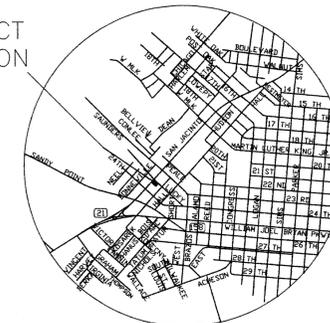


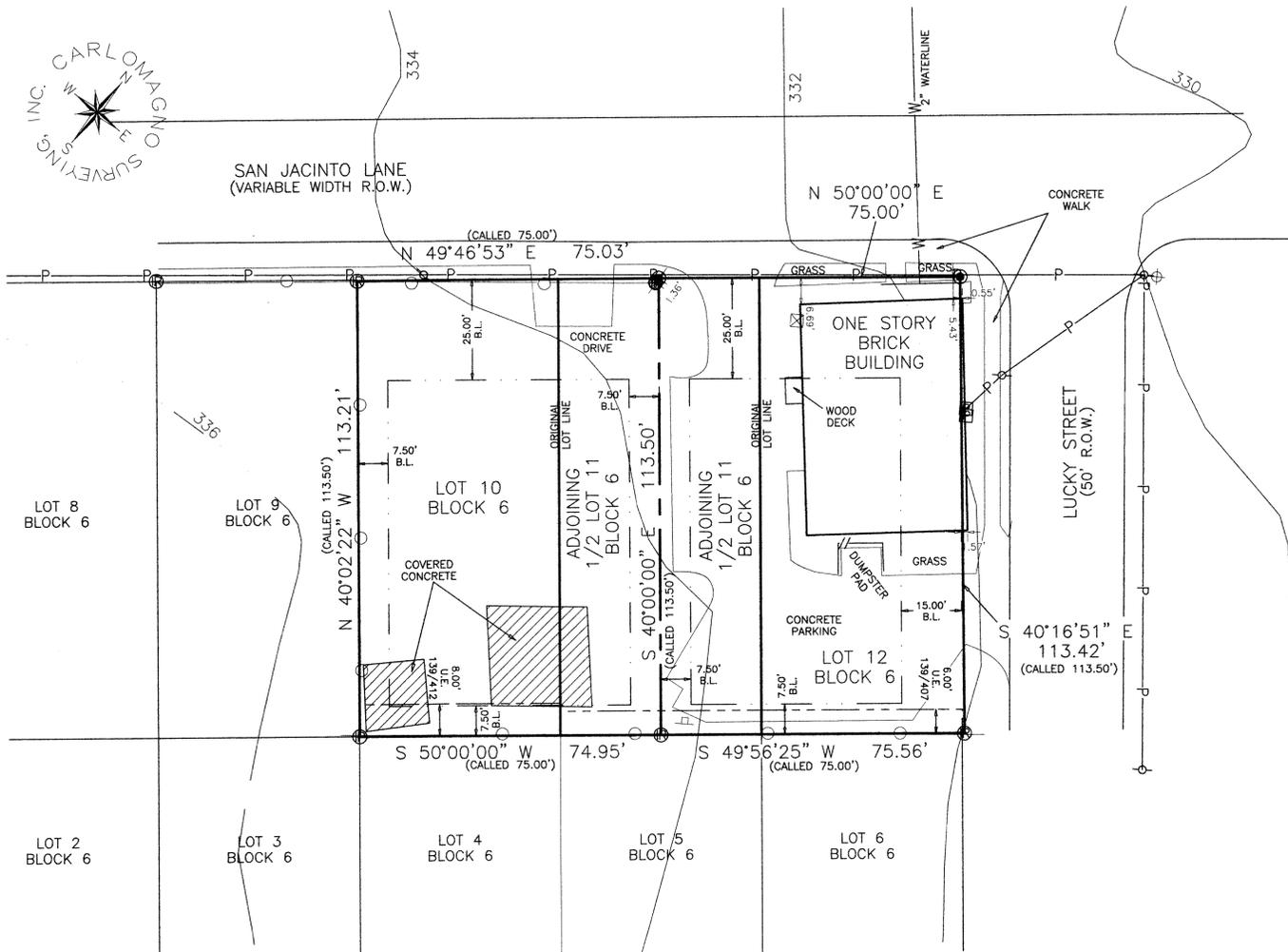
PLAT

REPLAT

PROJECT LOCATION



VICINITY MAP NOT TO SCALE



Received
JUL 25 2007
Development & Engineering Services

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 in Vol. _____ 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 identified.

I, _____ the undersigned, City 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 _____, 2007.

OWNER

City Planner
Bryan, Texas

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 _____, 2007.

Notary Public, Brazos County, Texas

I, _____ the Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, 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.

Chairman, Planning & Zoning
Commission, Bryan, 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 _____, 2007, in the Official Records of Brazos County in Volume _____ Page _____

County Clerk, Brazos County, 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 _____, 2007.

City Engineer, Bryan, Texas

SURVEY LEGEND

- SUBJECT PROPERTY LINE
ORIGINAL PROPERTY LINE
ELECTRICAL LINE
WATER LINE
CHARM LINE
WOOD FENCE
BARNWIRE FENCE
ACCESS EASEMENT
DRAINAGE EASEMENT
ELECTRICAL EASEMENT
INGRESS/EGRESS EASEMENT
PARKING EASEMENT
SANITARY/STORM EASEMENT
UTILITY EASEMENT
ORDINANCE BUILDING LINE
PLATED 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
ELECTRIC METER SIGN
POWER POLE
LIGHT POLE
SIGN
PIPELINE MARKER
GAS METER
PROPANE TANK
SANITARY MANHOLE
CLEANOUT
SEPTIC TANK
TELEPHONE PEDESTAL
CABLE BOX
RAILROAD MARKER

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.

Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

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 are established by the City of Bryan Ordinances and Regulations.
3) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0133 C Dated: July 1, 1992
4) Easements recorded in Volume 139, Pages 407 & 412 of the Brazos County Deed Records are as noted above.
5) Drawing Scale is 1"=20'
6) Technician: J. Bailey, Field Crew: J. Arevalo
7) File name: 07194.dwg
8) Plot Date: July 9, 2007; Revised: July 24, 2007

METES AND BOUNDS DESCRIPTION OF A 0.3912 ACRE TRACT OUT OF THE HENDERSON ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.3912 acres, out of the Henderson Addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 38, Page 556 of the Brazos County Deed Records (B.C.D.R.), also being all of Lot Ten (10), Eleven (11) and Twelve (12), Block Six (6) of the said addition, also being the same tract of land owned by Barkatali and Khairunnissa Ali as recorded in Volume 7089, Page 296 of the Brazos County Official Records (B.C.O.R.), and the same tract of land owned by Barkatali and Khairunnissa Ali as recorded in Volume 8049, Page 263 of the B.C.O.R., the 0.3912 acre tract being more particularly described as follows:
BEGINNING at a 3/8" iron rod found for the west corner of this tract, also being the north corner of Lot Nine (9), Block 6 of the said Henderson Addition, also being a point along the southeast right-of-way line of San Jacinto Lane, a variable width right-of-way, also being known as State Highway 21, also being the west corner of the said Lot 10, Block 6;
THENCE along the said southeast right-of-way of San Jacinto Lane the following calls and distances:
North 49°46'53" West, a distance of 75.03 feet to a 5/8" iron rod set for the angle point of this tract;
North 50°00'00" East, a distance of 75.00 feet to a 5/8" iron rod set for the north corner of this tract, also being the north corner of the said Lot 12, Block 6, also being a point at the intersection of the said southeast right-of-way of San Jacinto Lane and the southwest right-of-way line of Lucky Street, a 50' right-of-way;
THENCE along the said southwest right-of-way of Lucky Street, South 40°16'51" East, a distance of 113.42 feet to a 3/8" iron rod found for the east corner of this tract, also being a point along the said southwest right-of-way of Lucky Street, also being the north corner of Lot Six (6), Block 6 of the said Henderson Addition;
THENCE along the common line between this tract and the said Lot 6, Block 6, passing said Lot 6, Block 6 and continuing along the common line between this tract and the Lot Five (5), Block 6 of the said Henderson Addition, South 49°56'25" West, a distance of 75.56 feet to an 1/8" iron rod found for an angle point of this tract, also being a point along the northwest boundary line of the said Lot 5, Block 6;
THENCE along the common line between this tract and the said Lot 5, Block 6, passing the said Lot 5, Block 6 and continuing along the common line between this tract and Lot Four (4), Block 6 of the said Henderson Addition, South 50°00'00" West, a distance of 74.95 feet to a 2" iron pipe found for the south corner of this tract, also being the south corner of the said Lot 10, Block 6, also being the west corner of the said Lot 4, Block 6, also being the north corner of Lot Three (3), Block 6 of the said Henderson Addition, also being the east corner of the said Lot 8, Block 6;
THENCE along the common line between this tract and the said Lot 9, Block 6, North 40°02'22" West, a distance of 113.21 feet to the PLACE OF BEGINNING containing 0.3912 acres.

LOT 10R
BLOCK 6
0.3912 ACRES
A REPLAT OF
LOTS 10, 11 & 12 BLOCK
6 HENDERSON ADDITION
TO THE
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ACREAGE 0.3912
ALSO BEING: SAME TRACTS RECORDED IN 7089/296 & 8049/263
SUBDIVISION: HENDERSON ADDITION, 38/556
STREET ADDRESS: 307 & 311 SAN JACINTO LANE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: BARKATALI ALI & KHAIRUNNISSA ALI
Carlomagno Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail cs@carlomagnosurveying.com
DRAWING NO. 07194.DWG
SHEET 1 OF 1