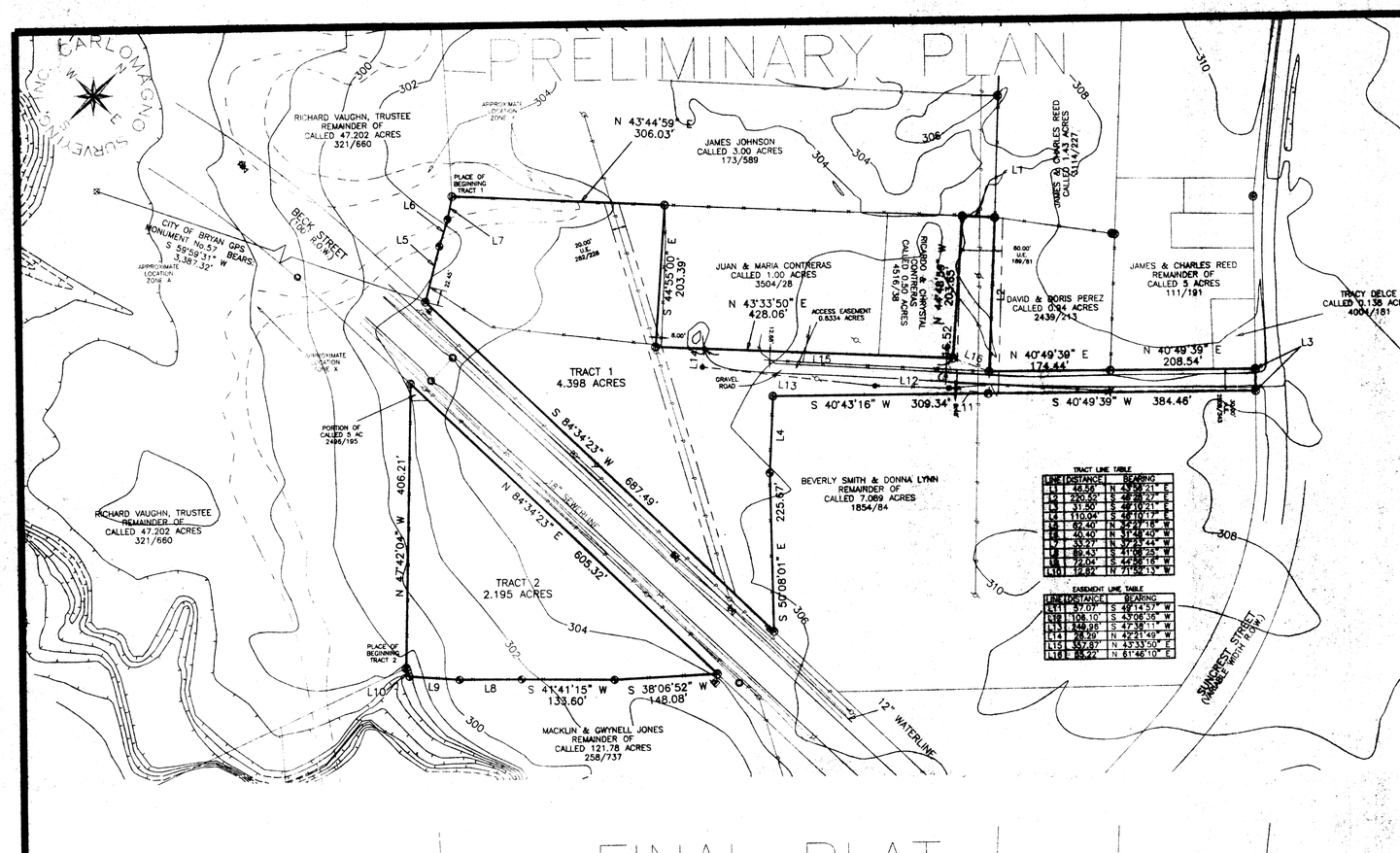


TRACT LINE TABLE		
LINE	DISTANCE	BEARING
L1	16.52'	N 43°55'21" E
L2	220.52'	S 46°28'27" E
L3	31.50'	S 49°10'21" E
L4	110.04'	S 46°10'17" E
L5	62.40'	N 44°27'16" W
L6	40.40'	N 44°40'40" W
L7	33.27'	N 37°23'44" W
L8	89.43'	S 41°06'25" W
L9	72.04'	S 44°56'16" W
L10	12.82'	N 71°52'13" W

EASEMENT LINE TABLE		
LINE	DISTANCE	BEARING
L11	37.07'	S 49°14'57" W
L12	108.10'	S 43°06'36" W
L13	248.98'	S 47°38'11" W
L14	28.29'	N 42°21'49" W
L15	37.87'	N 43°33'50" E
L16	85.42'	N 61°46'10" E

TRACT 1
METES AND BOUNDS DESCRIPTION
OF A 4.398 ACRE TRACT
OUT OF
STEPHEN F. AUSTIN
LEAGUE No. 9, A-62
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 4.398 acres, out of the Stephen F. Austin League No. 9, A-62, also being part the remainder of the called 5.25 acre tract of land owned by Eddie Rodriguez as recorded in Volume 2469, Page 163 of the Brazos County Official Records (B.C.O.R.) and part of the remainder of the called 5 acre tract of land owned by Eddie Rodriguez as recorded in Volume 2469, Page 165 of the B.C.O.R., the 4.398 acre tract being more particulrly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point along the northeast boundary line of the remainder of the called 47.202 acre tract of land owned by Richard Vaughn, Trustee, as recorded in Volume 321, Page 660 of the Brazos County Deed Records (B.C.O.R.), also being the south corner of the called 3.00 acre tract of land owned by James Johnson as recorded in Volume 173, Page 589 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 3.00 acre Johnson tract, North 43°44'59" East, a distance of 306.03 feet to a 1/2" iron rod found for a north corner of this tract, also being a point along the southeast boundary line of the said called 3.00 acre Johnson tract, also being the west corner of the called 1.00 acre tract of land owned by Juan and Maria Contreras as recorded in 3504, Page 28 of the B.C.O.R.;

THENCE along the common line between this trac and the said called 1.00 acre Contreras tract, South 44°55'00" East, a distance of 203.39 feet to a 1/2" iron rod found for a north interior corner of this tract, also being the south corner of the said called 1.00 acre Contreras tract;

THENCE along the common line between this trac and the said called 1.00 acre Contreras tract, passing the said called 1.00 acre Contreras tract and continuing along the common line between this tract and the called 0.50 acre tract of land owned by Ricardo and Chrystal Contreras as recorded in Volume 4516, Page 39 of the B.C.O.R., North 43°33'50" East, a distance of 428.06 feet to a 1/2" iron rod found for a west interior corner of this tract, also being the east corner of the said called 0.50 acre Contreras tract;

THENCE along the common line between this tract and the said called 0.50 acre Contreras tract, North 44°48'59" West, a distance of 203.65 feet to a 1/2" iron rod found for a west corner of this tract, also being the north corner of the said called 0.50 acre Contreras tract, also being a point along the said southeast boundary line of the called 3.00 acre Johnson tract;

THENCE along the common line between this tract and the said called 3.00 acre Johnson tract, North 43°56'21" East, a distance of 16.56 feet to a 1/2" iron rod found for a north corner of this tract, also being the west corner of the said called 3.00 acre Johnson tract, also being the south corner of the called 1.43 acre tract of land owned by James and Charles Reed as recorded in Volume 3114, Page 227 of the B.C.O.R., also being the west corner of the called 0.94 acre tract of land owned by David and Doris Perez as recorded in Volume 2439, Page 213 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 0.94 acre Perez tract the following calls and distances:

South 46°28'27" East, a distance of 220.52 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for a north interior corner of this tract;

North 40°49'39" East, a distance of 174.44 feet to a 5/8" iron rod found for an angle point of this tract, also being the east corner of the said called 0.94 acre Perez tract, also being the south corner of the remainder of the called 5 acre tract of land owned by James and Charles Reed as recorded in Volume 111, Page 191 of the B.C.O.R.;

THENCE along the common line between this tract and the said remainder of the called 5 acre Reed tract, passing the said remainder of this called 5 acre Reed tract and continuing along the common line between this tract and the called 0.138 acre tract of land owned by Tracy Deloe as recorded in Volume 4004, Page 181 of the B.C.O.R., North 40°49'39" East, a distance of 208.54 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for a north corner of this tract, also being the east corner of the said called 0.138 acre Deloe tract, also being a point along the south right-of-way line of Suncrest Street, a variable width right-of-way;

THENCE along the said south right-of-way of Suncrest Street, South 49°10'21" East, a distance of 31.50 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for an east corner of this tract, also being a point along the said south right-of-way of Suncrest Street, also being the north corner of the remainder of the called 7.089 acre tract of land owned by Beverly Smith and Donna Lynn as recorded in Volume 1854, Page 34 of the B.C.O.R.;

THENCE along the common line between this tract and the said remainder of the called 7.089 acre Smith/Lynn tract the following calls and distances:

South 40°49'39" West, a distance of 384.46 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for an angle point of this tract;

South 40°43'16" West, a distance of 309.34 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for an east interior corner of this tract;

South 46°10'17" East, a distance of 110.04 feet to a fence post found for an angle point of this tract;

South 50°08'01" East, a distance of 225.67 feet to a 1/2" iron rod found for an east corner of this tract, also being the southwest corner of the said remainder of he called 7.089 acre Smith/Lynn tract, also being a point along the north right-of-way line of Beck Street, a 100' right-of-way;

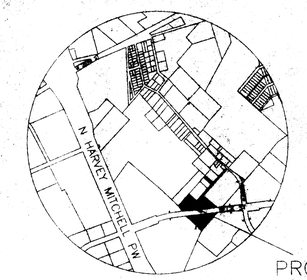
THENCE along the said north right-of-way of Beck Street, South 84°34'23" West, a distance of 687.49 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the southwest corner of this tract, also being a point along the said north right-of-way of Beck Street, also being an east corner of the said remainder of he called 47.202 acre Vaughn tract;

THENCE along the common line between this tract and the said remainder of the called 47.202 acre Vaughn tract the following calls and distances:

North 34°27'16" West, a distance of 82.40 feet to a fence post found for an angle point of this tract;

North 31°48'40" West, a distance of 40.40 feet to a fence post found for an angle point of this tract;

North 37°23'44" West, a distance of 33.27 feet to the PLACE OF BEGINNING containing 4.398 acres.



VICINITY MAP
NOT TO SCALE

TRACT 2
METES AND BOUNDS DESCRIPTION
OF A 2.195 ACRE TRACT
STEPHEN F. AUSTIN
LEAGUE No. 9, A-62
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 2.195 acres, out of the Stephen F. Austin League No. 9, A-62, also being part of the same called 5 acre tract owned by Eddie Rodriguez as recorded in Volume 2469, Page 165 of the Brazos County Official Records (B.C.O.R.), also being the same 5.00 acre tract of land as recorded in Volume 216, Page 65 of the Brazos County Deed Records (B.C.O.R.), also being part of the called 5.5342 acre tract of land owned by Eddie Rodriguez as recorded in Volume 2469, Page 163 of the B.C.O.R., said 5.5342 acre tract being the same called 5.25 acre and the called 0.2842 acre tracts of land as recorded in Volume 216, Page 67 of the B.C.O.R., the 2.195 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a south corner of this tract, also being the east corner of the remainder of the called 47.202 acre tract of land owned by Richard Vaughn, Trustee, as recorded in Volume 321, Page 660 of the B.C.O.R., also being the west corner of the called 121.78 acre tract of land owned by Macklin and Gwynell Jones as recorded in Volume 258, Page 737 of the B.C.O.R.;

THENCE along the common line between this tract and the said remainder of the called 47.202 acre Vaughn tract, North 47°42'04" West, a distance of 406.21 feet to a 5/8" iron rod set for the west corner of this tract, also being a north corner of the said remainder of the called 47.202 acre Vaughn tract, also being a point along the south right-of-way of Beck Street, a 100' right-of-way;

THENCE along the said south right-of-way of Beck Street, North 84°34'23" East, a distance of 605.32 feet to a 5/8" iron rod set for the east corner of this tract, also being a point along the said south right-of-way of Beck Street, also being a north corner of the said remainder of the called 121.78 acre Jones tract;

THENCE along the common line between this tract and the said remainder of the called 121.78 acre Jones tract the following calls and distances:

South 38°06'52" West, a distance of 148.08 feet to a fence post found for an angle point of this tract;

South 41°41'15" West, a distance of 133.6 feet to a fence post found for an angle point of this tract;

South 41°08'25" West, a distance of 89.43 feet to a fence post found for an angle point of this tract;

South 44°56'16" West, a distance of 72.04 feet to a fence post found for the south corner of this tract;

North 71°52'13" West, a distance of 12.82 feet to the PLACE OF BEGINNING containing 2.195 acres.

Survey Notes:

1). The basis of this survey is City of Bryan GPS Monumentation referenced to the Texas State Plane Coordinate System, Central Zone, NAD-27

2). Building Lines shown are per the recorded plat, and are set out within the Land and Site Development Ordinance.

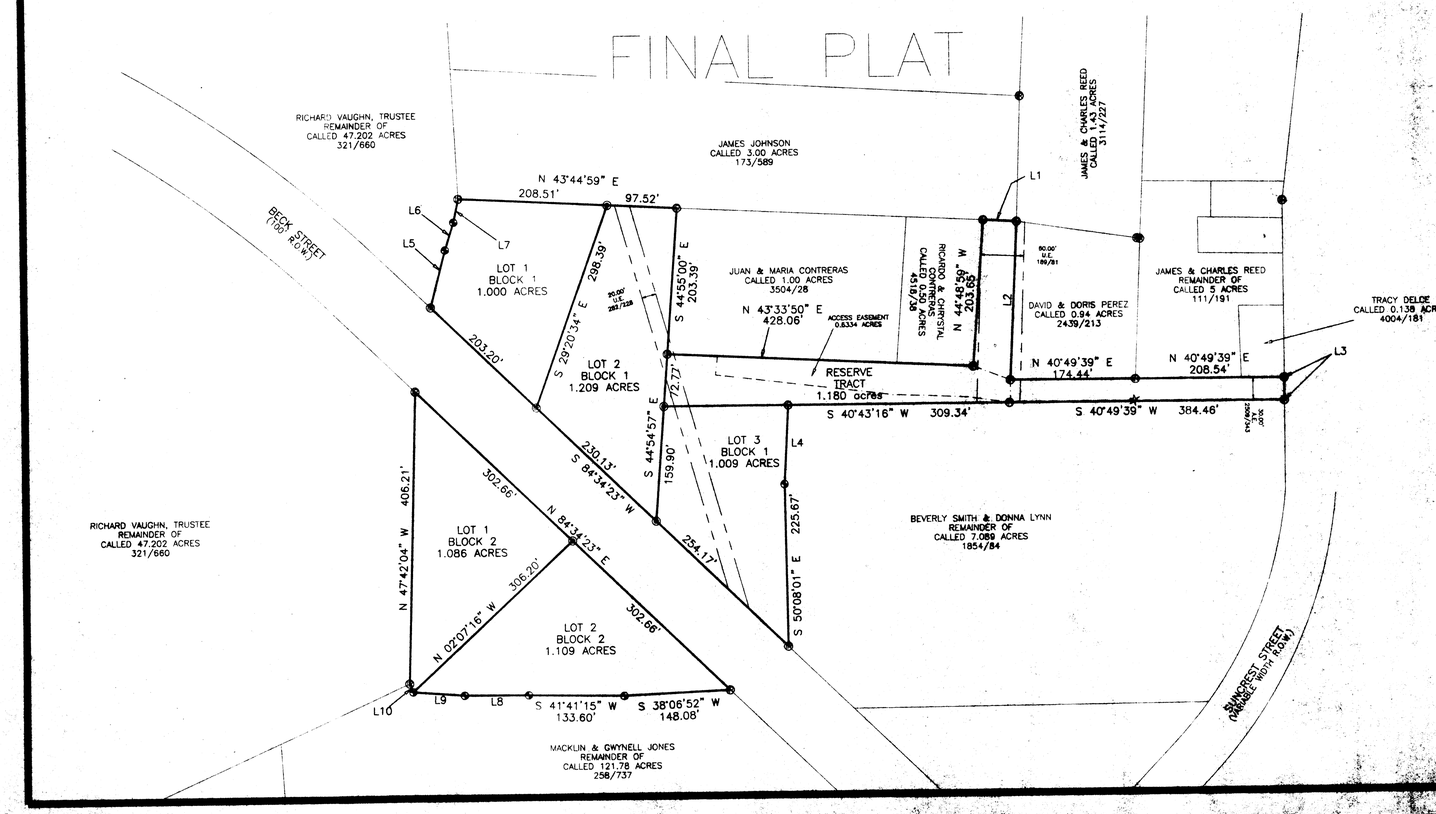
3). A portion of said lot appears to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0137 C AND No. 48041C0141 C. Both being dated: July 2, 1992 and is designated Zone A and Zone X.

4). Drawing Scale is 1"=40'

5). Technician: J. Bailey; Field Crew: R. Rivera

6). This survey was completed without the benefit of a title commitment.

7). File Name: 09100; Plat Date: 06/03/2009



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 executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____ 20____

_____
Notary Public, _____ County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ the 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 in Volume _____ Page _____

_____
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Denis Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric figure.

STATE OF TEXAS REGISTERED CARLOMAGNO 1562 PROFESSIONAL SURVEYOR

_____
Denis Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

I, _____, Planner and/or designated Secretary of the Planning and 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 _____, 20____.

_____
City Planner
Bryan, Texas

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 _____, 20____

_____
City Engineer, Bryan, Texas

I, _____, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s) _____2469_____, Page(s) _163_& 165_____ 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

SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
CENTERLINE, LINE
DIRECTION
CHAINLINK FENCE
WOOD FENCE
BARBWIRE FENCE
ACCESS EASEMENT
DRAINAGE EASEMENT
ELECTRICAL EASEMENT
INGRESS/EGRESS EASEMENT
RIGHT-OF-WAY EASEMENT
SANITARY/STORM EASEMENT
UTILITY EASEMENT
ORDINANCE BUILDING LINE
PLATTED BUILDING LINE
RESTRICTION BUILDING LINE
IRON ROD FOUND
5/8" IRON ROD SET
EASEMENT POINT
WATER METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
POWER POLE
LIGHT POLE
TRANSFORMER
PIPELINE MARKER
GAS METER
PROPANE TANK
SANITARY MANHOLE
STORM MANHOLE
CLEANOUT
SEPTIC TANK
TELEPHONE PEDESTAL
ARMH GEAR FOUND
FENCE POST FOUND

RECEIVED
JUN -3 2009
Development & Engineering Services

FINAL PLAT OF EDDIE'S PLACE

6.593 ACRES
STEPHEN F. AUSTIN
LEAGUE No. 9, A-62
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ACREAGE: 6.593
RECORDED IN: 2469/163 & 165
SURVEY: STEPHEN F. AUSTIN LEAGUE No. 9, A-62
STREET ADDRESS: BECK STREET EXTENSION
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: EDDIE RODRIGUEZ
ADDRESS: 1101 WEST W.J. BRYAN PARKWAY, BRYAN, TX. 77801

Carlomagno Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-6797 e-mail cs@carlomagnosurveying.com

DRAWING NO. 09100-plat-gps.dwg
SHEET 1 OF 1