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)

Field Notes
0.08 Acres
(3678.2 Square Feet)
S. F. Austin League No. 9, A-62
Brazos County, Texas
May 9, 2005

All of that certain lot, tract or parcel of land being 0.08 acres situated in the S. F. Austin League No. 9, A-62, and being a part of a called 5.0 acre tract of land described in a deed from Surry Smith, et ux, to L. D. Bauknite, in Volume 62, Page 560, of The Deed Records of Brazos County, Texas (D.R.B.C.T.). Said 0.08 acre tract of land being more particularly described by metes and bounds and follows:
Beginning at a point on the existing east right of way line of Wallace Street, said point also being on the south right of way line of the I. & G. N. Railroad, and also being the original west corner of the said Bauknite 5.00 acre tract.
THENCE N 66°00'00" E, along the north line of the said Bauknite 5.00 acre tract, and along the said south right of way line of the railroad, a distance of 10.19 feet, to a 1/2" iron rod set at a point along the proposed east right of way line of Wallace Street.
THENCE S 35°00'00" E, departing the said railroad right of way, along the proposed east right of way line of Wallace Street, a distance of 366.48 feet to a 1/2" iron rod set.
THENCE N 35°00'00" W, a distance of 10.02 feet to a point along the existing east right of way line of Wallace Street.
THENCE N 35°00'00" W, along the existing east right of way line of Wallace Street, a distance of 368.42 feet to **THE POINT OF BEGINNING** and containing 0.08 Acres (3678.2 Square Feet) of land more or less, according to a survey performed on the ground on May 7, 2005, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743.

KEY TO SYMBOLS

PROPOSED PROPERTY BOUNDARY
EXISTING PROPERTY BOUNDARY
SET BACKS
EASEMENT LINES

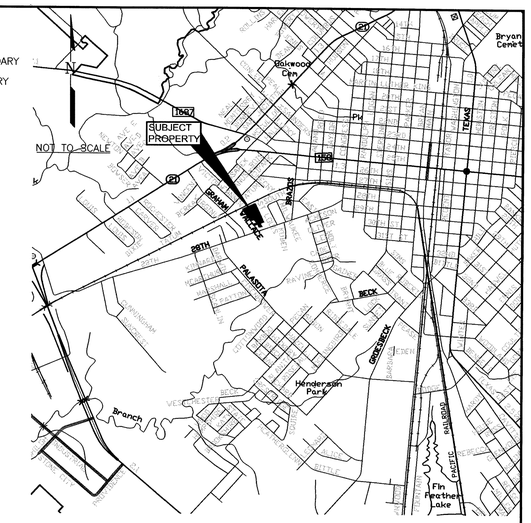
ABBREVIATIONS:
R.O.W. - RIGHT OF WAY
P.U.E. - PUBLIC UTILITY EASEMENTS
PROP. - PROPOSED
EXIST. - EXISTING

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

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

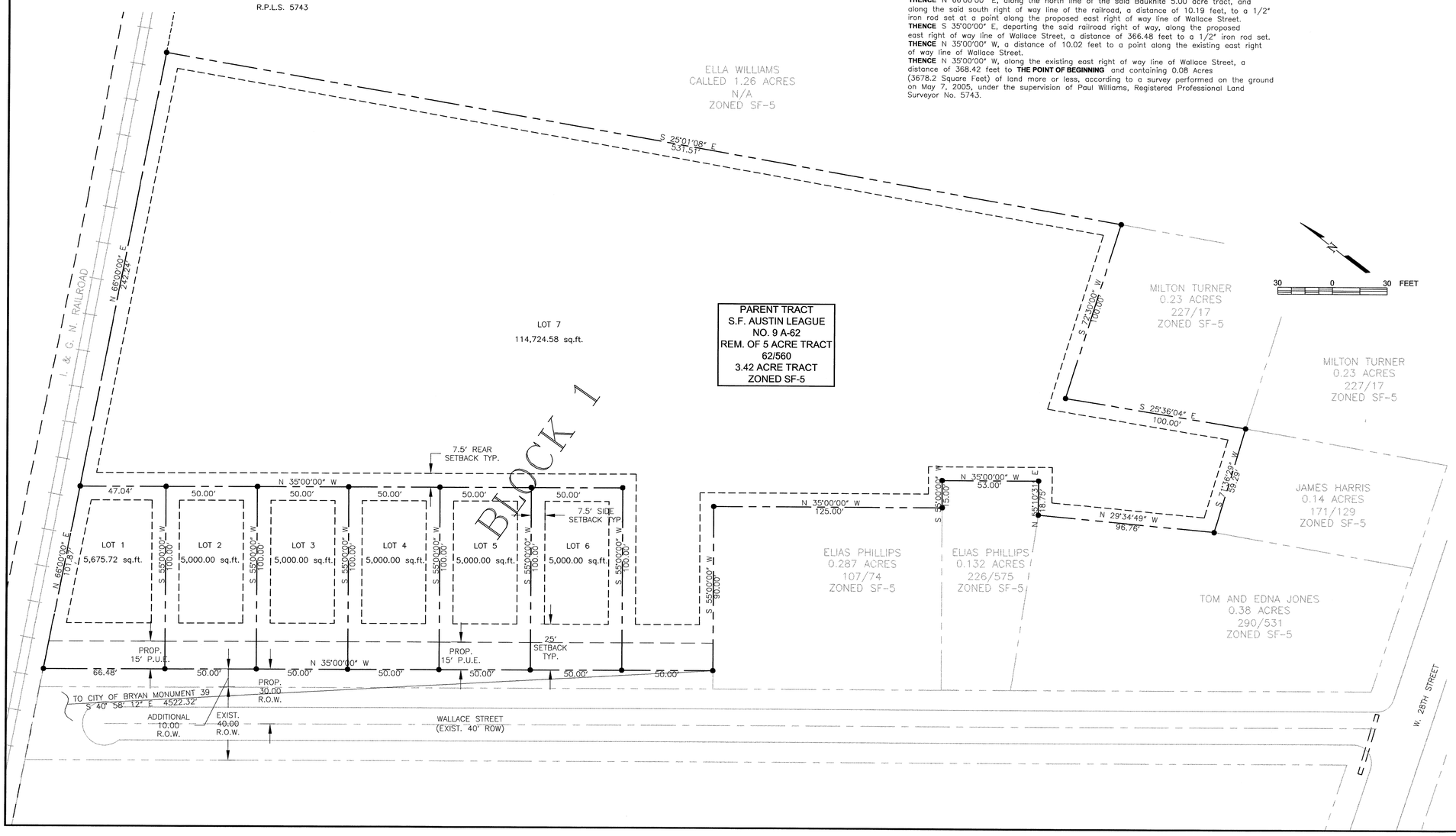
CIVIL/SITE ENGINEER:
CSC Engineering & Environmental Consultants, Inc.
3407 Tabor Road
Bryan, TX 77808
Telephone (979) 778-2810
Fax (979) 778-0820

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



Field Notes
3.34 Acres
S. F. Austin League No. 9, A-62
Brazos County, Texas
May 9, 2005

All of that certain lot, tract or parcel of land being 3.34 acres situated in the S. F. Austin League No. 9, A-62, and being a part of a called 5.0 acre tract of land described in a deed from Surry Smith, et ux, to L. D. Bauknite, in Volume 62, Page 560, of The Deed Records of Brazos County, Texas (D.R.B.C.T.). Said 3.34 acre tract of land being more particularly described by metes and bounds and follows:
Beginning at a 5/8" iron bolt found for the northwest corner of a 0.14 acre tract of land described in a deed from Leona Bauknite to James Harris and Frankie Lucille Harris in Volume 171 Page 129 D.R.B..
Said point also being on the northeast line of a called 0.38 acre tract of land described in a deed to Tom and Edna Jones, recorded in Volume 290, Page 531.
THENCE N 29°34'49" W, along the east line of the said 0.38 acre tract, a distance of 96.76 feet, to a _" iron pipe found at the northeast corner of the said 0.38 acre tract. Said point also being on the south line of a called 0.132 acre tract of land described in a deed to Elias Phillips, recorded in Volume 226, Page 575.
THENCE along the Elias Philips 0.132 acre tract the following three calls:
1.) N 55°10'31" E, 18.75 feet, to a 1/2" iron rod set.
2.) N 35°00'00" W, 53.00 feet, to a 1/2" iron rod set.
3.) S 55°00'00" W, 15.00 feet, to a 1/2" iron rod set at the southeast corner of a called 0.287 acre tract of land described in a deed to Elias Philips, recorded in Volume 107, Page 74.
THENCE N 35°00'00" W, along the east line of the said Elias Phillips 0.287 acre tract, a distance of 125.00 feet to a 1/2" iron rod set.
THENCE S 55°00'00" W, along the north line of the said Phillips 0.287 acre tract, a distance of 89.98 feet, to a 1/2" iron rod set for the northwest corner of the said 0.287 acre tract, and also being a point on the new east right of way line of Wallace Street.
THENCE N 35°00'00" W, along the new east right of way line of Wallace Street, a distance of 366.48 feet, to a 1/2" iron rod set at a point in the south right of way line of the I. & G. N. Railroad. Said point also being on the northwest line of the said Bauknite 5.00 acre tract.
THENCE N 66°00'00" E, along the south right of way line of the I. & G. N. Railroad, and the north line of the 5.00 acre tract, a distance of 344.11 feet, to a 1/2" iron rod set at the northwest corner of a called 1.216 acre tract conveyed to Ella Williams.
THENCE departing the said south right of way line, across the 5.00 acre tract, and along the west line of the said 1.216 acre tract, S 25°01'08" E , a distance of 531.51 feet, to a 1/2" iron rod set at the northeast corner of a called 0.23 acre tract of land described in a deed from Leona Bauknite to Milton Turner, et ux, in Volume 227 Page 17.
THENCE S 72°30'00" W, along the north line of the said Turner 0.23 acre tract, a distance of 100.00 feet, to a 1/2" iron rod set.
THENCE S 25°36'04" E, along the west line of the said Turner tract, a distance of 100.00 feet, to a 1" iron rod found at the northeast corner of the said James Harris 0.14 acre tract.
THENCE S 71°36'29" W, along the north line of the said Harris 0.14 acre tract, a distance of 59.29 feet to **THE POINT OF BEGINNING** and containing 3.34 acres of land more or less, according to a survey performed on the ground on May 7, 2005, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743.



Received
MAR 2 2006
Development & Engineering Services

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

FP05-20 #3