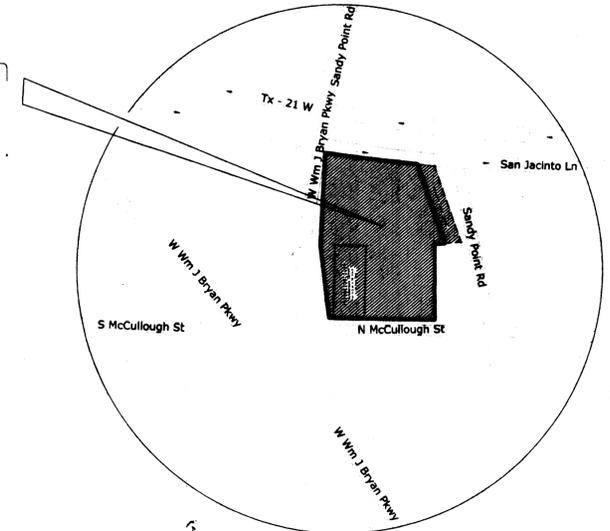
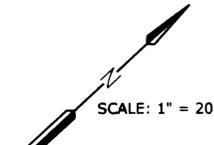


NOTES:
 *Plat bearing used as basis of bearings.
 This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0133C Effective Date: July 2, 1992
 Subject property zoned: Mixed Use General & C3
 1st Nearest Fire hydrant Located on Highway 21: 118.10'
 2nd Nearest Fire hydrant Located at corner of Sandy Point Road & McCulloch Street: 146.6'

Project Location



VICINITY MAP
 NTS

LEGEND	
	Property Line
	Property Corner
	Utility Easement
	Building Setback Line
	Chain Link Fence
	Concrete Paving
	No Parking Area
	Handicapped Parking
	Electric Line
	Electric Meter
	Gas Meter
	A/C Slab
	Power Pole
	Main Water Valve Box
	Sanitary Sewer Manhole
	Fire Hydrant
	Drain
	Cable T.V.
	Telephone
	Grass

RECEIVED
 APR 21 2009

Preliminary Plan
 of
 0.55 Acre Tract
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 and
 1/2 of Lot 1, all of Lot 2,
 part of Lot 3,
 of
 Boone's Addition
 including the closing of a portion
 of
 Anderson Street
 and
 Abandonment
 of
 a portion of
 Sandy Point Road R.O.W.

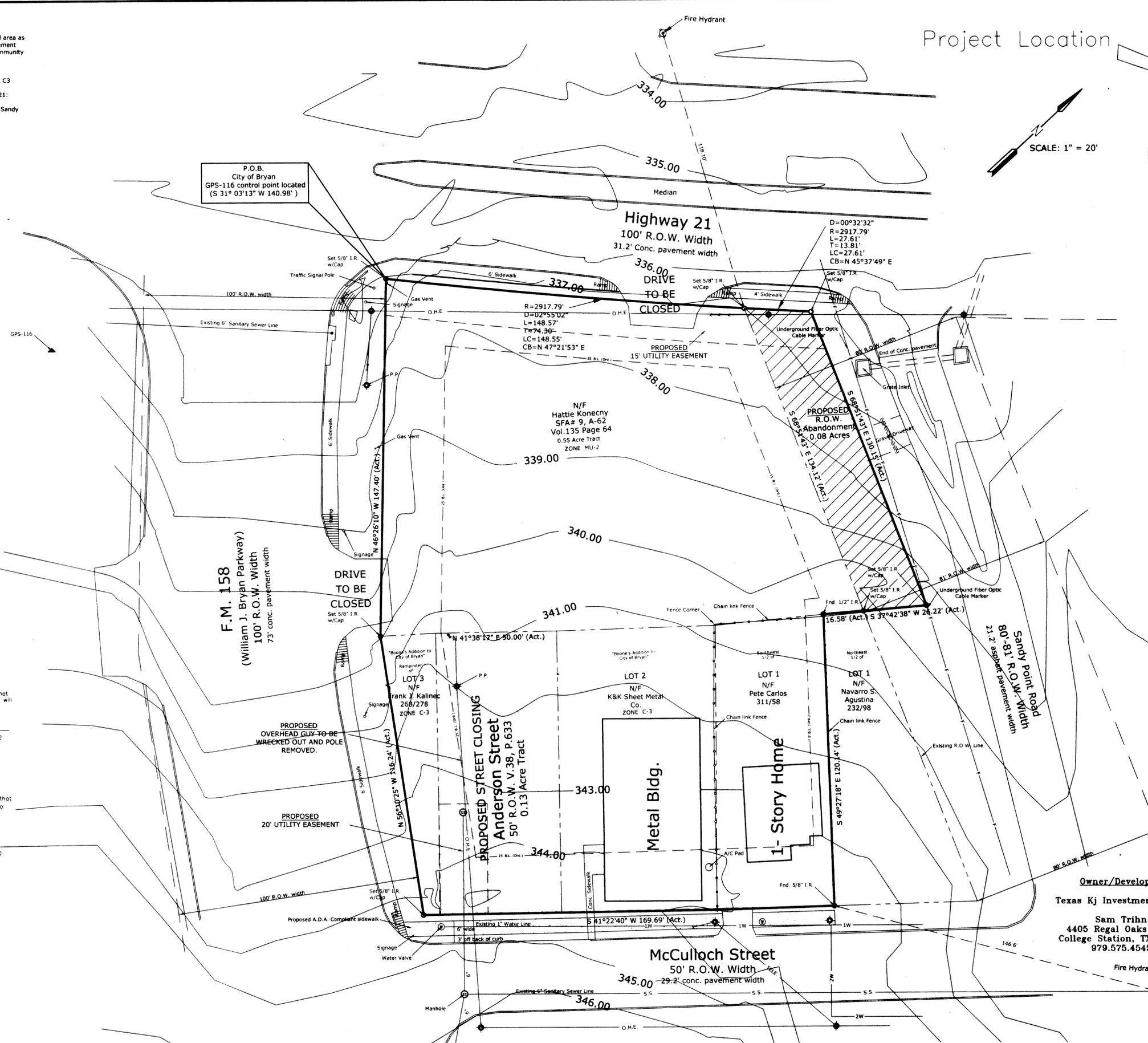
Owner/Developer:
 Texas KJ Investments, LLC.
 Sam Trihn
 4405 Regal Oaks Drive
 College Station, TX 77845
 979.575.4545

BRYAN, BRAZOS COUNTY, TEXAS
 DECEMBER 29, 2008

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone: (979) 846-2888
 Fax: (979) 846-3094

REVISIONS: 4/17/09
 City required changes.
 Fire Hydrant measurement corrections.
 Curb corrections north east corner of property.

Ron P./Cad/08-347



File Notes
 0.3 Acre Street Closing
 Being all of that certain 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 a part of the Anderson Street Right-of-way being in the Boone's Addition (38/633) and being more particularly described as follows:
 B. GINNING, at the intersection of the northwest right-of-way line of McCulloch Street and the northwest right-of-way line of McCulloch Street and the northeast right-of-way line of Anderson Street;
 T. ENCE: S 41° 38' 11" W - 50.00 feet across said Anderson Street line to the east corner of lot 3 of said Boone's Addition;
 T. ENCE: N 48° 21' 51" W - 116.00 feet along said Anderson Street line to the north corner of said lot 3;
 T. ENCE: N 41° 38' 17" E - 50.00 feet to the west corner of lot 1;
 T. ENCE: S 48° 21' 43" W - 116.00 feet to the PLACE OF BEGINNING, and containing 0.13 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2008.

CERTIFICATE OF SURVEYOR
 Donald Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
 Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

Donald Garrett, P.E. No. 22790

NOTES:

*Plat bearing used as basis of bearings.

This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0133C Effective Date: July 2, 1992

Subject property zoned: Mixed Use General & C3

Nearest Fire hydrant Located on Highway 21: 118.10'

All setbacks shall be in accordance with The City of Bryan ordinances and regulations.

Street closing per city council ordinance number

ORIGINAL

REPLAT

SCALE: 1" = 30'

Field Note Right-of-Way Abandonment Tract 1 0.08 Acres

Being all of that certain 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 a part of the Right-of-Way of Sandy Point Road and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap set at the intersection of the southeast right-of-way line of Highway 21 and the south right-of-way line of Sandy Point Road;

THENCE: 27.61 feet along a curve to the left with a central angle of 00° 32' 32" left, a radius of 2917.79 feet and whose chord bears N 45° 37' 49" E - 27.61 feet to a 5/8" iron rod with cap set for corner;

THENCE: S 68° 51' 43" E - 130.15 feet to a 5/8" iron rod with cap set for corner;

THENCE: S 37° 42' 38" W - 26.22 feet to a 5/8" iron rod with cap set for corner; same being in the existing right-of-way line of Sandy Point Road;

THENCE: N 68° 51' 43" W - 134.12 feet along said Sandy Point Road line to the PLACE OF BEGINNING; and being 0.08 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2009.

Field Note Right-of-Way Abandonment Tract 2 0.05 Acres

Being all of that certain 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 a part of the Sandy Point Road Right-of-Way adjacent to Lot 1 of the Boone's Addition (38/633) and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap set at the north corner of Lot 1 of the BOONE'S ADDITION to the City of Bryan 38/633;

THENCE: N 37°42'38" E - 26.22 feet to a 5/8" iron rod with cap set for corner;

THENCE: S 61° 13' 06" E - 125.90 feet to a 5/8" iron rod with cap set for corner; same being the new intersection of said Sandy Point Road line and the northwest right - of - way line of McCulloch Street;

THENCE: S 41° 22' 40" W - 8.93 feet along said McCulloch Street line to a 5/8" iron rod with cap set at the east corner of said Lot 1;

THENCE: N 68° 51' 43" W - 129.16 feet along said Sandy Point Road line to the PLACE OF BEGINNING; and being 0.05 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2009.

CERTIFICATE OF OWNERSHIP

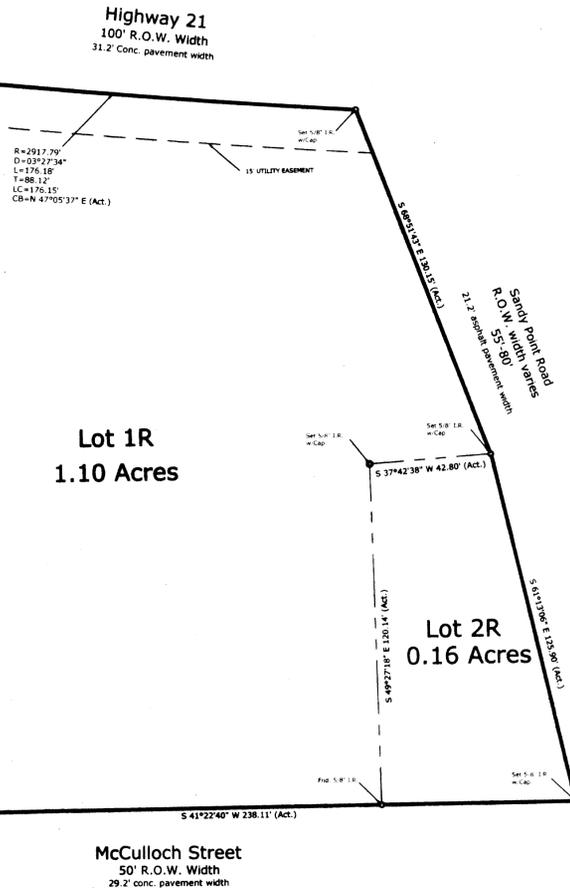
STATE OF TEXAS COUNTY OF BRAZOS I, Sam Trihn, the owner of the land shown on this Replat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 8850, page 92, Volume 8855, page 56, Volume 8855, page 56, and designated herein as the Replat of Boone's Addition, Southwest 1/2 of Lot 1, all of Lot 2, part of Lot 3, including the closing of part of Anderson Street and a portion of Sandy Point Rd., in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Angela Ramirez for Navarro S. Agustina (Deceased), 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 2009.

Notary Public, Brazos County, Texas

Notary Public, Brazos County, Texas



Field Notes

1.26 Acres

Being all of that certain tract or parcel of land, lying and being in the Stephen F. Austin League, No. 9, A-62, Bryan, Brazos County, Texas, and being all of that 0.55 acre tract of land conveyed to Steve Konecny by Steve F. Regmund and wife, Bessie Regmund according to deed recorded in Volume 135, page 64, Deed Records of Brazos County, Texas and 1/2 of lot 1, all of lot 2 and part of lot 3 of BOONE'S ADDITION, plat recorded in Volume 38, page 633 Deed Records of Brazos County, Texas and part of the Anderson Street right-of-way and being more particularly described as follows;

BEGINNING; at a 5/8" iron rod with cap set at the intersection of the southeasterly right of way line of Highway 21 and the northeast right-of-way line of FM 158;

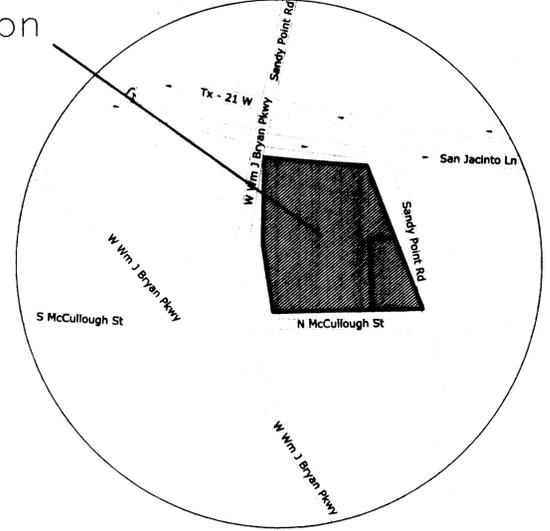
THENCE: 176.18 feet along said Highway 21 line around a curve to the left with a central angle of 3° 27' 34" left, a radius of 2917.79 feet and whose chord bears N 47° 05' 37" E - 176.15 feet to a 5/8" iron rod with cap set for corner, same being in the Sandy Point Road right-of-way;

THENCE: S 68° 51' 43" E - 130.15 feet and S 61° 13' 06" E - 125.90 feet through said Sandy Point Road right-of-way to a 5/8" iron rod set for corner; same being the new intersection of said Sandy Point Road line and the McCulloch Street right-of-way line;

THENCE: S 41° 22' 40" W - 238.11 feet along said McCulloch Street line to a 5/8" iron rod with cap set at intersection of said McCulloch Street line and cap set FM 158 line;

THENCE: N 56° 10' 25" W - 116.24 feet and N 46° 26' 10" W - 147.40 feet along said FM 158 line to the PLACE OF BEGINNING; and containing 1.26 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on

December 29, 2008.



VICINITY MAP NTS

Legend table with symbols for Property Line, Easement, Utility Easement, etc.

CERTIFICATE OF SURVEYOR I, Donald Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

CERTIFICATE OF THE ENGINEER I, Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

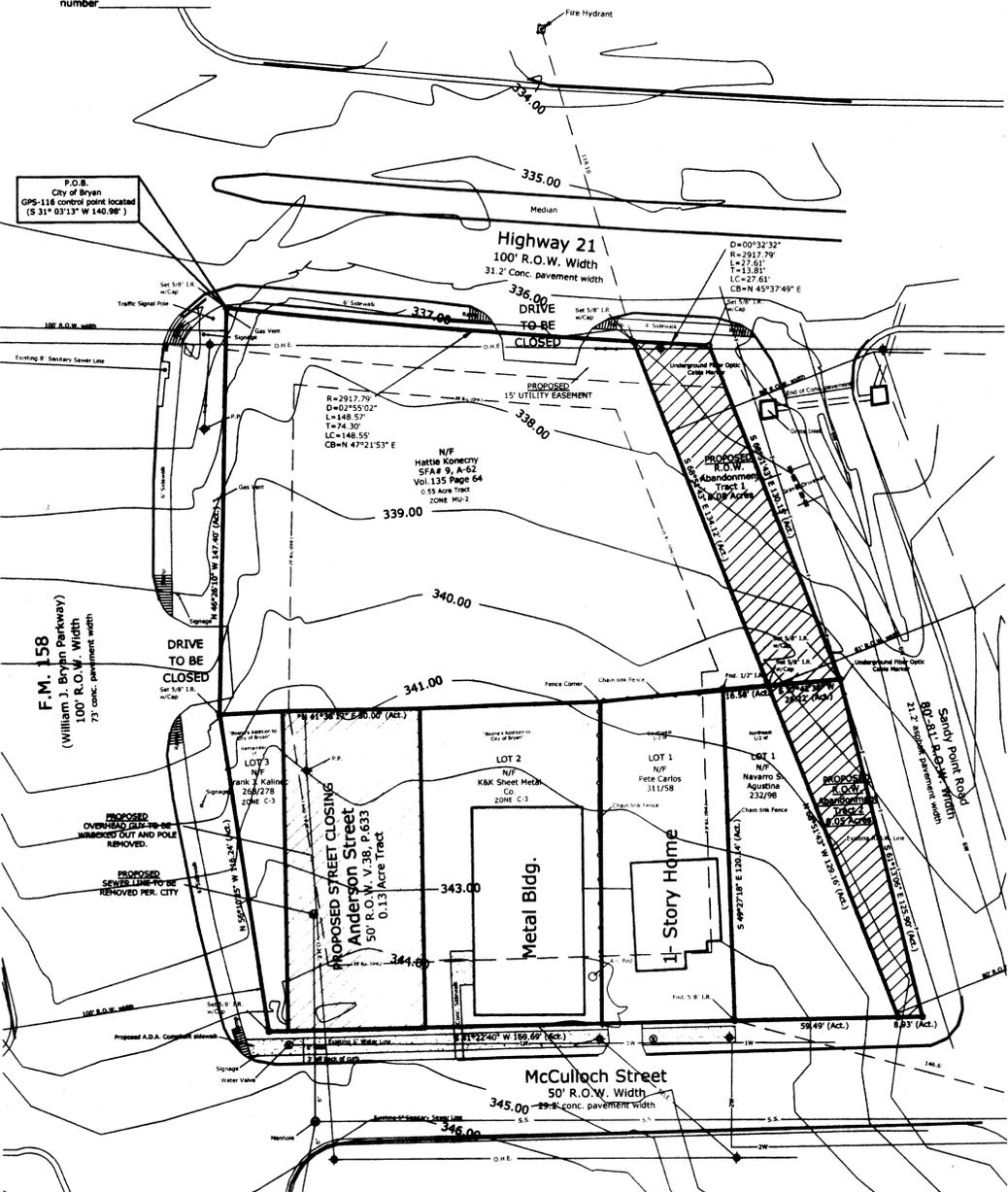
Replat of 0.55 Acre Tract of STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 and SW 1/2 of Lot 1, NE 1/2 of Lot 1 all of Lot 2, part of Lot 3, of Boone's Addition including the closing of a portion of Anderson Street and Abandonment of a portion of Sandy Point Road R.O.W. to create Lots 1R & 2R Boone's Addition

BRYAN, BRAZOS COUNTY, TEXAS DECEMBER 29, 2008

Owner/Developer: Texas KJ Investments, LLC. Sam Trihn 4405 Regal Oaks Drive College Station, TX 77845 979.575.4545

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Telephone: (979) 846 - 2688 Fax: (979) 846 - 3094

Ron P./Cad/08-347



APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 2009.

Planning Administrator City of Bryan, Texas

APPROVAL OF THE 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 and Zoning Commission of the City of Bryan on the day of 2008 and same was duly approved on the day of 2009 by said Commission.

Chairman, Planning and Zoning Commission City of Bryan, Texas

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 2009.

City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY CLERK 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 2009, in the Deed / official Records of Brazos County Texas, in Volume Page

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS COUNTY OF BRAZOS I, Sam Trihn, the owner of the land shown on this Replat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 8850, page 92, Volume 8855, page 56, Volume 8855, page 56, and designated herein as the Replat of Boone's Addition, Southwest 1/2 of Lot 1, all of Lot 2, part of Lot 3, including the closing of part of Anderson Street and a portion of Sandy Point Rd., in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Sam Trihn, 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 2009.

Notary Public, Brazos County, Texas

Notary Public, Brazos County, Texas