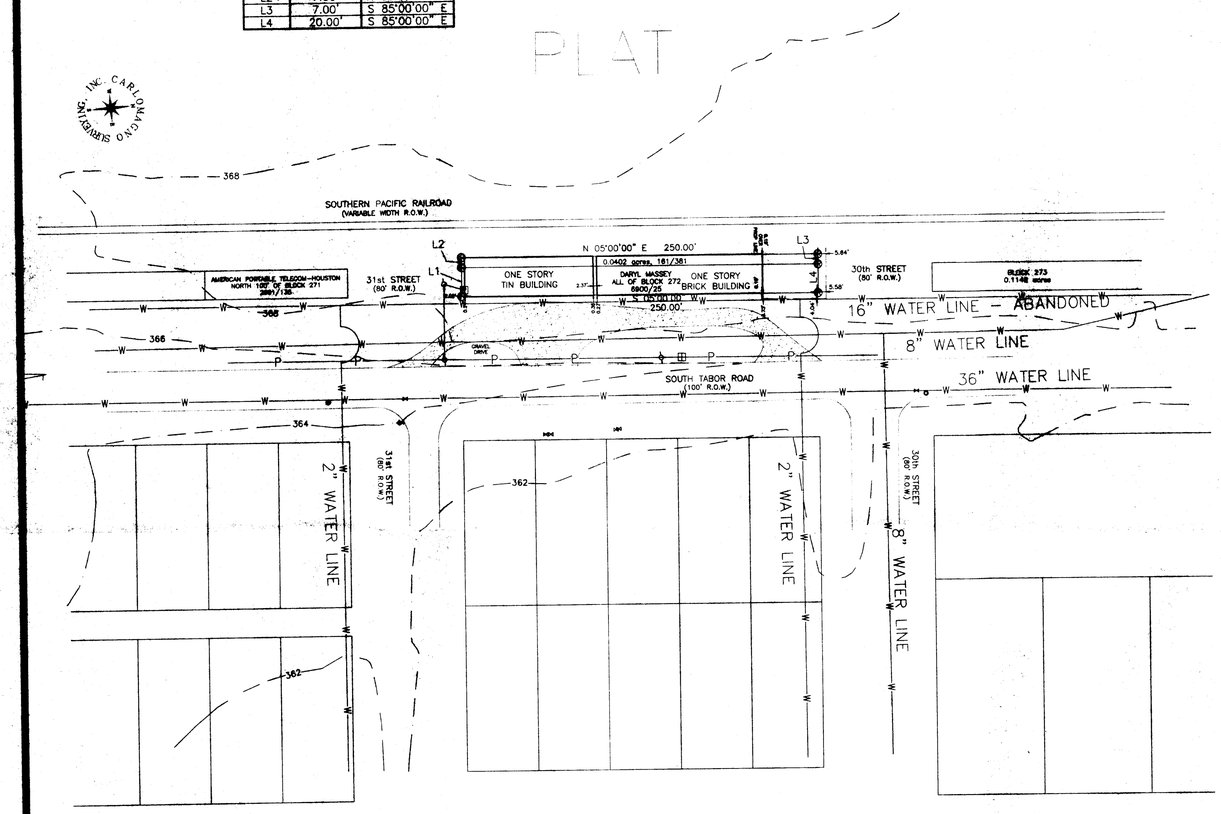
LINE	DISTANCE	BEARING
L1	20.00'	N 85°00'00" W
L2	7.00'	N 85°00'00" W
L3	7.00'	S 85°00'00" E
L4	20.00'	S 85°00'00" E

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ORIGINAL PROPERTY LINE
- ELECTRICAL LINE
- WATER LINE
- 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
- IRON PIPE FOUND
- 5/8" IRON ROD SET
- MONUMENT
- 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
- CABLE BOX
- AIR CONDITIONER

Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0133 C Dated July 2, 1992

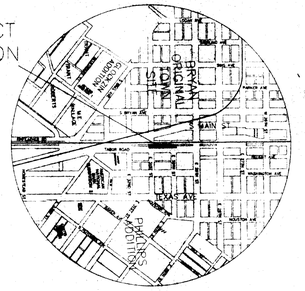
PLAT



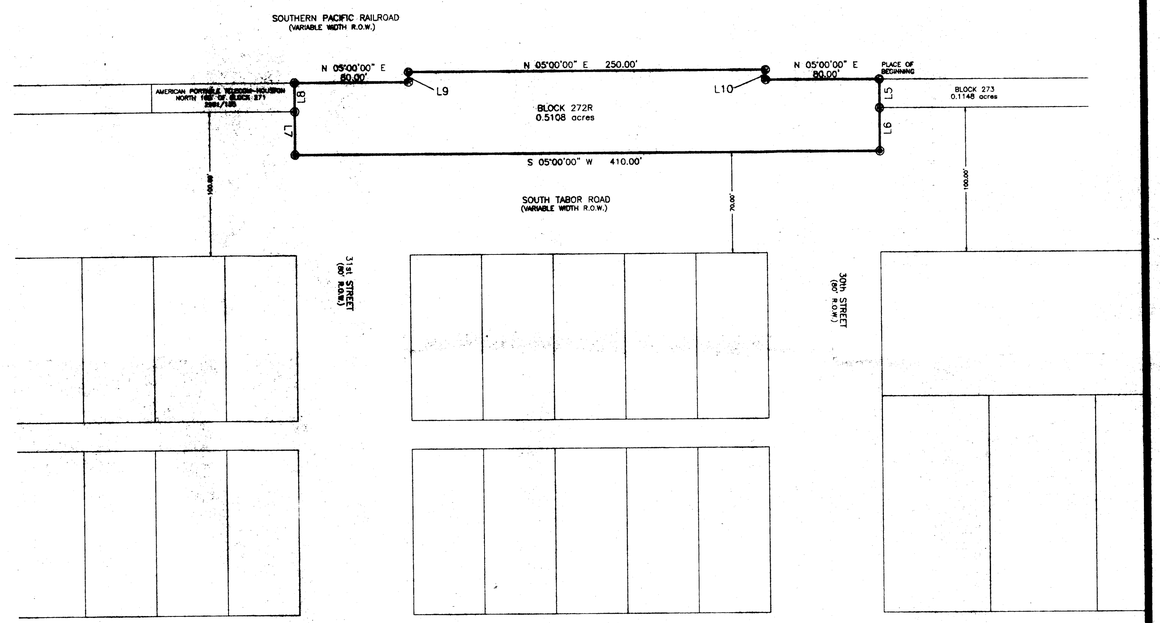
REPLAT

LINE	DISTANCE	BEARING
L5	20.00'	S 85°00'00" E
L6	30.00'	S 85°00'00" E
L7	30.00'	N 85°00'00" W
L8	20.00'	N 85°00'00" W
L9	7.00'	N 85°00'00" W
L10	7.00'	S 85°00'00" E

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION
OF A 0.5108 ACRES TRACT
LOCATED IN THE
BRYAN ORIGINAL TOWNSITE
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.5108 acres, out of the Bryan Original Town Site, according to the plat thereof, as recorded in Volume H, Page 721 of the Brazos County Deed Records (B.C.D.R.), also being all of Block Two Hundred Seventy-Two (272) and the called 0.0402 acre tract formerly owned by Brazos Varisco as recorded in Volume 161, Page 381 of the B.C.D.R., said Block 272 and called 0.0402 acre tract being owned by Daryl Massey as recorded in Volume 6900, Page 25 of the Brazos County Official Records (B.C.O.R.), also being a 20' by 80' portion of the right-of-way of 30th Street and a 20' by 80' portion of the right-of-way of 31st Street (incorrectly described as a 20' by 100' portion of the right-of-way of 31st Street conveyed in a Quitclaim Deed from the City of Bryan, to Daryl Massey as recorded in Volume 7590, Page 62 of the B.C.O.R.) and a 30' by 250' portion of the right-of-way of South Tabor Road, the 0.5108 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of this tract, also being the southwest corner of Block Two Hundred Seventy-Three (273) of the said Bryan Original Town site, also being a point along the east right-of-way line of the Southern Pacific Railroad right-of-way, a variable width right-of-way;

THENCE along the common line between this tract and the said Block 273, South 85°00'00" East, a distance of 20.00 feet to a 5/8" iron rod found for a point in line of this tract, also being the southeast corner of the said Block 273, also being a point along the east right-of-way line of South Tabor Road, a variable width right-of-way;

THENCE severing the said right-of-way of South Tabor Road the following calls and distances:

South 85°00'00" East, a distance of 30.00 feet to a 5/8" iron rod set for the northeast corner of this tract;

South 5°00'00" West, a distance of 410.00 feet to a 5/8" iron rod set for the southeast corner of this tract, also being a point along the west right-of-way of South Tabor Road;

North 85°00'00" West, a distance of 30.00 feet to a point for a point in line of this tract, also being the northeast corner Block Two Hundred Seventy-One (271) of the said Bryan Original Town Site, also being a point along the said west right-of-way of South Tabor Road;

THENCE along the common line between this tract and the said Block 271, North 85°00'00" West, a distance of 20.00 feet to a 5/8" iron rod set for the southwest corner of this tract, also being the northwest corner of the said Block 271, also being a point along the said east right-of-way of Southern Pacific Railroad;

THENCE along the common line between this tract and the said east right-of-way Southern Pacific Railroad the following calls and distances:

North 5°00'00" East, a distance of 80.00 feet to a 5/8" iron rod found for corner;

North 85°00'00" West, a distance of 7.00 feet to a 5/8" iron rod found for corner;

North 5°00'00" East, a distance of 250.00 feet to a 5/8" iron rod found for corner;

South 85°00'00" East, a distance of 7.00 feet to a 5/8" iron rod found for corner;

North 5°00'00" East, a distance of 80.00 feet to the PLACE OF BEGINNING containing 0.5108 acres

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 _____, 2006.

Notary Public, Brazos County, Texas

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 described in the subdivision will describe a closed geometric form.

REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL LAND SURVEYOR

Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

_____, the undersigned, City Engineer of the City of Bryan, 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 the same was duly approved _____ day of _____, 20____ by said commission.

Chairman, Planning & Zoning
Commission, Bryan, Texas

_____, 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, Bryan, Texas

_____, 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 _____, 20____ and the same was duly approved _____ day of _____, 20____ by said commission.

Chairman, Planning & Zoning
Commission, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

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, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the County Clerk in and for _____ County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2004, and duly recorded the _____ day of _____, 2004, in the Official Records of Brazos County, Texas, in Volume _____, Page _____

_____, Clerk, Brazos County, Texas

REPLAT OF BLOCK 272 & A PORTION OF R.O.W OF 30TH, 31ST & SOUTH TABOR ROAD & TRACT IN 161/381 BRYAN ORIGINAL TOWN SITE H/271 INTO 0.5108 ACRE BLOCK 272R

Bearing Basis: Iron rods found along the right-of-way of South Tabor Road, 30th Street and 29th Street	ACREAGE: 0.5108
	SUBDIVISION: CITY OF BRYAN, H/721 — CITY: BRYAN
	STREET ADDRESS: BETWEEN BLOCKS TWO HUNDRED SEVENTY-ONE (271) & TWO HUNDRED SEVENTY TWO (272) AND BETWEEN SOUTH TABOR ROAD AND THE SOUTHERN PACIFIC RAILROAD R.O.W.
Drawing Scale 1"=40'	SURVEY'D FOR: DARYL G. MASSEY — COUNTY: BRAZOS
Technician: Jason Bailey Field Crew: J. Grace	Carlomagno Surveying Inc. 2714 Finlayther Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail: cs@carlomagnosurveying.com
DRAWN BY: Jason Bailey JOB # 06119	DRAWING NO. 06119-31ST-ROW-PLAT SHEET 1 OF 1

File name: 06119-REPLAT.DWG
Plot date: 10/15/06
Revised: 12/05/2006

Recorded
DEC 0 6 2006
Development & Engineering