

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, JOSE D. AND DIANA R. ESTRADA, OWNERS OF PART OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "REPLAT OF LOTS 1-R AND 2-R, BLOCK 5, THOMAS HEIGHTS ADDITION BRYAN, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

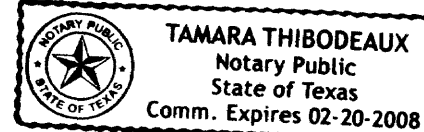
OWNER \_\_\_\_\_  
OWNER \_\_\_\_\_  
NONE  
LIENHOLDER APPROVAL \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 26th DAY OF April, 2004.

Tamara Thibodeaux  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ANGELA DEL RIO, OWNER OF PART OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "REPLAT OF LOTS 1-R AND 2-R, BLOCK 5, THOMAS HEIGHTS ADDITION BRYAN, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Angela A. Del Rio  
OWNER

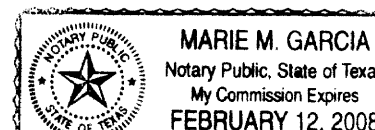
LIENHOLDER APPROVAL \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Angela A. Del Rio 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 4th DAY OF May, 2004.

Marie M. Garcia  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**CERTIFICATION OF THE PLANNING ADMINISTRATOR**

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joey Dunn  
PLANNING ADMINISTRATOR

**APPROVAL OF THE CITY ENGINEER**

I, LINDA HUFF, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff  
CITY ENGINEER

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Kim Casey CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 20th DAY OF February, 2004 AND SAME WAS DULY APPROVED ON THE 15th DAY OF April, 2004.

Kim Casey  
CHAIR, PLANNING AND ZONING COMMISSION

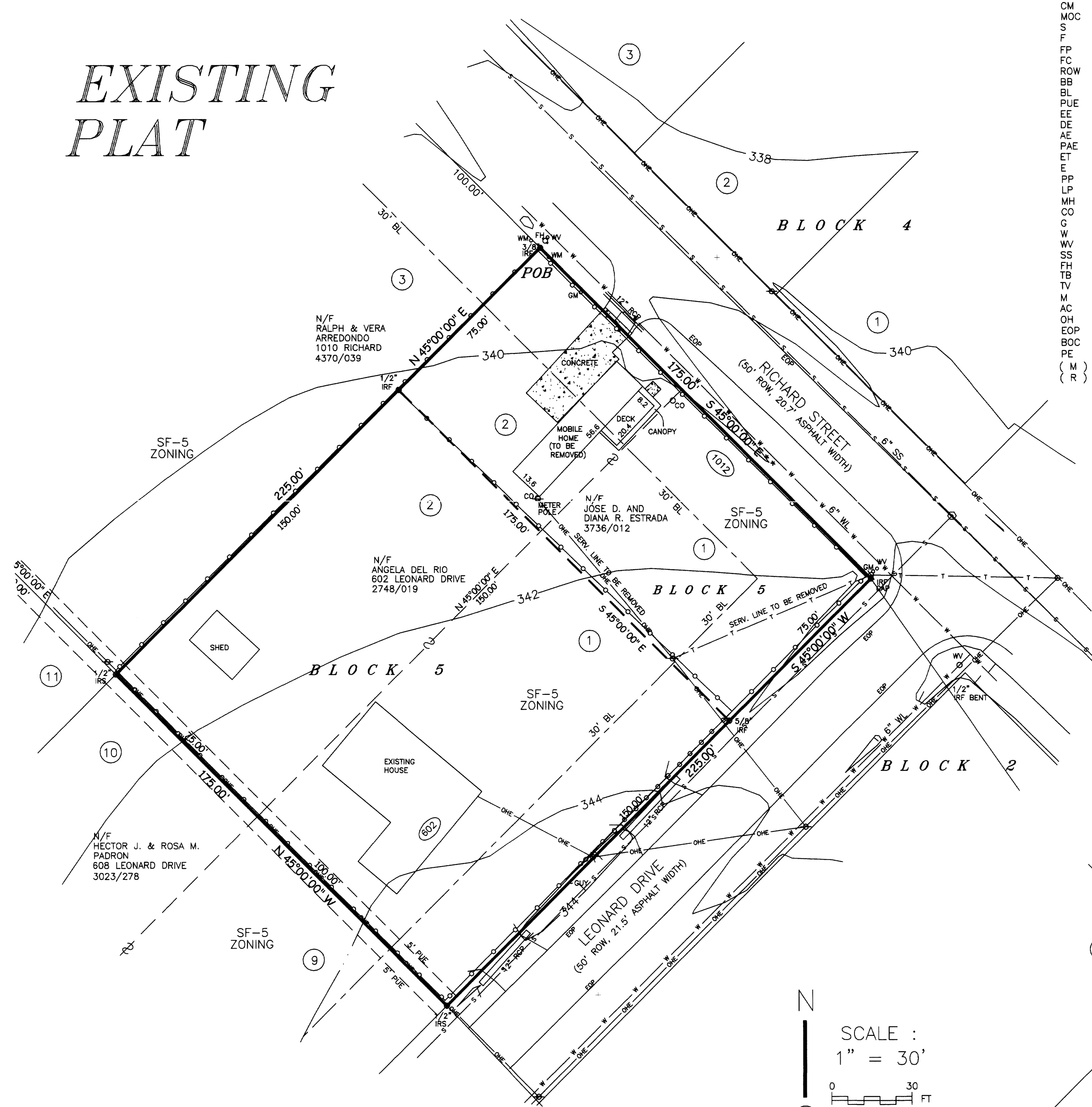
**CERTIFICATE OF THE COUNTY CLERK**

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 THE 15 DAY OF February, 2004 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 28446, PAGE 36.

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

# EXISTING PLAT

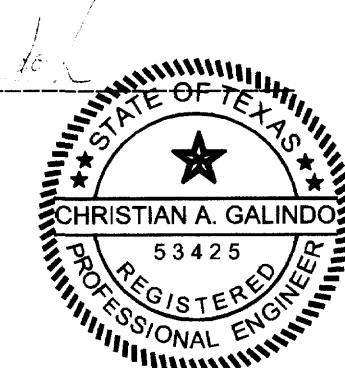
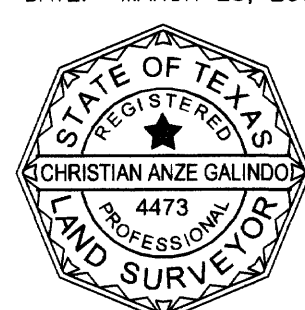


**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: MARCH 23, 2004



**METES AND BOUNDS DESCRIPTION**

BEING A 0.9039-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, AND BEING LOT 1 AND LOT 2, BLOCK 5, THOMAS HEIGHTS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 156, PAGE 350, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.9039-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE EASTERMOST CORNER OF LOT 3, SAID BLOCK 5, SAID ROD ALSO LOCATED ON THE SOUTHWESTERN RIGHT OF WAY LINE OF RICHARD STREET, A 50'-WIDE PUBLIC RIGHT OF WAY;

THENCE S 45°00'00" E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 175.00' TO A 1/2" IRON ROD FOUND MARKING ITS INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF LEONARD DRIVE, A 50'-WIDE PUBLIC RIGHT OF WAY;

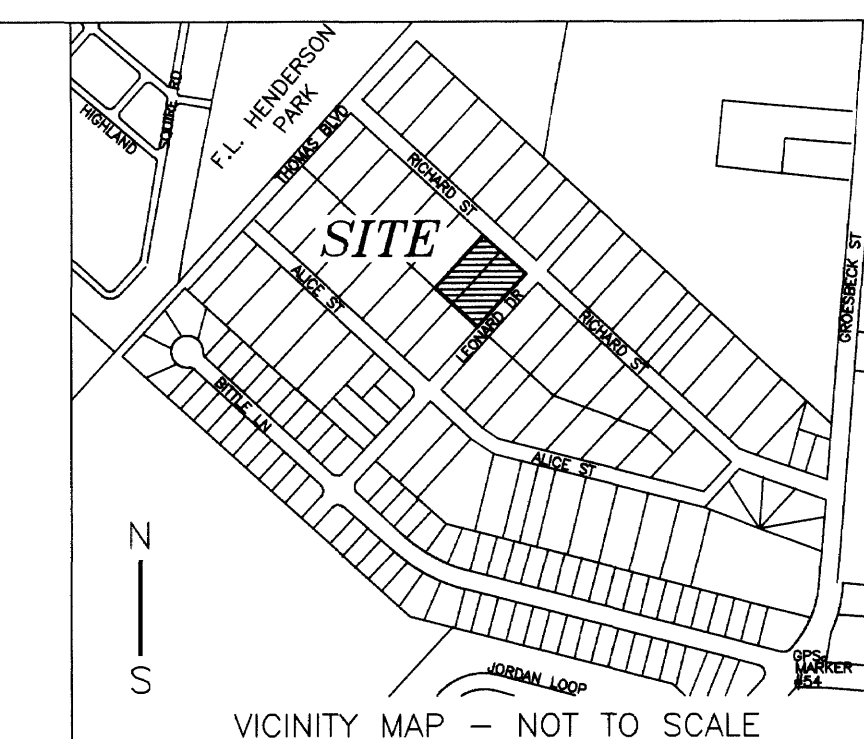
THENCE S 45°00'00" W, ALONG SAID LEONARD DRIVE RIGHT OF WAY LINE, FOR A DISTANCE OF 225.00' TO A 1/2" IRON ROD SET MARKING THE EASTERMOST CORNER OF LOT 9, SAID BLOCK 5;

THENCE N 45°00'00" W, ALONG THE BOUNDARY LINE OF LOT 9 AND LOT 10, SAID BLOCK 5, FOR A DISTANCE OF 175.00' TO A 1/2" IRON ROD SET MARKING THE NORTHERN CORNER OF LOT 10, SAID ROD ALSO BEING THE EASTERMOST CORNER OF LOT 11, SAID BLOCK 5 AND THE SOUTHERN CORNER OF LOT 3, SAID BLOCK 5;

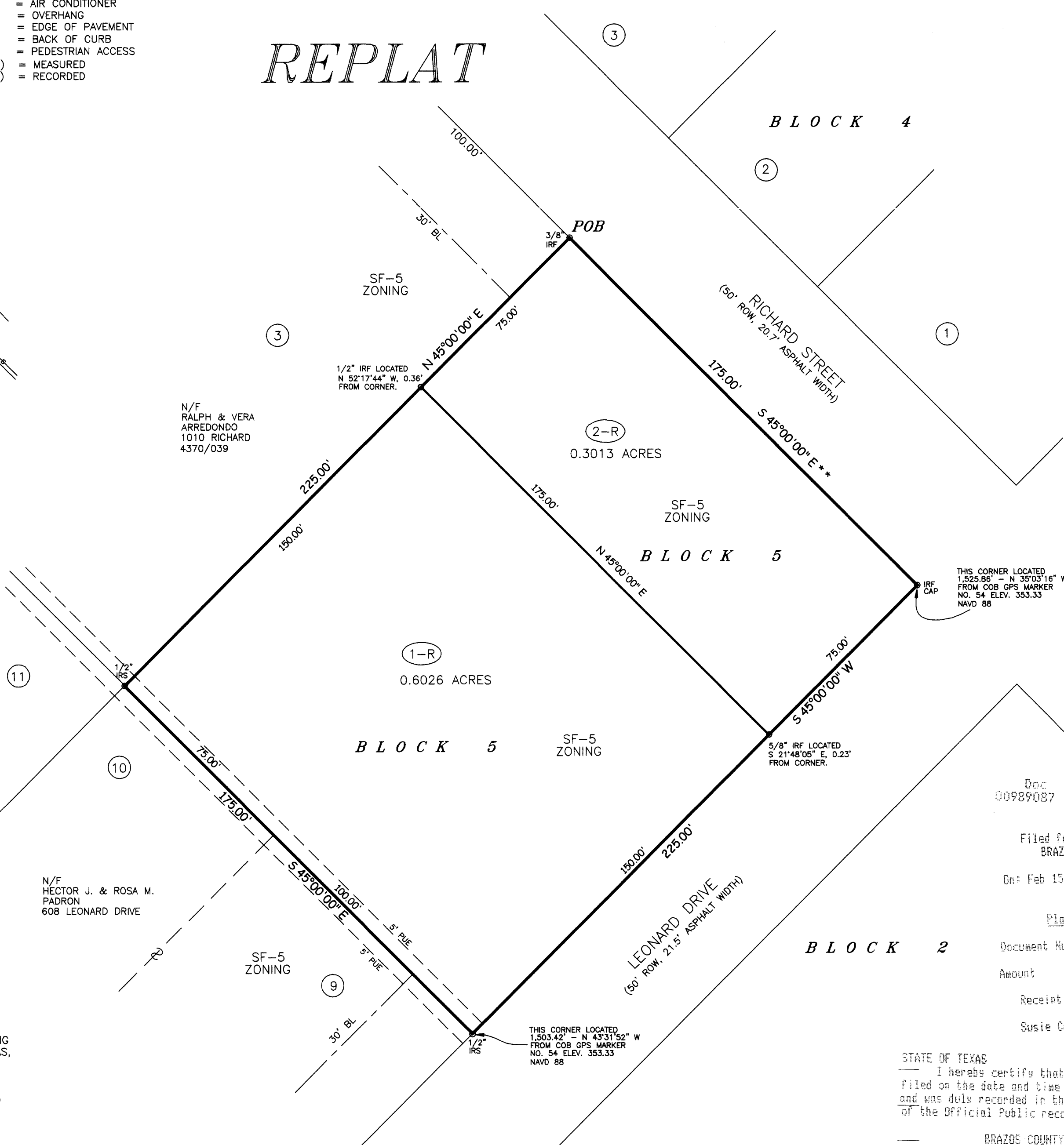
THENCE N 45°00'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 3 FOR A DISTANCE OF 225.00', TO THE POINT OF BEGINNING, CONTAINING 0.9039 ACRES OF LAND, MORE OR LESS.

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S = SET
- F = FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PLU = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- ET = ELECTRIC TRANSFORMER
- E = ELECTRICAL
- PP = POWER POLE
- LP = LIGHT POLE
- MH = MANHOLE
- CO = CLEAN OUT
- G = GAS
- W = WATER
- WV = WATER VALVE
- SS = SANITARY SEWER
- FB = FIRE HYDRANT
- TB = TELEPHONE PEDESTAL
- TV = CABLE TV
- M = METER/MARKER
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- PE = PEDESTRIAN ACCESS
- (M) = MEASURED
- (R) = RECORDED

- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - WHERE MEASURED CALLS DIFFER FROM RECORDED CALLS, THEY ARE SHOWN SLANTED.
  - TOTAL AREA = 39,375 SQ. FT. (0.9030 ACRES)
  - BEARING SOURCE IS PLAT IN 156/350.
  - BASE LINE IS NOTED WITH \* \*.
  - THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0141 C, DATED JUL. 2, 1992).
  - NO SIDEWALKS ARE REQUIRED FOR THIS PLAT.
  - BL'S IN REPLAT PER CURRENT CITY ORDINANCE FOR ZONING DISTRICT.



# REPLAT



Doc: 00989087 Bk: DR Vol: 8446 Ps: 306  
Filed for Record in: BRAZOS COUNTY  
On: Feb 15, 2008 at 12:58P  
As a Plats  
Document Number: 00989087  
Amount: \$8.00  
Receipt Number: 335105  
By: Susie Cohen

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.  
Feb 15, 2008  
HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

## REPLAT OF LOTS 1-R AND 2-R, BLOCK 5 THOMAS HEIGHTS ADDITION 0.9039 ACRE

<b>OWNER/DEVELOPER:</b> JOE COURTNEY HOMES, INC. P.O. BOX 4043 BRYAN, TX 77805 VOICE: 774-8955 FAX: 774-0153	<b>LOT 1 AND LOT 2, BLOCK 5 THOMAS HEIGHTS ADDITION</b> VOLUME 156, PAGE 350, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	<b>DATE:</b> FEBRUARY 25, 2004 <b>DRAWN BY:</b> TKD <b>APPROVED BY:</b> CG <b>REVISIONS:</b> MARCH 9, 2004 MAR. 23, 2004	<b>PROJECT</b> 5-04 <b>SHEET</b> 1 of 1
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