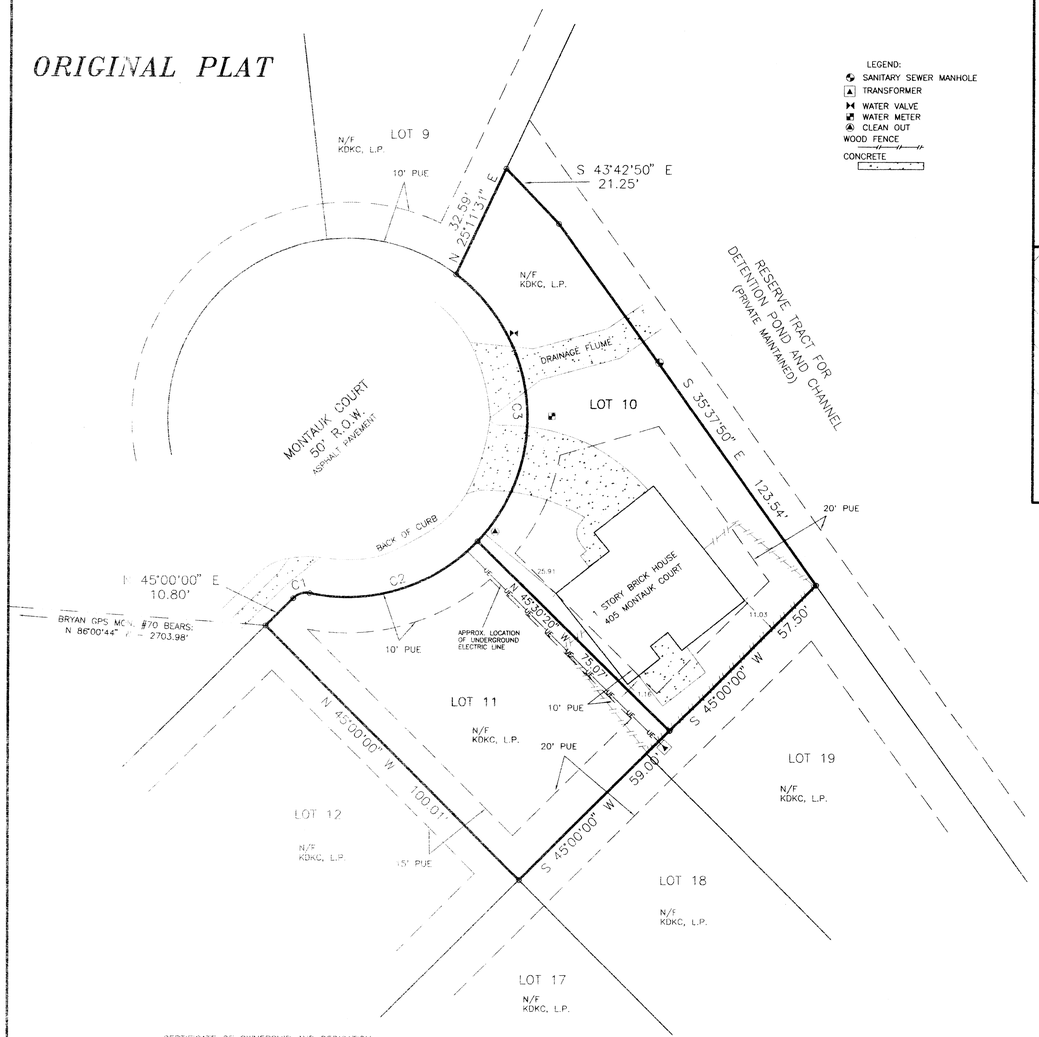
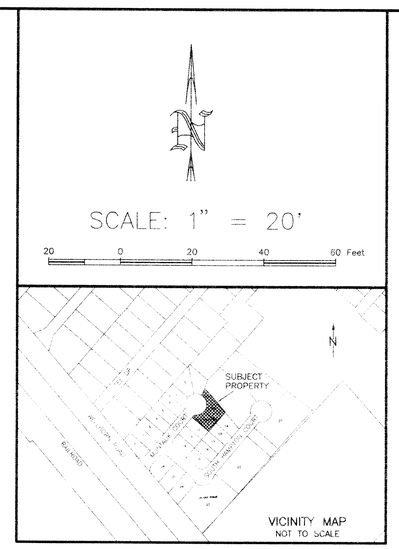
ORIGINAL PLAT



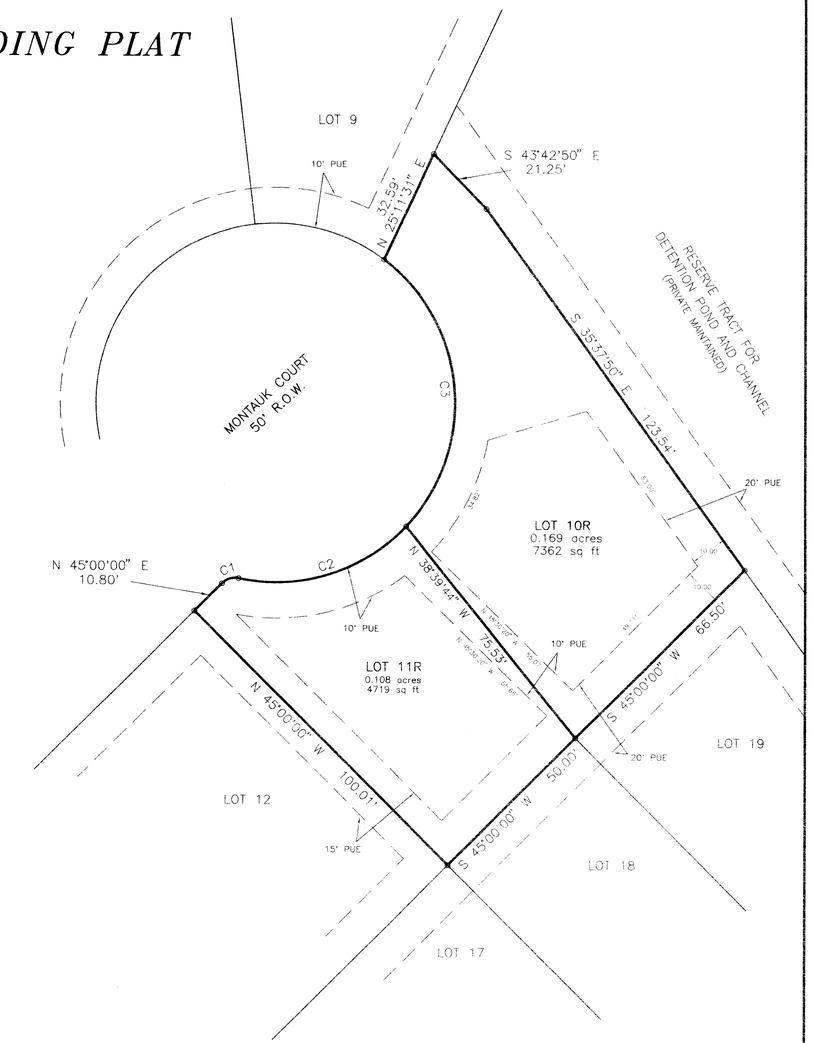


GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF HAMPTON HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOL. 6761, PG. 253, 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. 48041C0141 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. PUE – PUBLIC UTILITY EASEMENT
5. PROPERTY IS CURRENTLY ZONED "MF", ALTHOUGH LOTS 10 AND 11 SHOWN HEREON ARE DESIGNATED FOR SINGLE FAMILY RESIDENTIAL (5000 sq ft) CONSTRUCTION PER PLAT 6761/253.
6. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.

NOTE: THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN LOT 10 AND 11 TO ALLEVIATE THE ENCROACHMENT OF THE EXISTING HOUSE ON LOT 11 INTO THE PUBLIC UTILITY EASEMENT AND SETBACK LINE. THE NEW LOCATION OF THE PUBLIC UTILITY EASEMENT DOES NOT CREATE ANY ENCROACHMENT BY EXISTING STRUCTURES AND STILL ENCOMPASSES THE EXISTING UNDERGROUND ELECTRIC LINE.

AMENDING PLAT



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	5.00	57°42'36"	5.04	2.76	N 73°13'51" E	4.83
C2	50.00	58°29'21"	51.04	28.00	N 72°37'43" E	48.85
C3	50.00	96°29'02"	84.20	56.00	N 04°51'29" W	74.60

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, and designated herein as Lots 10R and 11R, Hampton Hill Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and considerction therein expressed.

_____

_____
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 _____, 2006.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public 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.

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

_____
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

_____
Planning Administrator, 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 appropriate codes and ordinances of the City of Bryan.

_____
City Engineer, City of Bryan

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 certificates of authentification was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

AMENDING PLAT
OF
LOTS 10 AND 11
HAMPTON HILL SUBDIVISION
VOLUME 6761, PAGE 253
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: APRIL, 2006
PLAT DATE: 04-25-06

JOB NUMBER: 06-141
CAD NAME: 06-141
CR5 FILE: HAMPHILL (cont); 06-141 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: KDKC L.P.
201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77845
PHONE (979) 696-4464

AP 06-06