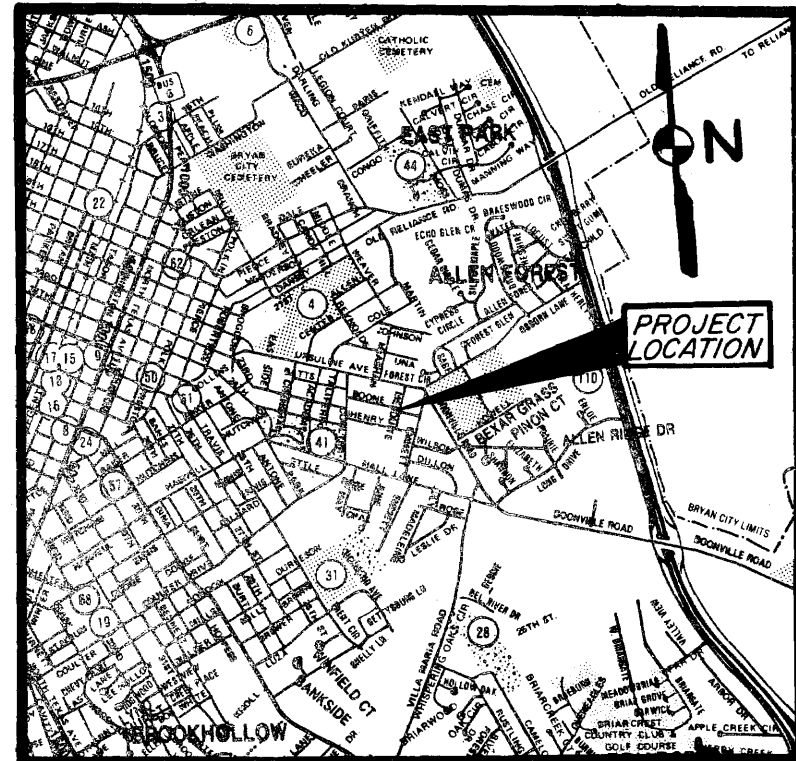


ORIGINAL PLAT



REVISED PLAT



LOCATION MAP  
n.t.s.

Scale: 1"=20'



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

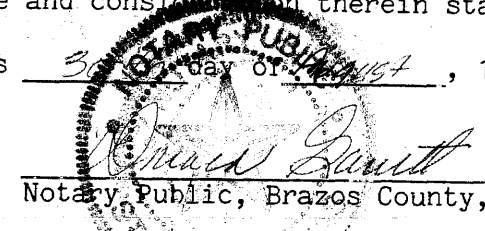
STATE OF TEXAS  
COUNTY OF BRAZOS

I, ~~Wm. Thos.~~ Guy Lippe, owner(s) and developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume \_\_\_\_\_, Page \_\_\_\_\_, and designated herein as the Rhodes Addition (Parts of Lot 6 & 7 Block C) Subdivision to 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Guy Lippe, 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 and consideration therein stated.

GIVEN under my hand and seal on this 2nd day of AUGUST, 1984.



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Berwick, 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 2nd day of November, 1984, in the Deed Records of Brazos County, in Volume 739 Page 259.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.



APPROVAL OF THE PLANNING COMMISSION

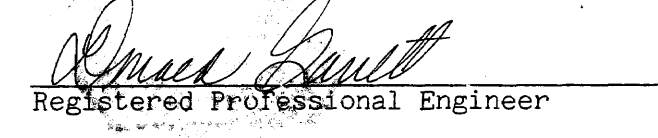
I, Mark McQuade, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 2nd day of AUGUST, 1984, and same was duly approved on the 16th day of AUGUST, 1984 by said Commission.



A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

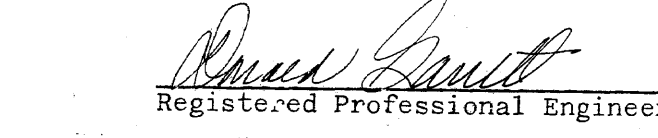
I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of lot 6 & 7, Block C of the RHODES ADDITION to the City of Bryan, Texas according to a plat recorded in volume 36, page 5 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at an iron rod at the northeast corner of said lot 7, said iron rod also being the intersection of the south right-of-way line of Boone Street and the west right-of-way line of Mesquite Street;

THENCE: 156.5 feet south along said right-of-way line of Mesquite Street to an iron rod for corner;

THENCE: 80.0 feet west to an iron rod for corner;

THENCE: 156.5 feet north to an iron rod for corner; said iron rod being located on the south right-of-way line of Boone Street;

THENCE: 80.0 feet east along said Boone Street right-of-way line to the PLACE OF BEGINNING; and containing 0.29 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in July 1984.

LAND USE: LOT 7A RESIDENTIAL  
LOT 6A COMMERCIAL

**REPLAT**

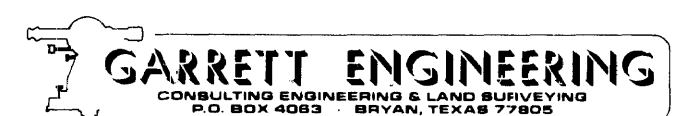
**RHODES ADDITION**  
PARTS OF LOTS 6 and 7 BLOCK C

JOHN AUSTIN NO. 8 A-2  
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1"=20' 0.29 Acre JULY, 1984

OWNER & DEVELOPER: GUY LIPPE, 2602 SANDLEWOOD, BRYAN, TEXAS 77801

ENGINEER & SURVEYOR: DONALD D. GARRETT, 4444 CARTER CREEK SUITE 108, BRYAN, TEXAS 77802



NOTE:  
1. PROPERTY OUT OF 100 YR FLOOD PLAIN;  
2. ALL LOTS TO HAVE 5' SIDEYARD AND BACKYARD UNLESS NOTED.  
3. DRAINAGE REPORT TO BE SUBMITTED WITH SITE PLAN.

NOTE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLECT WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

on balance no labels

FILED  
NOV 2 1984  
COUNTY OF BRAZOS

313154

46.9300