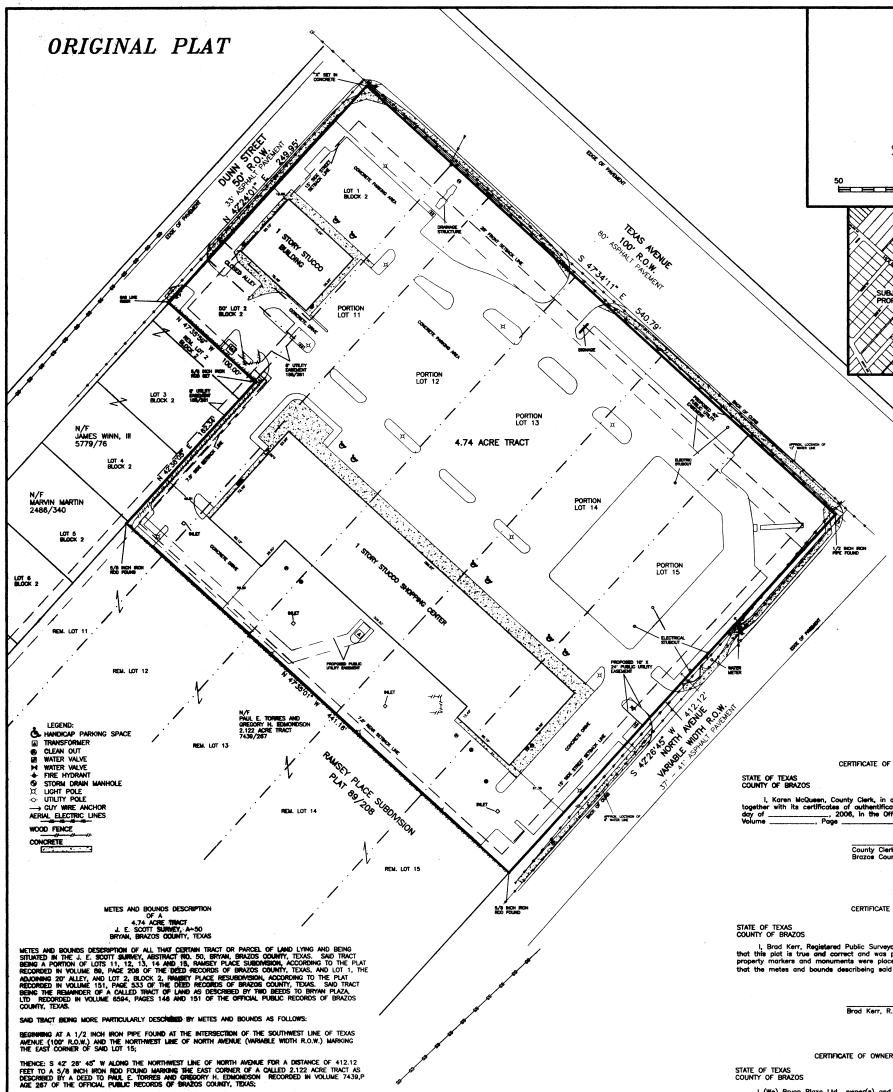
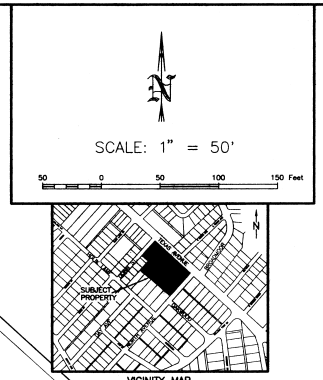
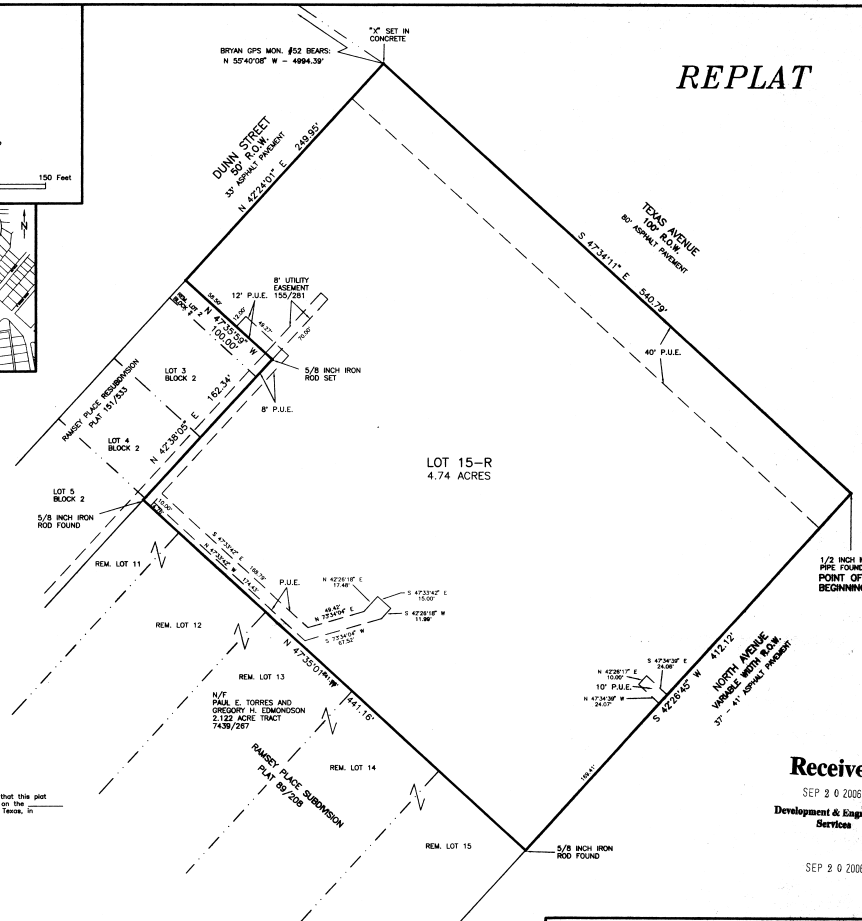
ORIGINAL PLAT





REPLAT



Received
SEP 2 0 2006
Development & Engineering Services
SEP 2 0 2006

METES AND BOUNDS DESCRIPTION
OF A
4.74 ACRE TRACT
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT SURVEY, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 11, 12, 13, 14 AND 15, RAMSEY PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 89, PAGE 208 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND LOT 1, THE ADJOINING 20' ALLEY, AND LOT 2, BLOCK 2, RAMSEY PLACE RESUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY TWO DEEDS TO BRYAN PLAZA, LTD RECORDED IN VOLUME 6594, PAGES 146 AND 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF TEXAS AVENUE (100' R.O.W.) AND THE NORTHWEST LINE OF NORTH AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 15;

THENCE: S 42° 28' 45" W ALONG THE NORTHWEST LINE OF NORTH AVENUE FOR A DISTANCE OF 412.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 2.122 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL E. TORRES AND GREGORY H. EDMONDSON RECORDED IN VOLUME 7439,PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 35' 01" W THROUGH SAID LOTS 11-15 AND ALONG THE NORTHEAST LINE OF SAID 2.122 ACRE TRACT FOR A DISTANCE OF 441.18 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID BLOCK 2 MARKING THE NORTH CORNER OF SAID 2.122 ACRE TRACT;

THENCE: N 42° 38' 00" E ALONG THE COMMON LINE OF SAID BLOCK 2 AND SAID BRYAN PLAZA TRACT FOR A DISTANCE OF 152.34 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID LOT 2, BLOCK 2, MARKING AN INTERIOR WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 35' 00" W THROUGH SAID LOT 2 AND ALONG A SOUTHWEST LINE OF SAID BRYAN PLAZA TRACT FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEAST LINE OF DUNN STREET (50' R.O.W.) MARKING A NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 24' 01" E ALONG THE SOUTHEAST LINE OF DUNN STREET FOR A DISTANCE OF 249.95 FEET TO AN "X" SET IN CONCRETE ON THE SOUTHWEST LINE OF TEXAS AVENUE MARKING THE NORTH CORNER OF SAID LOT 1, BLOCK 2;

THENCE: S 47° 34' 11" E ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 540.79 FEET TO THE POINT OF BEGINNING CONTAINING 4.74 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2006. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
R.P.L.S. NO. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON PER GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
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. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED "R".
5. P.U.E. – PUBLIC UTILITY EASEMENT
6. LOCATION OF UNDERGROUND UTILITIES AS PER CITY OF BRYAN DIGITAL MAPS AND AS EVIDENCED ON THE GROUND.

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, and that the metes and bounds describing said subdivision will described a closed geometric form.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Bryan Plaza Ltd., 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 6594, Page 146 & 151, 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 _____, 2006.

_____
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 _____, 2006.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Painning & Zoning Commission 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 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 appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2006.

_____
City Engineer, City of Bryan

REPLAT
OF
A PORTION OF LOTS 11-15
RAMSEY PLACE SUBDIVISION
VOLUME 89, PAGE 208
LOT 1, THE ADJOINING 20' ALLEY
AND 50' OF LOT 2, BLOCK 2
RAMSEY PLACE RESUBDIVISION
VOLUME 151, PAGE 533
4.74 ACRES
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: SEPT. 2006
PLAT DATE: 09-19-06

JOB NUMBER: 06-613
CAD NAME: 06-613R
CR5 FILE: C-CLUB (cont); 06-613 (job)

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

PREPARED FOR: DAVID COTTRELL
7505 HIGHMEADOW
HOUSTON, TEXAS 77063
PHONE (713) 783-5052