

THOMAS HEIGHTS ADDITION
 LOT 13, BLOCK 1
 0.575 ACRE
 ZENO PHILLIPS SURVEY, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

FIELD NOTES OF A 0.575 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE ZENO PHILLIPS SURVEY, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOT 13, BLOCK 1, OF THE THOMAS HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 156, PAGE 350, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING DESCRIBED IN THE DEED TO GERARDO BANUELOS AS RECORDED IN VOLUME 5339, PAGE 42, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 0.575 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" IRON ROD SET AT THE WEST CORNER OF THE BEFOREMENTIONED LOT 13, BLOCK 1 IN THE SOUTHEAST RIGHT-OF-WAY LINE OF LEONARD DRIVE, SAME BEING THE NORTH CORNER OF LOT 25, BLOCK 3, OF THE WEST PARK SUBDIVISION - PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 289, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

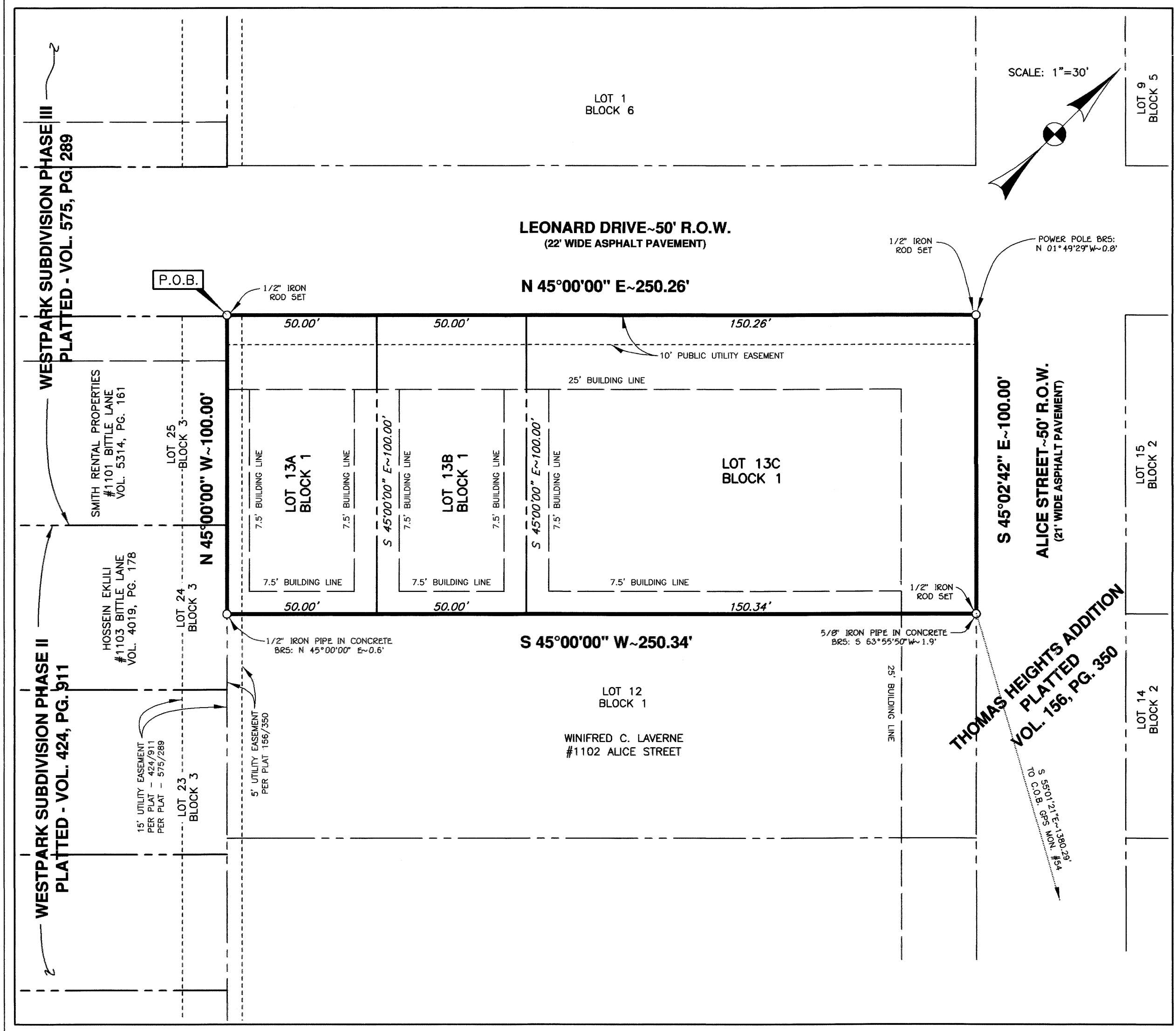
THENCE N 45° 00' 00" E ALONG THE NORTHWEST LINE OF SAID LOT 13, BLOCK 1, SAME BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF LEONARD STREET (50' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 250.26 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF LOT 13, AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF ALICE STREET;

THENCE S 45° 02' 42" E ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF ALICE STREET, (50' WIDE RIGHT-OF-WAY), SAME BEING THE NORTHEAST LINE OF SAID LOT 13, BLOCK 1, FOR A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET AT THE EAST CORNER OF LOT 13, FROM WHICH A 5/8" IRON PIPE FOUND IN CONCRETE BEARS S 63° 55' 50" W - 1.9 FEET;

THENCE S 45° 00' 00" W ALONG THE COMMON LINE BETWEEN THE BEFOREMENTIONED LOT 13, BLOCK 1, AND LOT 12, BLOCK 1 - THOMAS HEIGHTS ADDITION, ADJACENT TO A FENCE, AT A DISTANCE OF 249.74 FEET, PASS A 1/2" IRON PIPE FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 250.34 FEET TO THE SOUTH CORNER OF LOT 13, SAME BEING THE WEST CORNER OF LOT 12;

THENCE N 45° 00' 00" W ALONG THE SOUTHWEST LINE OF LOT 13, BLOCK 1, THOMAS HEIGHTS ADDITION, SAME BEING THE NORTHEAST LINE OF LOT 24 AND THE BEFOREMENTIONED LOT 25, BLOCK 3, WEST PARK SUBDIVISION, PHASE III, FOR A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.57 ACRE OF LAND, MORE OR LESS.

DAC 080622986 DR Vp1 Pg 281
 Filed for Record in
 PUBLIC UTILITY
 On: Jul 28, 2004 at 08:28:00
 Plat No. 156-350
 Receipt Number - 2470701
 Teresa Ramirez
 COUNTY CLERK
 BRAZOS COUNTY



EXISTING CONDITIONS
 VOL. 156, PG. 350
 SCALE: 1"=30'

REPLAT
 SCALE: 1"=30'

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 day of July, 2004.

Kevin J. Pfluntner
 Planning Administrator, City of Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

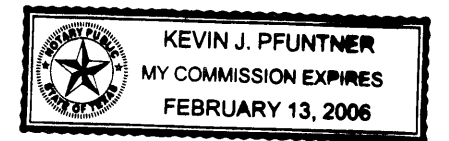
I, GERARDO BANUELOS, Owner and Developer of Lot 13, Block 1, Thomas Heights Addition, being the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 5339, Page 42, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

Gerardo Banuelos
 GERARDO BANUELOS, owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GERARDO BANUELOS, 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 and considerations therein stated.

Given under my hand and seal this 3rd day of July, 2004.



Kevin J. Pfluntner
 Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S.M. Kling
 S. M. Kling, R.P.L.S. No. 2003, June, 2004



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 15th day of February, 2004 and same was duly approved on the 15th day of April, 2004 by said Commission.

Kim Casey
 Chairman, Planning & Zoning Commission
 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 20th day of July, 2004, in the Official Records of Brazos County, Texas, in Volume 156, Page 350.

Karen McQueen, Co. CLK
 Karen McQueen, County Clerk, Brazos County, Texas

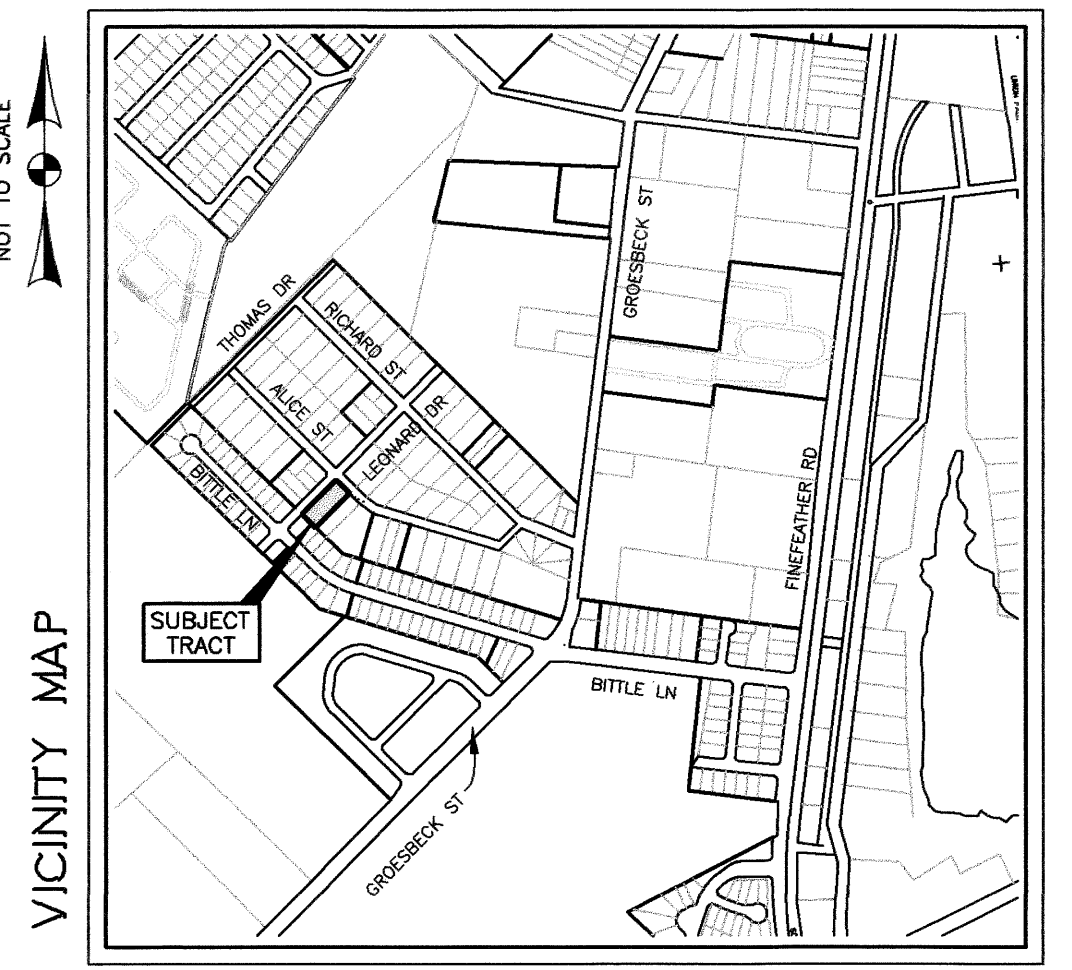
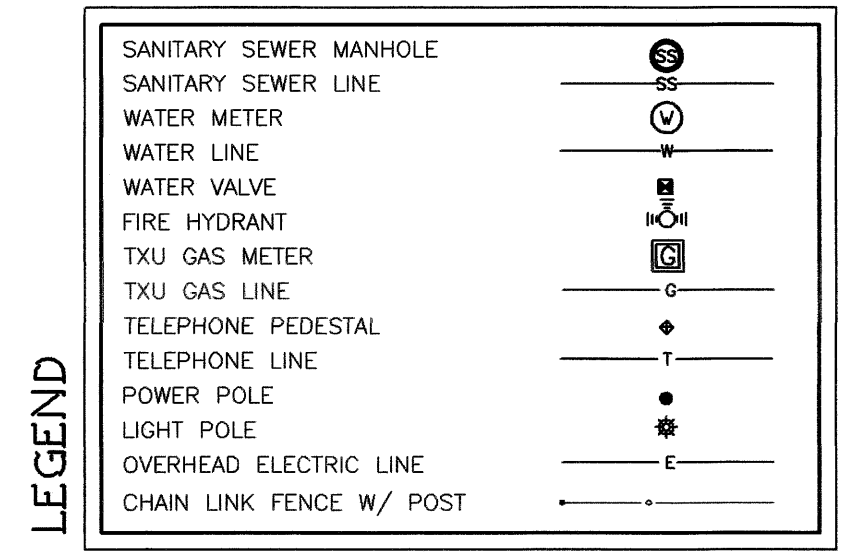
APPROVAL OF THE CITY ENGINEER

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 14th day of July, 2004.

Kevin J. Pfluntner
 City Engineer, Bryan, Texas

NOTES:

1. BEARINGS ARE BASED ON PLAT CALL BEARINGS ACCORDING TO THE PLAT OF THOMAS HEIGHTS ADDITION, VOL. 156, PG. 350.
2. THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C, MAP NO. 48041C0141C. EFFECTIVE DATE: JULY 2, 1992.
3. THE CITY OF BRYAN ZONING ORDINANCE #756, EFFECTIVE DATE: JULY 3, 1993, ESTABLISHES SETBACK REQUIREMENTS AS FOLLOWS:
 25' FRONT
 7.5' SIDE
 25' ADJACENT TO ARTERIAL STREET
 15' ADJACENT TO COLLECTOR/LOCAL STREET
 THE REVIEWER IS REFERRED TO SAID ORDINANCE FOR ADDITIONAL REQUIREMENTS.
4. CONTOURS TAKEN FROM CITY OF BRYAN ELECTRONIC TOPOGRAPHIC MAPS.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THIS REPLAT CONSISTS OF 3 LOTS:
 LOT 13A, BLOCK 1 = 0.115 ACRE
 LOT 13B, BLOCK 1 = 0.115 ACRE
 LOT 13C, BLOCK 1 = 0.345 ACRE
7. CURRENT ZONING: MU-1 (MIXED USE RESIDENTIAL).



REPLAT
 OF
 LOT 13, BLOCK 1
 OF
 THOMAS HEIGHTS
 ADDITION
 VOL. 156, PG. 350
 ZENO PHILLIPS SURVEY, A-45
 BRYAN, BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 GERARDO BANUELOS
 1717 GROESBECK STREET
 BRYAN, TEXAS 77802
 (979) 821-6271
 SCALE: 1"=30' JUNE, 2004
 PAGE 1 OF 1
 PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects\REV04\Zeno Phillips A-45\Thomas Heights Replat.dwg\Lot 13, Blk. 1\Replat.dwg 6/25/2004 1:33:07 PM CDT
 on landbase 8/5/04