CERTIFICATE OF OWNERSHIP/DEDICATION:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, J&R ASSOCIATES, LLC., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume___, Page____, and whose names 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

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

Before me, the undersigned authority, on this day personaly appeared Raul DeLeon, 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 stated.
Given under my hand and seal of office this ___day of____,2006

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, Paul Williams, Registered Professional Land Surveyor No. 5743, 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 will describe a closed geometric form.

_____
Paul Willams
R.P.L.S. 5743

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman 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 _____ day of _____, 2005 and same was duly approved on the _____ day of _____, 2006 by said Commission.

_____
Chairman, P. & Z. Commission

APPROVAL OF THE CITY PLANNER:

I, _____, 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 appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

_____
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, _____, 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 _____ day of _____, 2006.

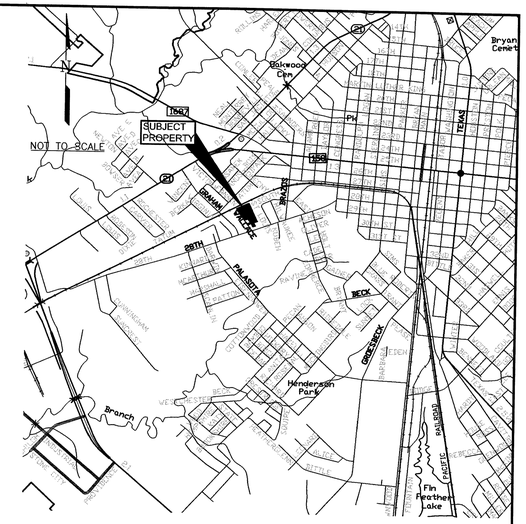
_____
City Engineer, Bryan, Texas

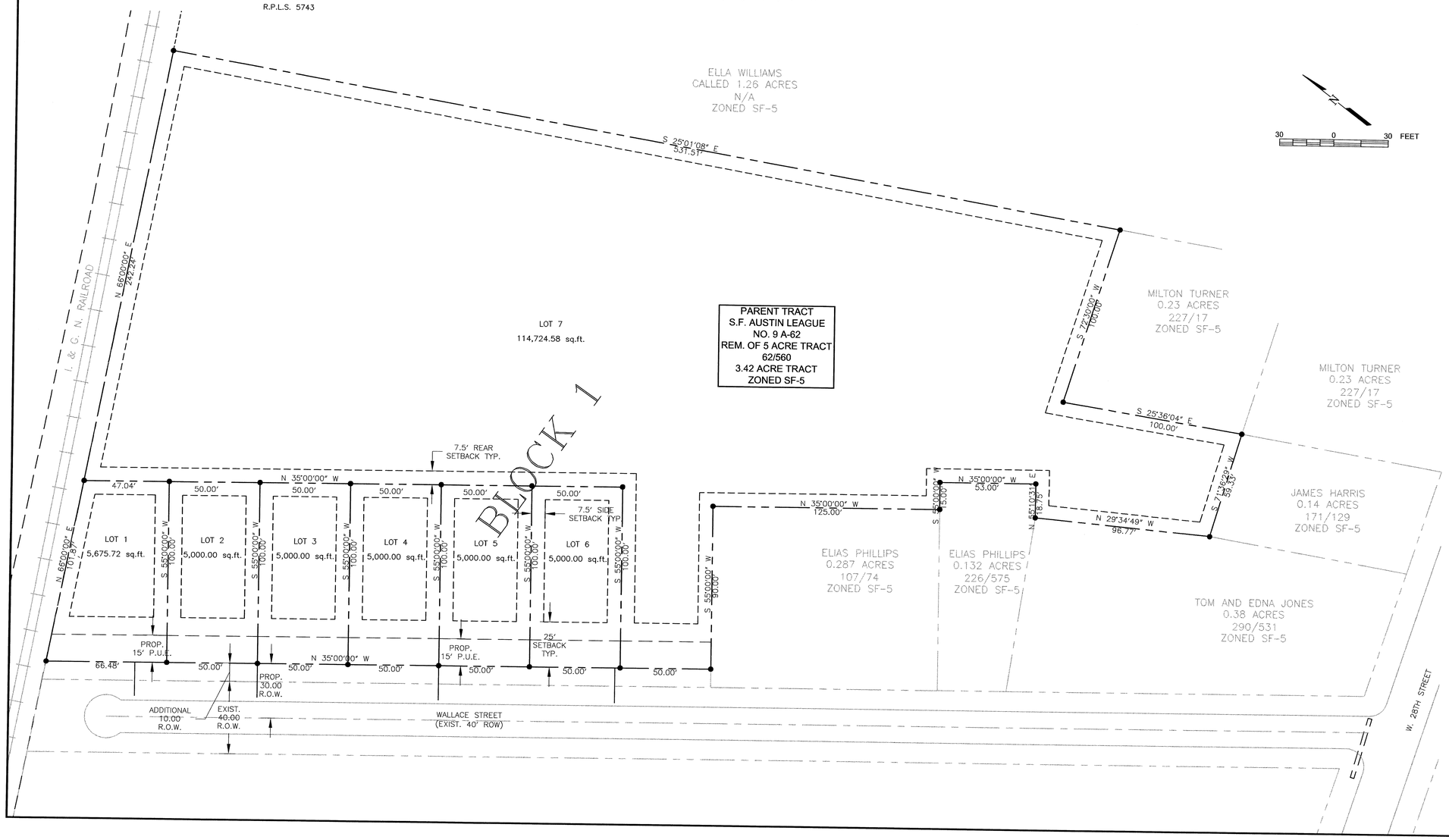
CERTIFICATE OF THE COUNTY CLERK:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, _____, County Clerk in and for Brazos County, Texas, Do hereby certify that this Plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2006, in The Official Public Records of Brazos County, Texas in Volume _____, Page _____.

_____ County Clerk of Brazos County,Texas
(SEAL)





OWNER/DEVELOPER:
J&R Associates
3715 Bridle Trail
College Station, Texas 77845
Raul DeLeon
Telephone (979) 574-1835

CIVIL/SITE ENGINEER:
CSC Engineering & Environmental Consultants, Inc.
3407 Tabor Road
Bryan, TX 77808
Telephone (979) 778-2810
Fax (979) 778-0820

SURVEYOR:
Paul Williams
5400 Marcia Lane
Bryan, Texas 77807
Telephone (979) 220-6894
Fax (979) 822-3655
Surveyed Prepared on April 1, 2005

KEY TO SYMBOLS

PROPOSED PROPERTY BOUNDARY
EXISTING PROPERTY BOUNDARY
SET BACKS
EASEMENT LINES

ABBREVIATIONS:
R.O.W. - RIGHT OF WAY
P.U.E. - PUBLIC UTILITY EASEMENTS
PROP. - PROPOSED
EXIST. - EXISTING

ZONING:
EXISTING: SF-5
PROPOSED: SF-5

Received
FEB 15 2006
Development & Engineering Services

FINAL PLAT
WALLACE CORNER SUBDIVISION
1 BLOCK - 7 LOTS
3.42 ACRES - BRYAN, TEXAS
S.F. AUSTIN SURVEY, A-62
FEBRUARY 2006

FP05-20 #2