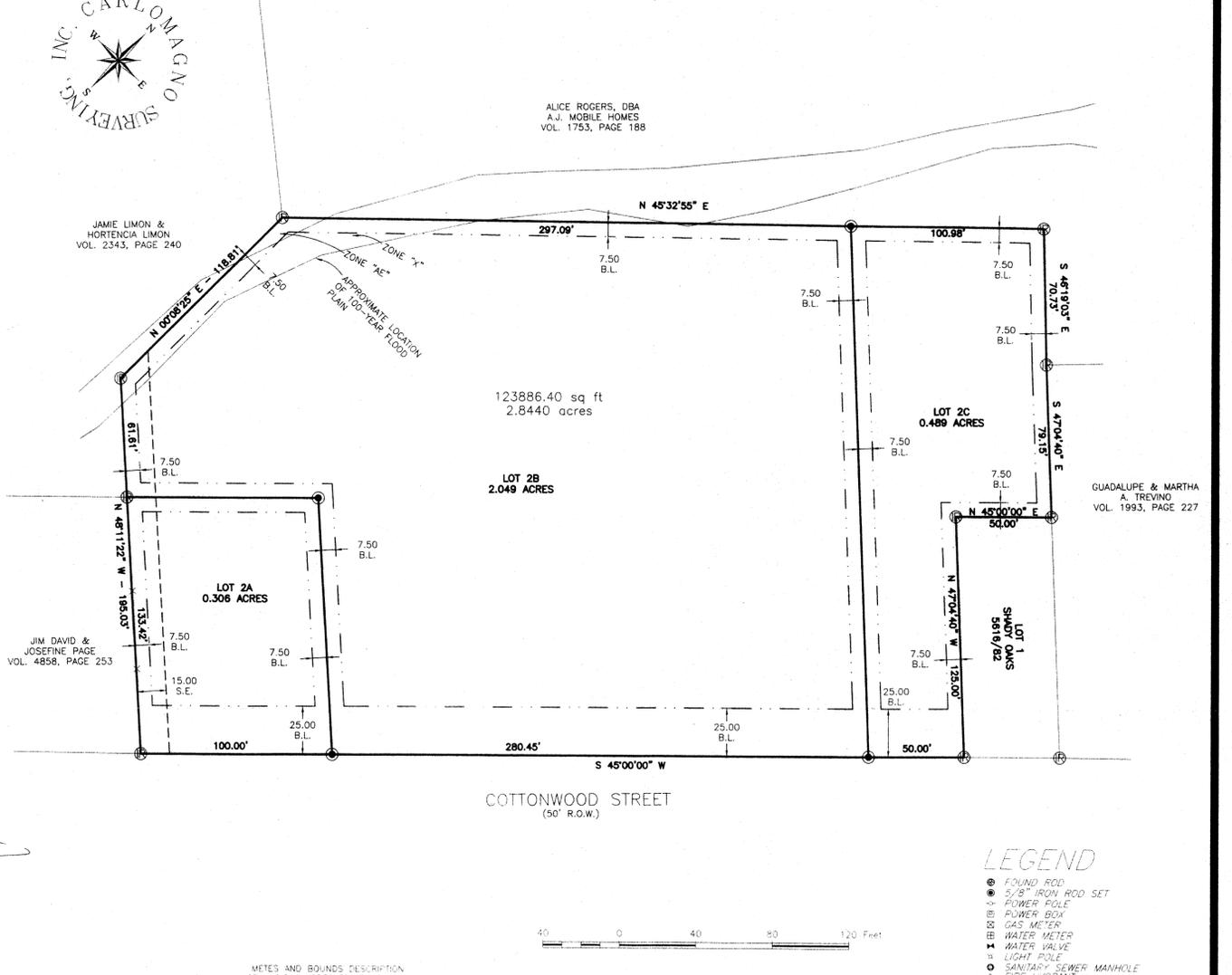
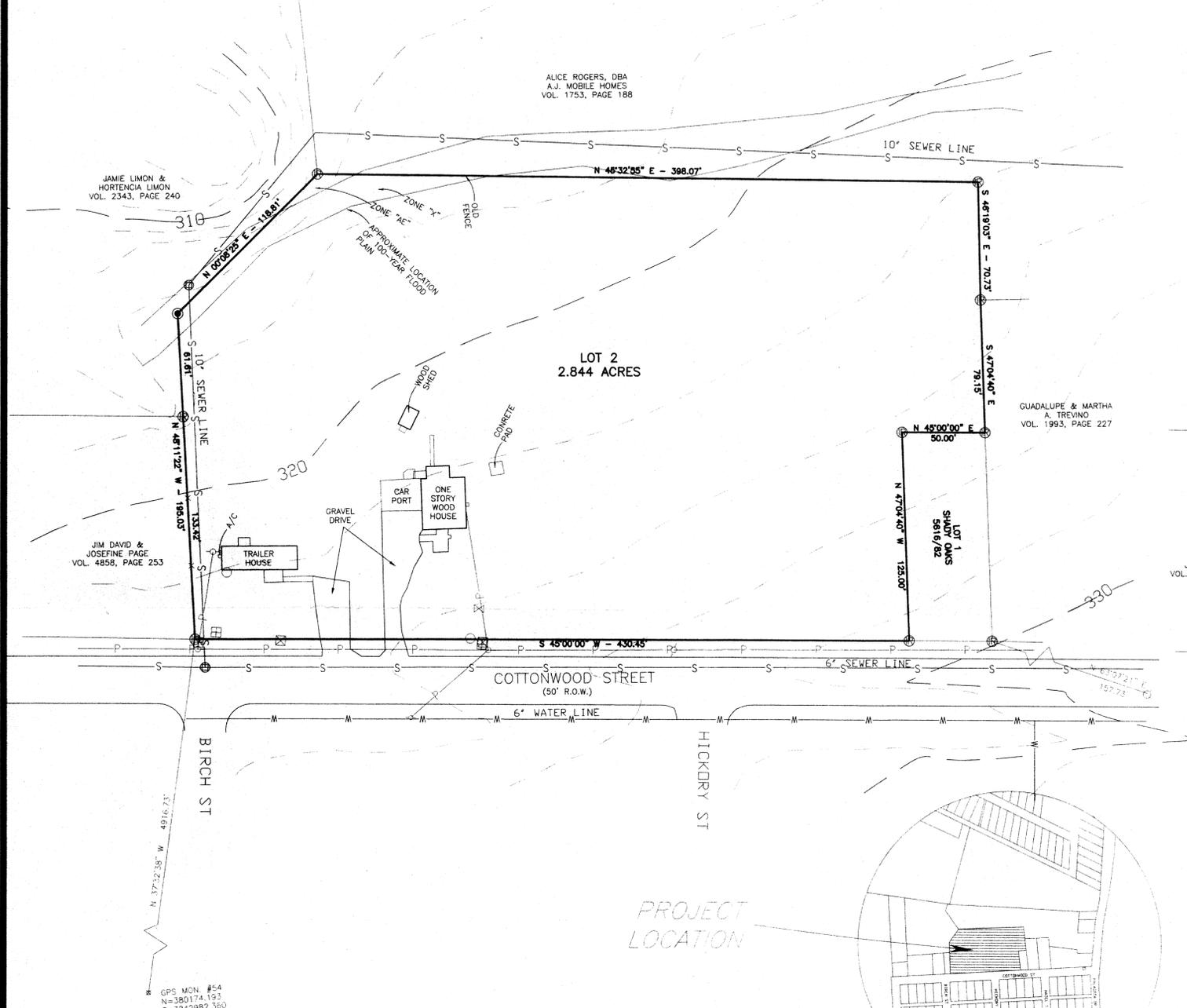
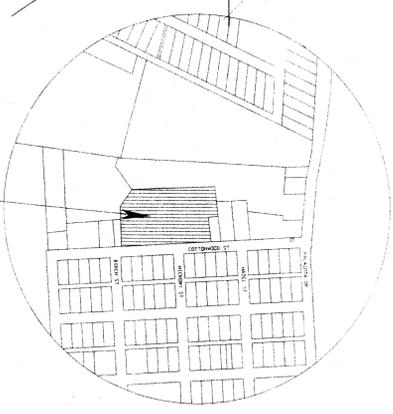


ORIGINAL PLAT

REPLAT



- LEGEND**
- FOUND ROD
 - 5/8" IRON ROD SET
 - POWER POLE
 - POWER BOX
 - ⊕ GAS METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ LIGHT POLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT



- NOTE:**
- All corners are 1/2" iron rods found unless otherwise noted.
 - A portion of this tract is in the 100 Year Flood Plain according to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Community No. 48041, Panel Map No. 48041C0133 C, Effective Date: July 2, 1992.
 - This property is zoned MU1 - Mixed Use residential.
 - The bearing basis of this survey is the southeast line of the previous deed as recorded in Volume 354, Page 109, of the Official Records of Brazos County, said bearing being S 45°00'00" W.
 - Development on Lot 2B will require a Flood Plain Development Permit and an associated Flood Elevation Certificate certifying that the proposed minimum finished floor is a minimum of 1 ft. above the adjacent base flood elevation of 318.0 ft.

I, the owner and developer of the land shown on this plat, being the tract or lands as conveyed to me in the Official Records of Brazos County in Volume _____ Page _____ 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 intended.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante 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 form.

[Signature]
Dante Carlomagno
Texas Registered Professional Land Surveyor Number 1562

I, 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.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 on the _____ day of _____ 2006, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

I, the undersigned, Planning Administrator (and/or Registered) Secretary of the Planning & Zoning Commission of the City of Bryan, Texas, 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, Bryan, Texas

I, _____ the Chairman of the Planning & 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 the same was duly approved by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

REPLAT OF LOT 2 SHADY OAKS SUBDIVISION into LOTS 2A, 2B & 2C 2.844 TOTAL ACRES VOL. 5616, PAGE 82 STEPHEN F. AUSTIN LEAGUE NO. 9 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 40'



CARLOMAGNO Surveying Inc
2714 Timberline Road, Bryan, Texas 77801
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Phone (979)775-2673, Fax (979)775-4287, E-mail: CS@CarlomagnoSurveying.com

OWNER
PATRICK DIXON
1704 COTTONWOOD
BRYAN, TX, 77803
(979)779-9363

DRAWN BY: A. WALLACE, J. Bailey
DRAWING NO. 06125
DATE: MARCH 23, 2006

APR 18 2006 #2 RP06-06