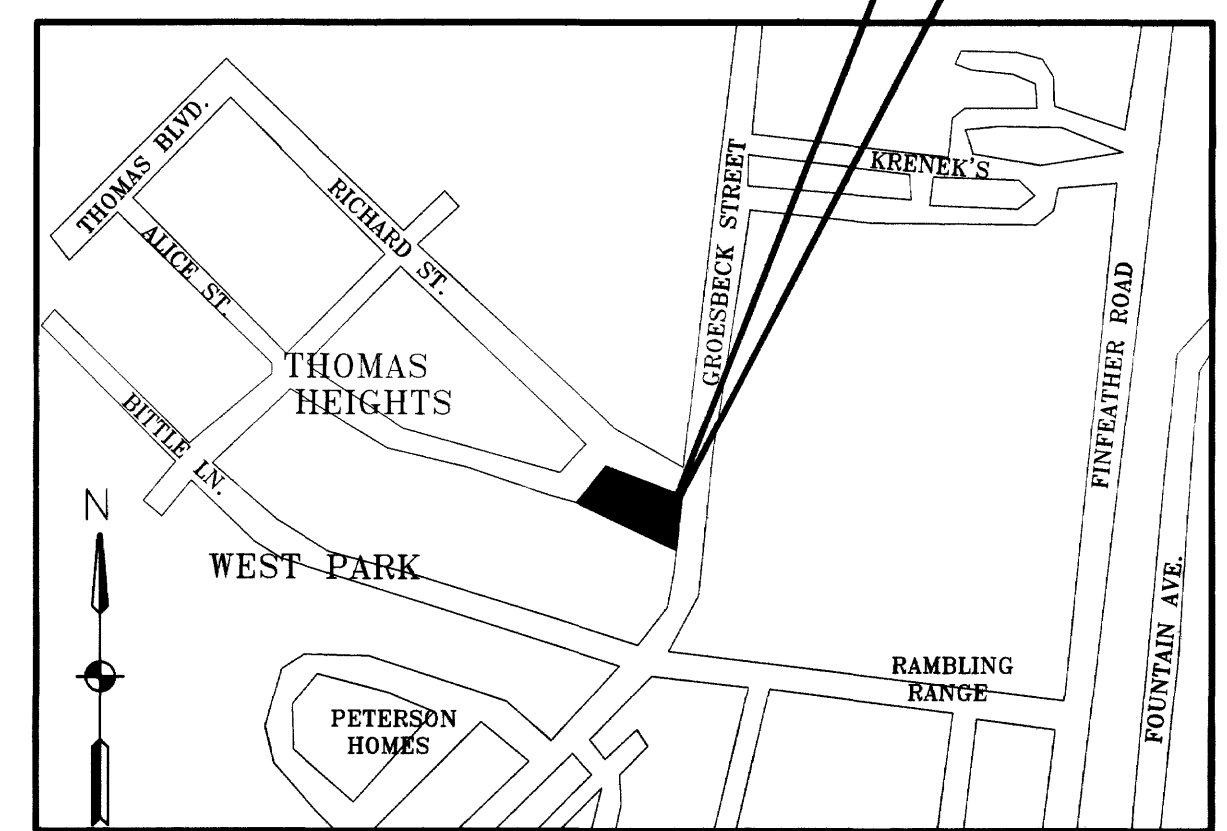


Project Location



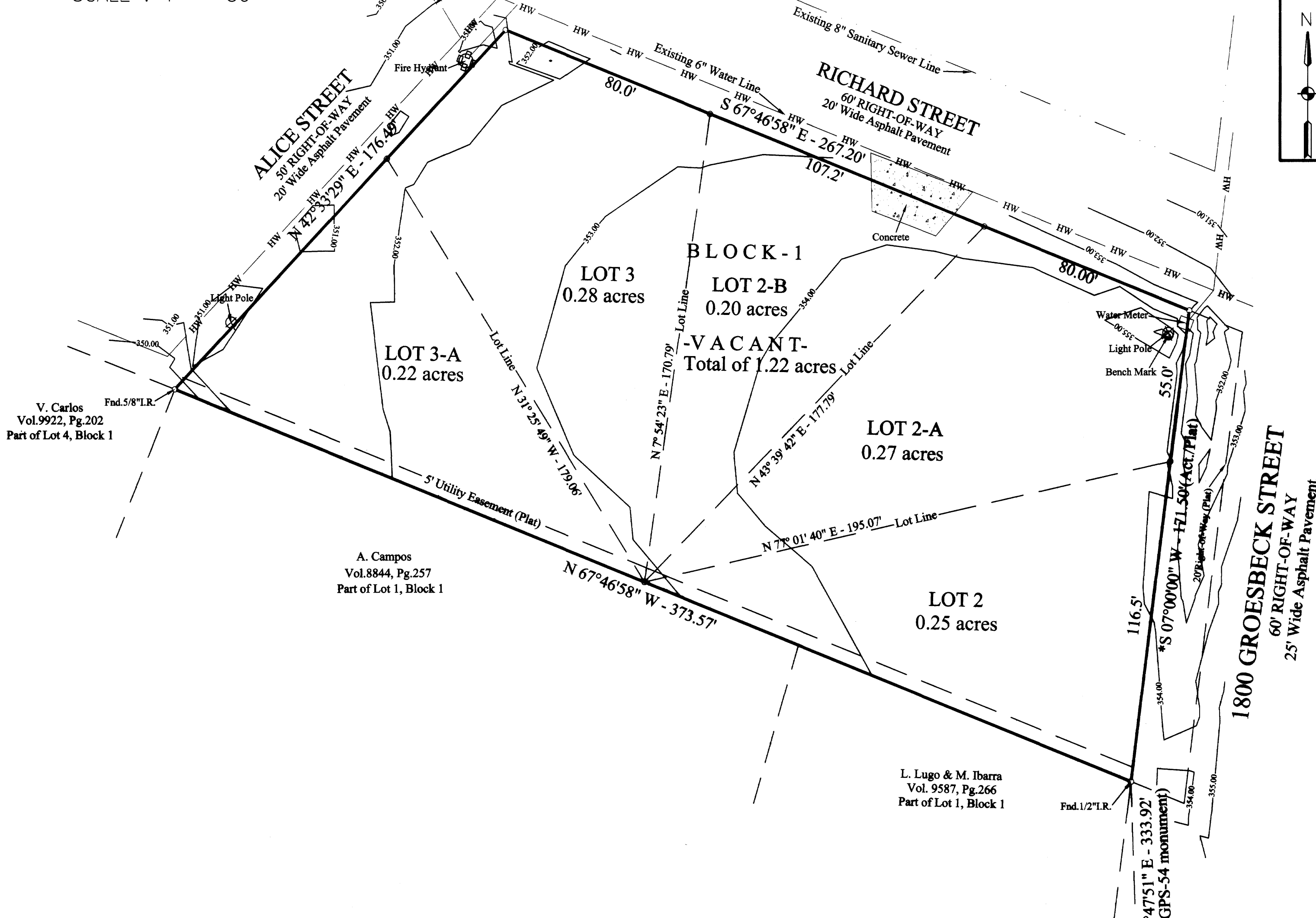
VICINITY MAP  
- N.T.S. -

REPLAT

SCALE : 1" = 30'

ORIGINAL

SCALE : 1" = 30'



V. Carlos  
Vol.9922, Pg.202  
Part of Lot 4, Block 1

L. Lugo & M. Ibarra  
Vol. 9587, Pg.266  
Part of Lot 1, Block 1

A. Campos  
Vol.8844, Pg.257  
Part of Lot 1, Block 1

A. Campos  
Vol.8844, Pg.257  
Part of Lot 1, Block 1

L. Lugo & M. Ibarra  
Vol. 9587, Pg.266  
Part of Lot 1, Block 1

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 and was approved on the 4th day of March, 2011.

W. Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, the undersigned, City Planner 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 4th day of March, 2011.

Kevin Russell MEA  
City Planner, City of Bryan, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Jose Canuto Diaz, 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 9323, Page 290, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements, and public places hereon shown for the purpose identified.

Owner/Developer José Díaz

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No.2972, of 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.

Donald Garrett No. 2972

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jose Canuto Diaz, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purpose therein stated.

Given under my hand and seal on this 11th day of February, 2011.

Melinda Garrett  
Notary Public, Brazos County, Texas  
My Commission Expires 11/10/2011

APPROVAL OF PLANNING & ZONING COMMISSION

I, Michael Beckendorf, Chairman of the Planning and Zoning Commission of the City of Bryan, 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 23rd day of January, 2011 and same was duly approved on the 3rd day of March, 2011 by said commission.

Michael Beckendorf  
Chairman of the Planning & Zoning Commission  
City of Bryan, Texas

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 were filed for record in my office the 9th day of March, 2011, in the Official Records of Brazos County, Texas, in Volume 10061, Page 176.

Karen McQueen  
County Clerk  
Brazos County, Texas  
Cathy Barcelona

General Notes

- \*1. Basis of Bearing is the Southeast property line being related to the Plat call S 07°00'00" W - 171.50', as recorded in Volume 156, Page 350, Deed Records, Brazos County, Texas.
- 2. This Property does not lie in the 100 year flood plain as per FEMA Map# 48041C0141C, Effective Date: July 2, 1992.
- 3. This property is vacant.
- 4. This property is zoned: C-1 Office (Effective July 13, 2010).
- 5. All building setbacks shall be in accordance with the City of Bryan Site Development Review Ordinance.
- 6. There are no water or sewer easements that cross the property.

Benchmark

At the intersection of Easterly right-of-way line of Groesbeck Street and Northeastly right-of-way line of Bittle Lane  
Aluminum Disc set in concrete.  
East on Groesbeck Street to the power pole, and 31' east from said power pole, and northeast 19.5' from said Bittle Lane.

Elevation: 353.47

Filed for Record in:

BRAZOS COUNTY

On: Mar 07, 2011 at 03:07P

As a  
Plat

Document Number: 01085559

Amount: 63.00

Receipt Number - 408573

By:  
Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.

Mar 07, 2011

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

Field Notes

1.14 Acres

Being all of that certain tract or parcel of land, lying and being situated in the , THOMAS HEIGHTS ADDITION, City of Bryan, Brazos County, Texas, and being all of Lots 2, 2-A, 2-B, 3 & 3-A, plat recorded in Volume 156, page 350, Deed Records of Brazos County, Texas; same being conveyed to Jose Canuto Diaz by Antonio Montoya, deed recorded in Volume 9323, page 290, Official Records, Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found at the common corner of this tract and L. Lugo & M. Ibarra Part of Lot 1, Block 1 (9587/266); same being in the westerly right-of-way line of Groesbeck Street;

THENCE: N 67° 46' 58" E - 352.84 feet along the common line between this tract, said L. Lugo & M. Ibarra tract, and A. Campos Part of Lot 1, Block 1 (8844/257) to a 5/8" iron rod found for the southwesterly common corner of this tract and V. Carlos Part of Lot 4, Block 1 (9922/202); same being in the southeasterly right-of-way line of Alice Street;

THENCE: N 42° 33' 29" E - 176.49 feet along said Alice Street line to a 5/8" iron rod set with cap for the northwesterly corner of this tract; same being in the intersection of said Alice Street line and southwesterly right-of-way line of Richard Street;

THENCE: S 67° 46' 58" E - 246.47 feet along said Richard Street line to a 5/8" iron rod set with cap for the northeasterly corner of this tract; same being in the intersection of said Richard Street line and said Groesbeck Street line;

THENCE: S 07° 00' 00" W - 171.50 feet along said Groesbeck Street line to the POINT OF BEGINNING and containing 1.12 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on January 17, 2011.

REPLAT  
of  
THOMAS HEIGHTS ADDITION  
LOTS 2, 2-A, 2-B, 3 & 3-A  
BLOCK 1  
1.22 ACRES

Volume 156, Page 350  
ZENO PHILLIPS SURVEY, A-45  
Bryan,  
Brazos County, Texas

SCALE : 1"=30' January, 2011

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 100  
Bryan, Texas 77802  
Telephone : (979) 844-1000  
Fax : (979) 844-1004