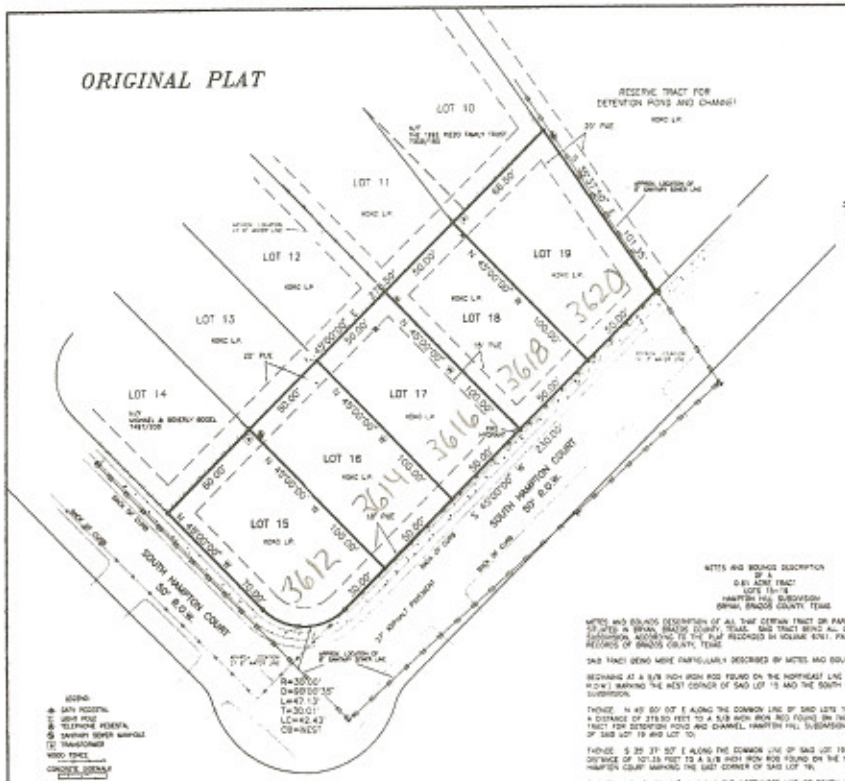
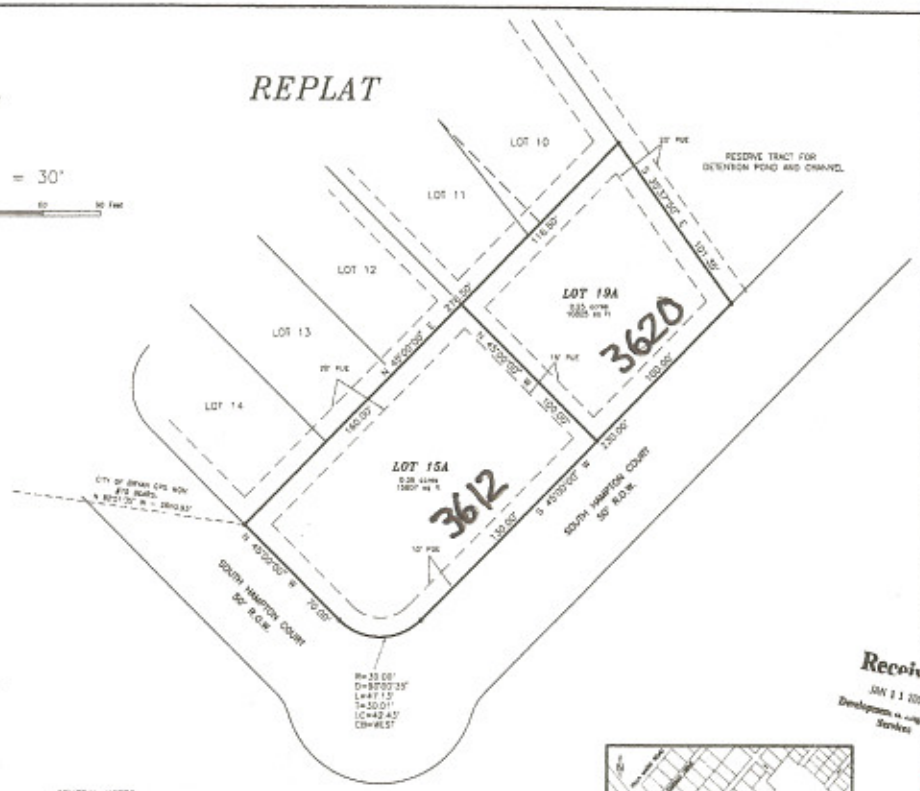
ORIGINAL PLAT



SCALE: 1" = 30'

REPLAT



NOTES AND BOUNDS DESCRIPTION
OF A
0.61 ACRE TRACT
LOTS 15 - 19
HAMPTON HILL SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

NOTES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 15 - 19, HAMPTON HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6761, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH HAMPTON COURT (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 15 AND THE SOUTH CORNER OF LOT 14, HAMPTON HILL SUBDIVISION.

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID LOTS 15 - 19 AND LOTS 13 - 14 FOR A DISTANCE OF 375.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A RESERVE TRACT FOR DETENTION POND AND CHANNEL, HAMPTON HILL SUBDIVISION, MARKING THE COMMON CORNER OF SAID LOT 19 AND LOT 10.

THENCE: S 35° 37' 50" E ALONG THE COMMON LINE OF SAID LOT 19 AND SAID RESERVE TRACT FOR A DISTANCE OF 101.35 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SOUTH HAMPTON COURT MARKING THE EAST CORNER OF SAID LOT 19.

THENCE: S 45° 00' 00" W ALONG THE NORTHWEST LINE OF SOUTH HAMPTON COURT FOR A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET.

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 47.13 FEET (CHORD BEARS: WEST - 42.43 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH HAMPTON COURT MARKING THE ENDING POINT OF SAID CURVE.

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SOUTH HAMPTON COURT FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.61 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2006. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF HAMPTON HILL SUBDIVISION, 6761/253.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4500

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF HAMPTON HILL SUBDIVISION, 6761/253.
2. ALL DIMENSIONS SHOWN HEREON ARE PLAT CALL AND MEASURED.
3. 5/8 INCH IRON ROD FOUND AT ALL CORNERS.
4. PUE = PUBLIC UTILITY EASEMENT.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410 0141 C, DATED JULY 2, 1992.
6. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ORDINANCES AND REGULATIONS FOR THE CURRENT ZONING OF SUBJECT PROPERTY.

Received
JAN 23 2007
Development Services

South Hampton Court

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ (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 _____, Page _____ 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.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007

_____
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

_____, Chairman of the Planning and 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 _____ day of _____, 2006, and same was duly approved on the _____ day of _____, 2007.

_____
Chairman

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 the plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2007.

_____
City Planner, City of Bryan

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 applicable codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2007.

_____
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4500, 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 are described in closest geometric form.

_____
Brad Kerr, R.P.L.S. No. 4500

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 certificate of authentication was filed for record in my office on the _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

REPLAT
OF
LOTS 15 - 19
HAMPTON HILL SUBDIVISION
VOLUME 6761, PAGE 253
INTO
LOTS 15 A & 19A
HAMPTON HILL SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 12-19-06
PLAT DATE: 12-19-06
REVISED: 01-10-07
JOB NUMBER: 06-867
CAD NAME: 06-867
CRS FILE: HAMPHILL (const); 06-867 (job)

PREPARED BY: KERR SURVEYING, LLC
305 CHURCH STREET, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 260-3195

PREPARED FOR: KSKC L.P.
201 BELLBORN ROAD
COLLEGE STATION, TEXAS 77840
PHONE (979) 696-4484