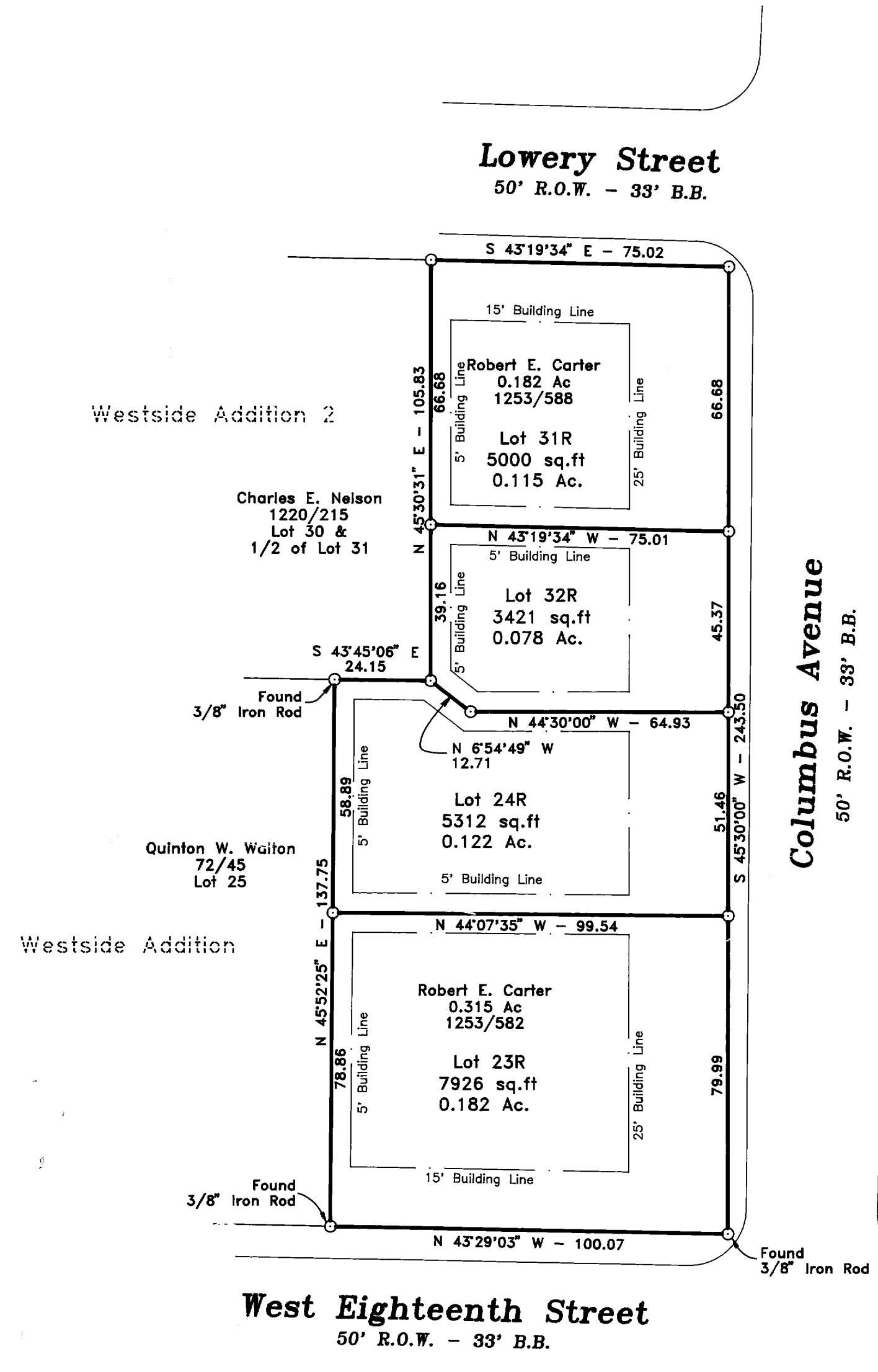


Original Plat



Replat

NOTE:  
 North Orientation is based on Magnetic North taken along Columbus Avenue.  
 All Property Corners are Set 1/2" Iron Rods, unless otherwise noted.  
 No attempt was made to physically locate any underground utilities.

FIELD NOTES  
 LOT 24R  
 0.122 ACRE

All that certain lot, tract or parcel of land being 0.122 of one acre situated in the S.F. AUSTIN SURVEY, Abstract No. 62, Brazos County, Texas and being located in the WESTSIDE ADDITION 1 to the City of Bryan, Brazos County, Texas, as recorded in Volume 72, Page 45, Deed Records of Brazos County, Texas, said 0.122 of one acre being a part of Lot 23 and a part of Lot 24, Block 1 of said WESTSIDE ADDITION 1 as conveyed to Robert E. Carter and recorded in Volume 1253, Page 582 of the Official Records of Brazos County, Texas, said 0.122 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Iron Rod found for the north corner, same being the north corner of Lot 24, Block 1 and the east corner of Lot 25, Block 1 of said Westside Addition 1;  
 THENCE S 43°19'34" E a distance of 75.02' to a 1/2" Iron Rod set for an angle point same being the common corner of the east and west 1/2 of Lot 31, Block 2 as conveyed to Robert E. Carter, Volume 1253, Page 588 and to Charles E. Nelson, Volume 1220, Page 215 respectively, Official Records of Brazos County, Texas;  
 THENCE S 6°54'49" E a distance of 12.71' to a 1/2" Iron Rod set for an angle point;  
 THENCE S 44°30'00" E a distance of 64.93' to a 1/2" Iron Rod set for the east corner, same lying in the northwest right-of-way line of Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 51.46' to a 1/2" Iron Rod set for the south corner;  
 THENCE N 44°07'35" W a distance of 99.54' to a 1/2" Iron Rod set for the west corner, same lying in the northwest line of said Lot 24;  
 THENCE N 45°22'25" E along said northwest line a distance of 58.89' to the PLACE OF BEGINNING and containing an area of 0.122 of one acre of land, more or less.

FIELD NOTES  
 LOT 23R  
 0.182 ACRE

All that certain lot, tract or parcel of land being 0.182 of one acre situated in the S.F. AUSTIN SURVEY, Abstract No. 62, Brazos County, Texas and being located in the WESTSIDE ADDITION 1 to the City of Bryan, Brazos County, Texas, as recorded in Volume 72, Page 45, Deed Records of Brazos County, Texas, said 0.182 of one acre being a part of Lot 23 and a part of Lot 24, Block 1 of said WESTSIDE ADDITION 1 as conveyed to Robert E. Carter and recorded in Volume 1253, Page 582 of the Official Records of Brazos County, Texas, said 0.182 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Iron Rod found for the west corner, same being the west corner of Lot 24, Block 1 and the south corner of Lot 25, Block 1 of said Westside Addition 1, same also being located in the northeast right-of-way line of West Eighteenth (18th) Street;  
 THENCE N 45°22'25" E along the northwest line of said Lot 24 a distance of 78.88' to a 1/2" Iron Rod set for the north corner;  
 THENCE N 44°07'35" W a distance of 99.54' to a 1/2" Iron Rod set for the east corner, same lying in the northwest right-of-way line of Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 79.99' to a 1/2" Iron Rod set for the south corner, same being the south corner of said Lot 23, same also being located at the intersection of said northwest right-of-way line and the northeast right-of-way line of West Eighteenth (18th) Street;  
 THENCE N 43°29'03" W along said northeast right-of-way line a distance of 100.07' to the PLACE OF BEGINNING and containing an area of 0.182 of one acre of land, more or less.

FIELD NOTES  
 LOT 31R  
 0.115 ACRE

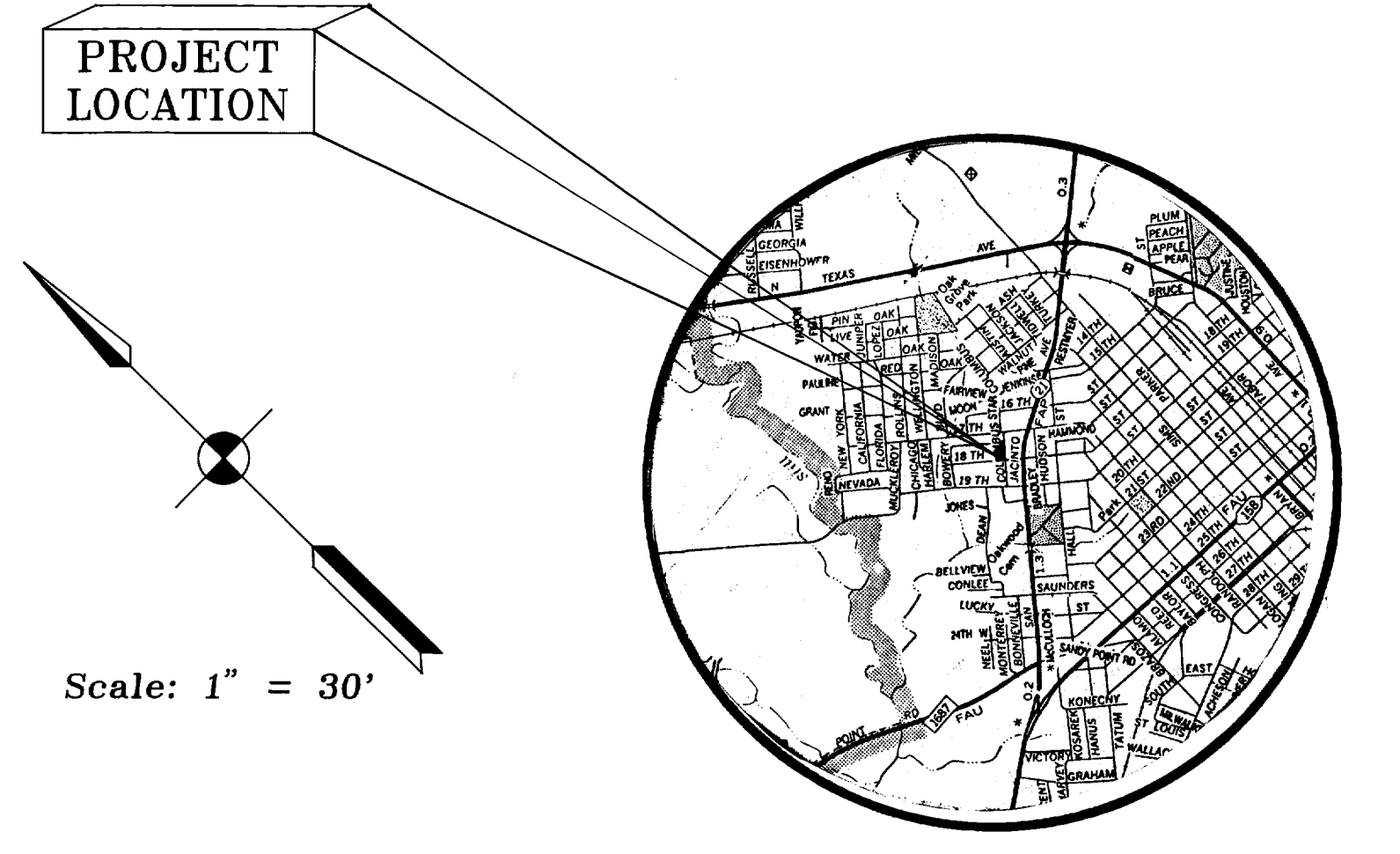
All that certain lot, tract or parcel of land being 0.115 of one acre situated in the S.F. AUSTIN SURVEY, Abstract No. 62, Brazos County, Texas and being located in the WESTSIDE ADDITION 2 to the City of Bryan, Brazos County, Texas, as recorded in Volume 72, Page 593, Deed Records of Brazos County, Texas, said 0.115 of one acre being a part of the east 1/2 of Lot 31 and a part of Lot 32, Block 2 of said WESTSIDE ADDITION 2 as conveyed to Robert E. Carter and recorded in Volume 1253, Page 588 of the Official Records of Brazos County, Texas, said 0.115 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod set for the east corner, same being the east corner of Lot 32, Block 2 of said Westside Addition 2, same being located at the intersection of the southwest right-of-way line of Lowery Street and the northwest right-of-way line of Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 66.68' to a 1/2" Iron Rod set for the south corner, same lying in said northwest right-of-way line;  
 THENCE N 43°19'34" W a distance of 75.01' to a 1/2" Iron Rod set for the west corner, same lying in the northwest line of said east 1/2 of Lot 31;  
 THENCE N 45°30'31" E along said northwest line a distance of 66.68' to a 1/2" Iron Rod set for the north corner, same being the north corner of said Lot 31 a distance of 39.16' to a 1/2" Iron Rod set for the northeast corner of said Lot 24;  
 THENCE N 45°30'31" E along the northwest line of said east 1/2 of Lot 31 a distance of 39.16' to a 1/2" Iron Rod set for the north corner;  
 THENCE S 43°19'34" E a distance of 75.01' to a 1/2" Iron Rod set for the east corner, same lying in the northwest right-of-way line Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 45.37' to a 1/2" Iron Rod set for the south corner;  
 THENCE N 44°30'00" W a distance of 64.93' to a 1/2" Iron Rod set for an angle point;  
 THENCE N 6°54'49" W a distance of 12.71' to the PLACE OF BEGINNING and containing an area of 0.078 of one acre of land, more or less.

FIELD NOTES  
 LOT 32R  
 0.078 ACRE

All that certain lot, tract or parcel of land being 0.078 of one acre situated in the S.F. AUSTIN SURVEY, Abstract No. 62, Brazos County, Texas and being located in the WESTSIDE ADDITION 2 to the City of Bryan, Brazos County, Texas, as recorded in Volume 72, Page 593, Deed Records of Brazos County, Texas, said 0.078 of one acre being a part of the east 1/2 of Lot 31 and a part of Lot 32, Block 2 of said WESTSIDE ADDITION 2 as conveyed to Robert E. Carter and recorded in Volume 1253, Page 588 of the Official Records of Brazos County, Texas, said 0.078 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod set for the east corner, same being the east corner of Lot 32, Block 2 of said Westside Addition 2, same being located at the intersection of the southwest right-of-way line of Lowery Street and the northwest right-of-way line of Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 66.68' to a 1/2" Iron Rod set for the south corner, same lying in said northwest right-of-way line;  
 THENCE N 43°19'34" W a distance of 75.01' to a 1/2" Iron Rod set for the west corner, same lying in the northwest line of said east 1/2 of Lot 31;  
 THENCE N 45°30'31" E along said northwest line a distance of 66.68' to a 1/2" Iron Rod set for the north corner, same being the north corner of said Lot 31 a distance of 39.16' to a 1/2" Iron Rod set for the northeast corner of said Lot 24;  
 THENCE N 45°30'31" E along the northwest line of said east 1/2 of Lot 31 a distance of 39.16' to a 1/2" Iron Rod set for the north corner;  
 THENCE S 43°19'34" E a distance of 75.01' to a 1/2" Iron Rod set for the east corner, same lying in the northwest right-of-way line Columbus Avenue;  
 THENCE S 45°30'00" W along said northwest right-of-way line a distance of 45.37' to a 1/2" Iron Rod set for the south corner;  
 THENCE N 44°30'00" W a distance of 64.93' to a 1/2" Iron Rod set for an angle point;  
 THENCE N 6°54'49" W a distance of 12.71' to the PLACE OF BEGINNING and containing an area of 0.078 of one acre of land, more or less.



VICINITY MAP

# REPLAT OF LOT 23 & 24 WESTSIDE ADDITION & LOT 32 & 1/2 OF 31 WESTSIDE ADDITION 2

0.497 ACRE  
 VOLUME 72, PAGE 45 &  
 VOLUME 72, PAGE 593

STEPHEN F AUSTIN - ABSTRACT 62  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'  
 APRIL 14, 1993  
 REVISED - MAY 6, 1993

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, The) ROBERT CARTER  
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 1253, Page 582, 588, and designated herein as the WESTSIDE ADDITION 1 in 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.

Robert Carter  
 Owner

CERTIFICATION OF THE CITY PLANNER  
 I, the undersigned, City Planner 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.

Ray Sherman  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
 I, ART KING, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 18th day of MARCH, 1993, and same was duly approved on the 6th day of MAY, 1993, by said commission.

Art King  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, 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.

Bruce Kan  
 City Engineer, Bryan, Texas

FILED  
 93 AUG -4 AM 9:40

Kerry Ann Ward, CO. CLERK  
 BRAZOS COUNTY COURTHOUSE  
 BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK  
 I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14th day of April, 1993, in the Deed Official Records of Brazos County, Texas, in Volume 72, Page 45.

Mary Ann Ward  
 County Clerk  
 Brazos County, Texas

528420

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Robert Carter & Ray Carter, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 10 day of May, 1993.

Donald D. Garrett  
 Notary Public, State of Texas

CERTIFICATE OF SURVEYOR  
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct as prepared from an actual survey of the property made by me or by a person on the ground and that the metes and bounds thereon are true and correct.

Donald D. Garrett  
 Donald D. Garrett, R.P.L.S. No. 2972

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

Donald D. Garrett  
 Donald D. Garrett, P.E. No. 22790

GARRETT ENGINEERING  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 409 / 846 - 2888