

LINE	DISTANCE	BEARING
L1	45.88'	S 20°57'20" E
L2	23.23'	S 74°00'12" W
L3	110.99'	S 66°14'09" W
L4	71.48'	S 74°00'30" W
L5	46.89'	S 73°59'41" W

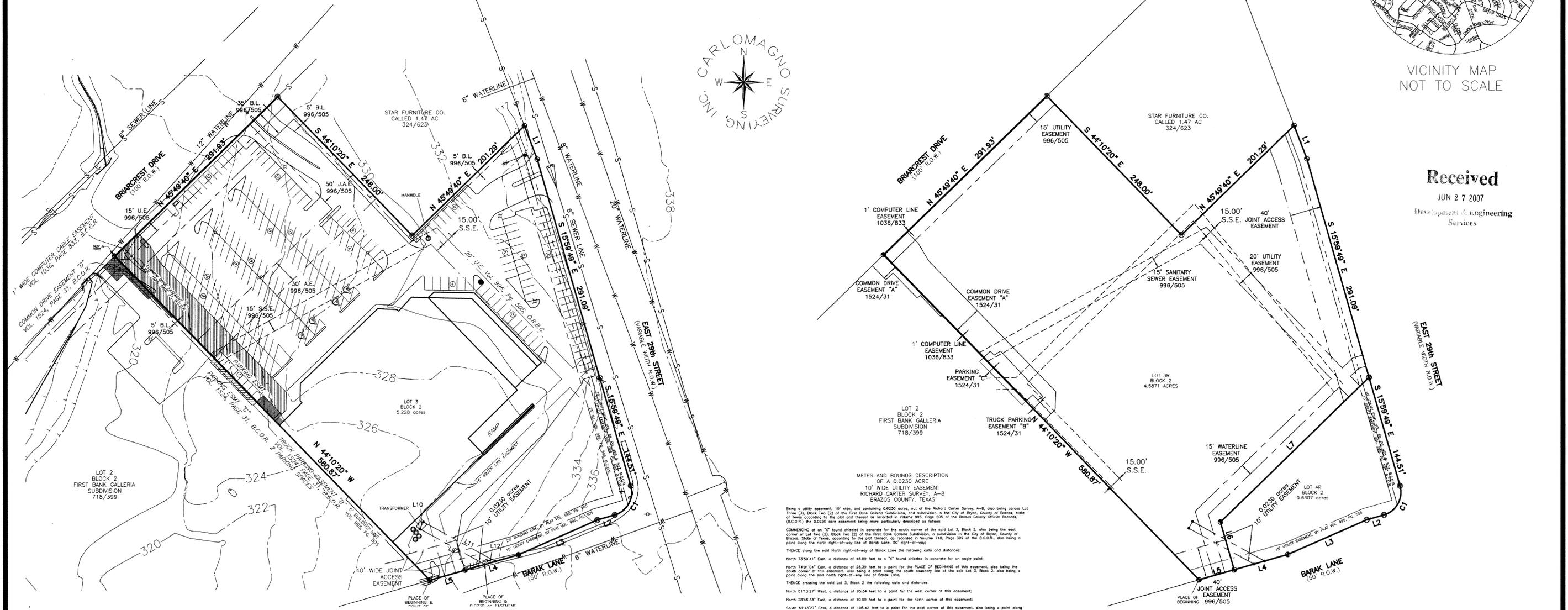
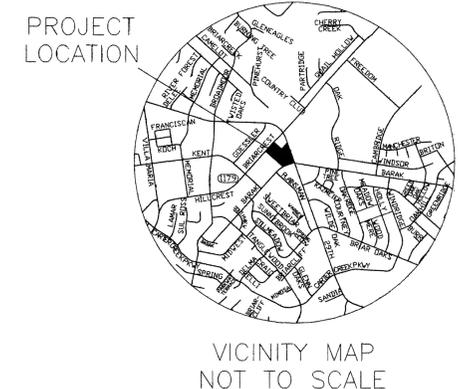
0.0230 ac EASEMENT LINE TABLE		
LINE	DISTANCE	BEARING
L6	26.39'	N 74°01'04" E
L9	95.34'	N 61°13'27" W
L10	10.00'	N 29°48'33" E
L11	105.42'	S 61°13'27" E
L12	14.20'	S 74°00'11" W

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	90°00'35"	47.13	S 29°00'11" W	42.43

LINE	DISTANCE	BEARING
L1	45.88'	S 20°57'20" E
L2	23.23'	S 74°00'12" W
L3	110.99'	S 66°14'09" W
L4	71.48'	S 74°00'30" W
L5	46.89'	S 73°59'41" W
L6	63.81'	N 15°59'49" W
L7	266.23'	N 45°49'40" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	90°00'35"	47.13	S 29°00'11" W	42.43

- SURVEY LEGEND**
- SUBJECT PROPERTY LINE
  - ORIGINAL PROPERTY LINE
  - ELECTRICAL LINE
  - WATER LINE
  - CHAINLINK FENCE
  - WOOD FENCE
  - BARBWARE FENCE
  - ACCESS EASEMENT
  - DRAINAGE EASEMENT
  - ELECTRICAL EASEMENT
  - INGRESS/EGRESS EASEMENT
  - PARKING 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
  - PROPAANE TANK
  - SANITARY MANHOLE
  - CLEANOUT
  - SEPTIC TANK
  - TELEPHONE PEDESTAL
  - CABLE BOX
  - RAILROAD MARKER



**METES AND BOUNDS DESCRIPTION OF A 0.0230 ACRE TRACT**  
 RICHARD CARTER SURVEY, A-8  
 BRAZOS COUNTY, TEXAS

Being a utility easement, 10' wide, and containing 0.0230 acres, out of the Richard Carter Survey, A-8, also being across Lot Three (2), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 996, Page 505 of the Brazos County Official Records (B.C.O.R.); the 0.0230 acre easement being more particularly described as follows:

COMMENCING at an "X" found chiseled in concrete for the south corner of the said Lot 3, Block 2, also being the east corner of Lot Two (2), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 718, Page 399 of the B.C.O.R.; also being a point along the north right-of-way line of Barak Lane, 50' right-of-way;

THENCE along the said north right-of-way of Barak Lane the following calls and distances:

North 73°59'41" East, a distance of 46.89 feet to a "T" found chiseled in concrete for an angle point;

North 74°01'04" East, a distance of 26.39 feet to a point for the PLACE OF BEGINNING of this easement, also being the south corner of this easement; also being a point along the south boundary line of the said Lot 3, Block 2, also being a point along the said north right-of-way line of Barak Lane;

THENCE crossing the said Lot 3, Block 2 the following calls and distances:

North 61°13'27" West, a distance of 95.34 feet to a point for the west corner of this easement;

North 28°46'33" East, a distance of 10.00 feet to a point for the north corner of this easement;

South 61°13'27" East, a distance of 105.42 feet to a point for the east corner of this easement, also being a point along the said south boundary line of Lot 3, Block 2, also being a point on the said north right-of-way line of Barak Lane;

THENCE along the said north right-of-way line of Barak Lane South 74°00'11" West, a distance of 14.20 feet to the PLACE OF BEGINNING containing 0.0230 acres.

**METES AND BOUNDS DESCRIPTION OF A 5.228 ACRE TRACT**  
 RICHARD CARTER SURVEY, A-8  
 BRAZOS COUNTY, TEXAS

Being a tract of land containing 5.228 acres, out of the Richard Carter Survey, A-8, also being the same called 5.228 acre tract being called Lot Three (3), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 996, Page 505 of the Brazos County Official Records (B.C.O.R.); the 5.228 acre tract being more particularly described as follows:

at an "X" found chiseled in concrete for the south corner of this tract, also being the east corner of Lot Two (2), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 718, Page 399 of the B.C.O.R.; also being a point along the north right-of-way line of Barak Lane, 50' right-of-way;

along the common line between this tract and the said Lot 2, Block 3 of the First Bank Galleria Subdivision, North 44°10'20" West, a distance of 550.57 feet to an "X" found chiseled in concrete for the southeast corner of this tract, also being the north corner of the said Lot 2, Block 3 of the First Bank Galleria Subdivision, also being a point along the south boundary line of Block One (1), Block Two (2) of the First Bank Galleria Subdivision, also being a point along the north right-of-way line of Barak Lane, 50' right-of-way;

along the said southeast right-of-way line of Briarcrest Drive, North 45°49'40" East, a distance of 291.93 feet to a 1/2" iron rod found for the north corner of this tract, also being a point along the said southeast right-of-way line of Briarcrest Drive, also being the west corner of the said 1.47 acre tract of land owned by Star Furniture Co., as recorded in Volume 324, Page 623 of the Brazos County Deed Records (B.C.D.R.);

along the common line between this tract and the said called 1.47 acre Star Furniture tract, the following calls and distances:

South 44°10'20" East, a distance of 248.00 feet to a 1/2" iron rod found;

North 45°49'40" East, a distance of 291.93 feet to an "X" found chiseled in concrete for the northeast corner of this tract, also being the east corner of the said called 1.47 acre Star Furniture tract, also being a point along the Southwest right-of-way line of East 29th Street, a variable width right-of-way;

along the said southeast right-of-way line of East 29th Street the following calls and distances:

South 12°59'49" East, a distance of 45.88 feet to an "X" found chiseled in concrete for an angle point of this tract;

South 12°59'49" East, a distance of 144.51 feet to a 5/8" iron rod found for the southeast corner of this tract, also being a point along the said southeast right-of-way line of East 29th Street;

around a curve to the right having a delta angle of 90°00'35", an arc distance of 47.13 feet, a radius of 30.00 feet, and a chord of 42.43 feet to an "X" found chiseled in concrete for an angle point of this tract, also being a point along the said north right-of-way line of Barak Lane;

along the said north right-of-way line of Barak Lane the following calls and distances:

South 74°00'12" West, a distance of 23.23 feet to a 5/8" iron rod found for an angle point of this tract;

South 66°14'09" West, a distance of 110.99 feet to an "X" found chiseled in concrete for an angle point of this tract;

South 74°00'30" West, a distance of 71.48 feet to an "X" found chiseled in concrete for an angle point of this tract;

South 73°59'41" West, a distance of 46.89 feet to the containing 5.228 acres.

REPLAT OF  
 LOT 3, BLOCK 2  
 FIRST BANK GALLERIA  
 SUBDIVISION  
 INTO  
 LOT 3R AND LOT 4R  
 BLOCK 2

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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
 City Engineer, Bryan, Texas

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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
 Notary Public, Brazos County, 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 Official Records of Brazos County, do 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.

\_\_\_\_\_  
 City Planner  
 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 \_\_\_\_\_, 2007, and the same was duly approved \_\_\_\_\_ day of \_\_\_\_\_, 2007 by said Commission.

\_\_\_\_\_  
 Chairman, Planning & Zoning Commission, 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 Official Records of Brazos County, do 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.

\_\_\_\_\_  
 County Clerk, Brazos County, Texas

- Survey Notes:
- The basis of this survey is City of Bryan GPS Monumentation referenced to the Texas State Plane Coordinate System, Central Zone, NAD-27
  - Building Lines are established by the City of Bryan Subdivision Ordinances.
  - 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.
  - Easement executed by M.F. Kopychinski, at wit to the City of Bryan, dated December 5, 1949 and recorded in Volume 141, Page 404 of the B.C.D.R. is 10' and kept in Volume 68, Page 495 & 527 of the B.C.D.R.
  - Restrictive covenants and easement agreement executed by and between John C. Cullpepper, Jr. and Safeway Stores, Incorporated dated August 24, 1987 is recorded in Volume 996, Page 476 of the B.C.D.R.
  - Easements executed by Cullpepper Properties, Inc. dated February 19, 1988 recorded in Volume 1036, Page 833 of the B.C.O.R.
  - Grant of easements executed by and between John C. Cullpepper, Jr. and Commercial Service Corporation dated January 3, 1992 is recorded in Volume 1524, Page 311 of the B.C.O.R.
  - Building lines recorded in Volume 261, Page 770 and Volume 313, Page 565, both of the B.C.D.R., do not affect this property.
  - The 50' and 30' easements were voided by instrument recorded in Volume 1524, Page 43 of the B.C.O.R.
  - No additional curb cuts will be granted. All access to property will be granted through joint access easements.
  - Drawing Scale is 1"=80'
  - There are 228 regular parking spaces and 4 handicap spaces for a total of 232 parking spaces.
  - Technician: J. Bailey; Field Crew: R. Rivera

Bearing Basis: City of Bryan GPS Monumentation referenced to Texas State Plane Coordinate System Central Zone Lambert Projection  
 Drawing Scale: 1"=40'  
 Technician: Jason Bailey  
 Field Crew: R. Rivera  
 DRAWN BY: Jason Bailey  
 JOB #: 07047

ACREAGE: 5.228  
 SUBDIVISION: LOT 3, BLOCK 2, FIRST BANK GALLERIA SUBDIVISION  
 STREET ADDRESS: EAST 29TH STREET AND BARAK LANE  
 CITY: BRYAN COUNTY: BRAZOS  
 SURVEYED FOR: DAVID W. DUDYCHA  
 Carlomagno Surveying Inc.  
 2714 Finleather Road, Bryan, Texas 77801  
 Phone: 979-775-2873 Fax: 979-775-4787 e-mail: carlomagno@csurveying.com  
 DRAWING NO: 07047.DWG  
 SHEET 1 OF 1