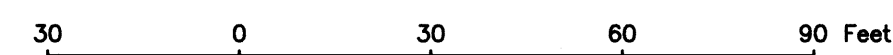


ORIGINAL PLAT

REPLAT

SCALE: 1" = 30'



Doc Bk Vol Ps
00960217 DR 7924 103
Filed for Record in: BRAZOS COUNTY
On: Apr 20, 2007 at 02:11P
As a Plats
Document Number: 00960217
Amount: 58.00
Receipt Number - 314091
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.
Apr 20, 2007
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF VOLUME 7658, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. WATER AND SANITARY SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND FROM ABOVE GROUND EVIDENCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I (We), ED ALLRED AND JANIS ALLRED, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 7658, Page 239, 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 purposes identified.

Signature of Ed Allred
Owner(s)

APPROVAL OF PLANNING AND ZONING COMMISSION
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan, on the 17th day of January, 2008, and same was duly approved on the 31st day of April, 2007.

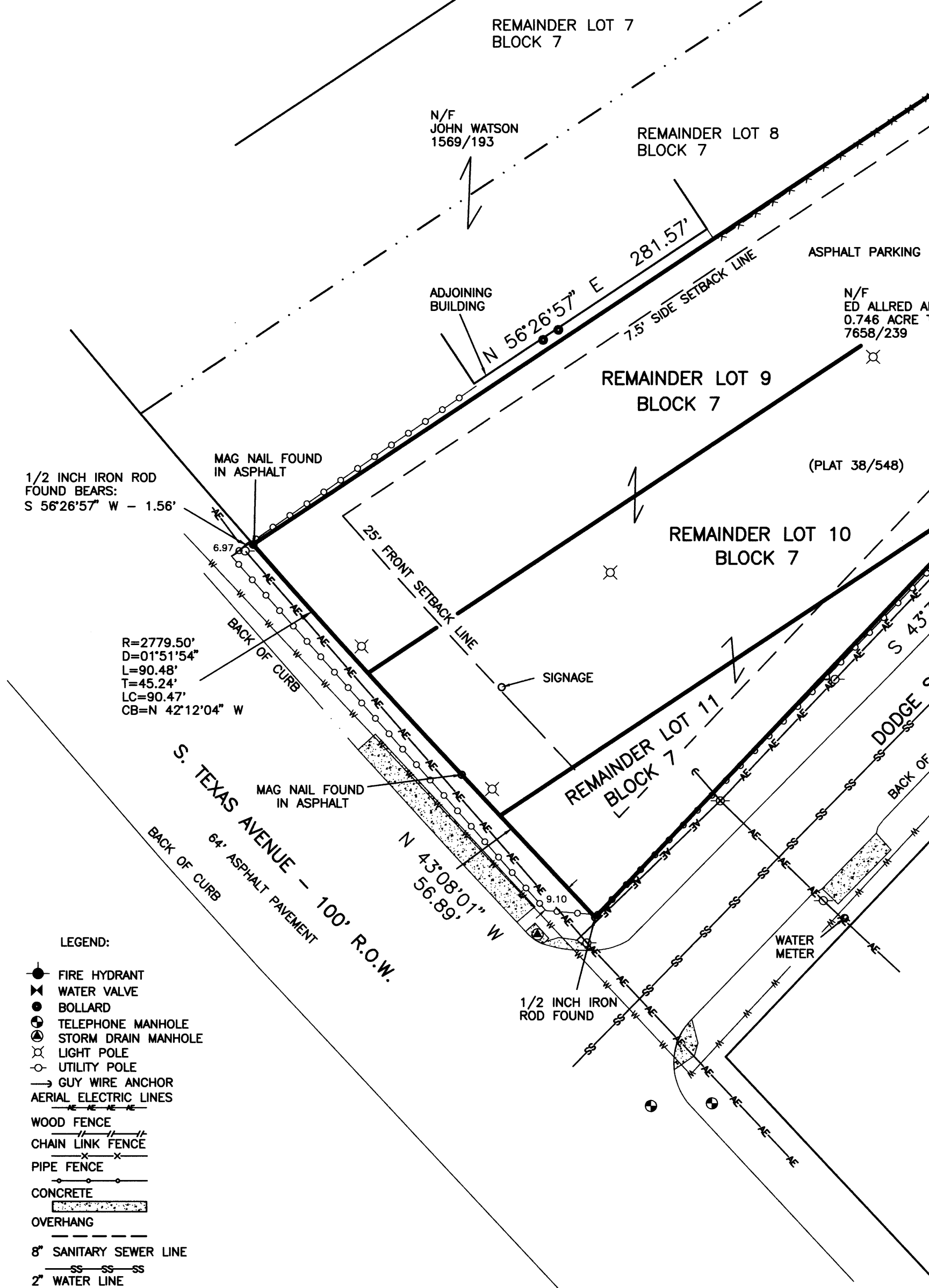
CERTIFICATION OF CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of April, 2007.

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 17th day of April, 2007.

CERTIFICATE OF THE COUNTY CLERK
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 on the 20th day of April, 2007, in the Official Public Records of Brazos County, Texas, in Volume 7658, Page 103.

CERTIFICATE OF SURVEYOR
I, Brad Kerr, Registered Professional Surveyor No. 4502, 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 addition will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



- LEGEND:
FIRE HYDRANT
WATER VALVE
BOLLARD
TELEPHONE MANHOLE
STORM DRAIN MANHOLE
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
CHAIN LINK FENCE
PIPE FENCE
CONCRETE
OVERHANG
8" SANITARY SEWER LINE
WATER LINE

METES AND BOUNDS DESCRIPTION OF A 0.746 ACRE TRACT REMAINDER OF LOTS 9, 10 AND 11, BLOCK 7 WINTER'S ADDITION BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 9, 10 AND 11, BLOCK 7, WINTER'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 548, OF THE DEED RECORDS OF THE COUNTY CLERK'S OFFICE, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS 0.746 ACRE TRACT BY A DEED TO ED ALLRED AND JANIS ALLRED RECORDED IN VOLUME 7658, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BURNETT STREET (55.5' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF LOT 9 AND THE EAST CORNER OF THE REMAINDER OF LOT 8, BLOCK 7;
THENCE: S 46° 28' 13" E ALONG THE SOUTHWEST LINE OF BURNETT STREET FOR A DISTANCE OF 84.07 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF DODGE STREET (55.5' R.O.W.) MARKING THE EAST CORNER OF SAID REMAINDER OF LOT 10;
THENCE: S 43° 31' 55" W ALONG THE NORTHWEST LINE OF DODGE STREET FOR A DISTANCE OF 284.49 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID REMAINDER OF LOT 11;
THENCE: N 43° 08' 01" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 56.89 FEET TO A MAG NAIL FOUND IN ASPHALT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2779.50 FEET;
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 51' 54" FOR AN ARC DISTANCE OF 90.48 FEET (CHORD BEARS: N 42° 12' 04" W - 90.47 FEET) TO A MAG NAIL FOUND IN ASPHALT MARKING THE WEST CORNER OF SAID REMAINDER OF LOT 9 AND THE SOUTH CORNER OF SAID REMAINDER OF LOT 8, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 56° 26' 57" W FOR A DISTANCE OF 1.56 FEET;
THENCE: N 56° 26' 57" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOT 9 AND REMAINDER OF LOT 8 FOR A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING CONTAINING 0.746 AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2007.
BEARING SYSTEM SHOWN HEREIN IS BASED ON THE DEED CALL BEARINGS OF SAID 0.746 ACRE TRACT, 7658/239



REPLAT OF THE REMAINDER OF LOTS 9, 10 AND 11, BLOCK 7 WINTER'S ADDITION INTO LOT 9R, BLOCK 7 WINTER'S ADDITION VOLUME 891, PAGE 302 COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: JAN. 2007
PLAT DATE: 01-14-07
REVISED: 02-21-07
JOB NUMBER: 06-892
CAD NAME: 06-892
CRS FILE: 04-0778
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195
PREPARED FOR: ED ALLRED
6050 CLAY PIT ROAD
COLLEGE STATION, TEXAS 77845
PHONE (979) 218-7500