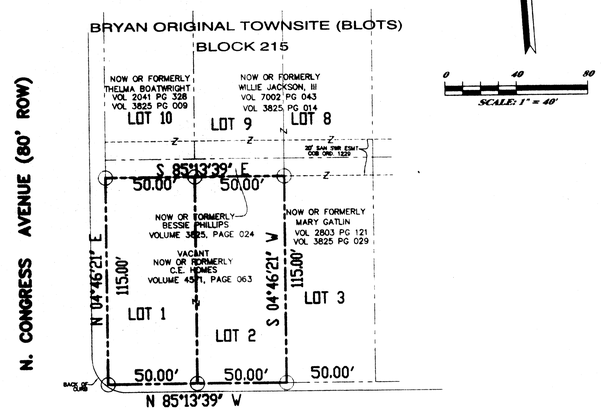
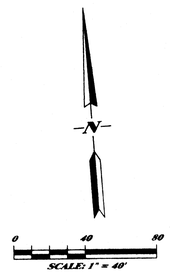


ORIGINAL PLAT
VOLUME H PAGE 721
SCALE: 1" = 40'



METES AND BOUNDS DESCRIPTION OF A 0.26 ACRE TRACT
BLOCK 215, BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.26 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, A-62, Bryan, Brazos County, Texas and being all of Lot 1 and Lot 2, Block 215, Bryan Original Townsite, as described by the plat recorded in VOLUME H, PAGE 721 of the Deed Records of Brazos County Texas, and being that same tract conveyed to C.E. Homes as described by deed recorded in VOLUME 4571, PAGE 63 of the Official Records of Brazos County, Texas , said 0.26 acre tract being more particularly described as follows:

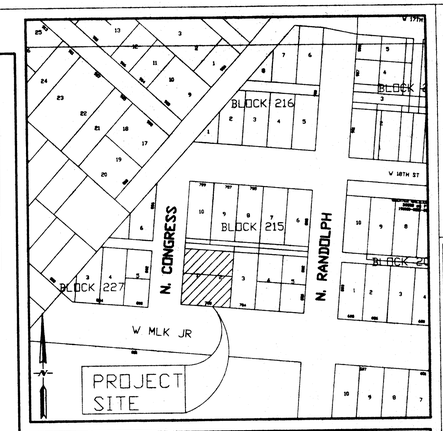
BEGINNING: at a capped ½" iron rod (Stamped Taggart RPLS 5676) set marking the southwest corner of Block 215, and being the intersection of the north right-of-way line of West Martin Luther King, Jr., Street and the east right-of-way line of North Congress Avenue;

THENCE N 04° 46' 21" E – 115.00 feet with the west line of Block 215 and the said North Congress right-of-way line to a 5/8" iron rod (Stamped Kerr # 4502) found for corner in the south line of a now-closed 20' wide alley;

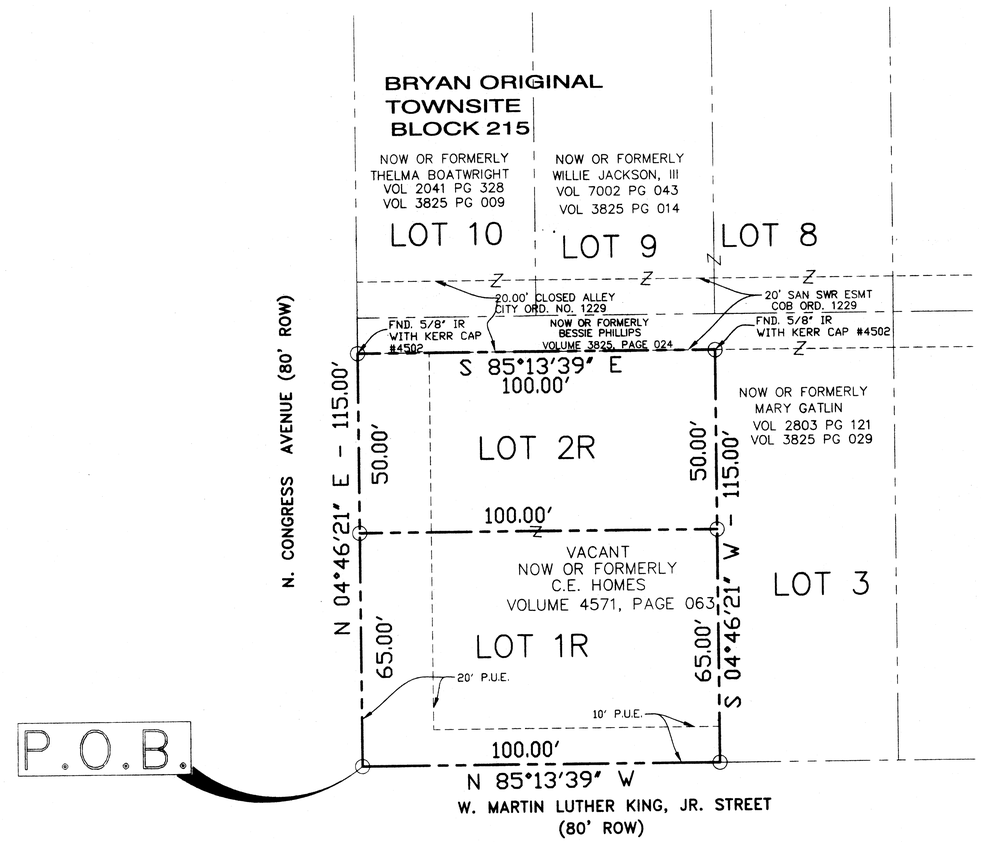
THENCE S 85° 13' 39" E – 100.00 feet with the south line to a 5/8" iron rod (Stamped Kerr # 4502) found for the northeast corner of said Lot 2, and the northwest corner of Lot 3, Block 215;

THENCE S 04° 46' 21" W – 115.00 feet with the west line of said Lot 3 to a capped ½" iron rod (Stamped Taggart RPLS 5676) set for corner in said West Martin Luther King, Jr., Street right-of-way line;

THENCE N 85° 13' 39" W – 100.00 feet with said right-of-way line to the PLACE OF BEGINNING and containing 0.26 acres of land.



VICINITY MAP
N.T.S.



REPLAT
SCALE: 1" = 20'

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I/We, C. E. Homes, owners and developers of 0.26 acres, shown on this plat, as conveyed in Volume 4571, Page 63, of the Official Records of Brazos County, Texas, and designated herein as Lot 1R and Lot 2R, Block 215 BOTS, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____

_____
Owners

NOTARY ACKNOWLEDGEMENT

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 _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676 in the State of Texas, hereby State 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.

PRELIMINARY FOR PUBLIC AGENCY REVIEW

Gregory K. Taggart
R.P.L.S. No. 5676

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

_____
Linda Huff, P.E. – City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I_____, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

_____
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning 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 ___, 20___, and same was duly approved on the ___ day of ___, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

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 authentication was filed for record in my office the ____ day of _____, 20___, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

GENERAL NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BE FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 2, 1992

2. BASIS OF BEARING: NORTH LINE OF CLOSED ALLEY CALLED N 85°13'39" W IN CITY ORD. 1229 AND MONUMENTED ON THE GROUND.

3. ALL PROPERTY CORNERS, P.T.'S AND ANGLE POUNTS ARE MONUMENTS WITH SET PLASTIC CAPPED 1/2" IRON RODS MARKED TAGGART RPLS 5676 EXCEPT AS OTHERWISE NOTED.

MPDG
MUNICIPAL DEVELOPMENT GROUP
2351 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgpatx@yahoo.com
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
A	6/16/06	GE	INITIAL SUBMISSION

PREPARED FOR:
C. E. HOMES
c/o OZELL ROBERTS
1700 W. MLK JR. DR.
BRYAN, TX 77803

SCALE: AS NOTED/FILENAME: 3895RP01A
PROJECT DATE: JUNE 14, 2006
DRAWN BY: GE BOOK:
CHECKED BY: G.K.T. PAGE:

A
REPLAT
OF
LOT 1 AND LOT 2
TO CREATE
LOT 1R AND LOT 2R
BLOCK 215
BRYAN ORIGINAL TOWNSITE
VOLUME H PAGE 721
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

Received
JUN 21 2006
Development & Engineering Services

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001029-3895

SHEET NO. 1 A

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