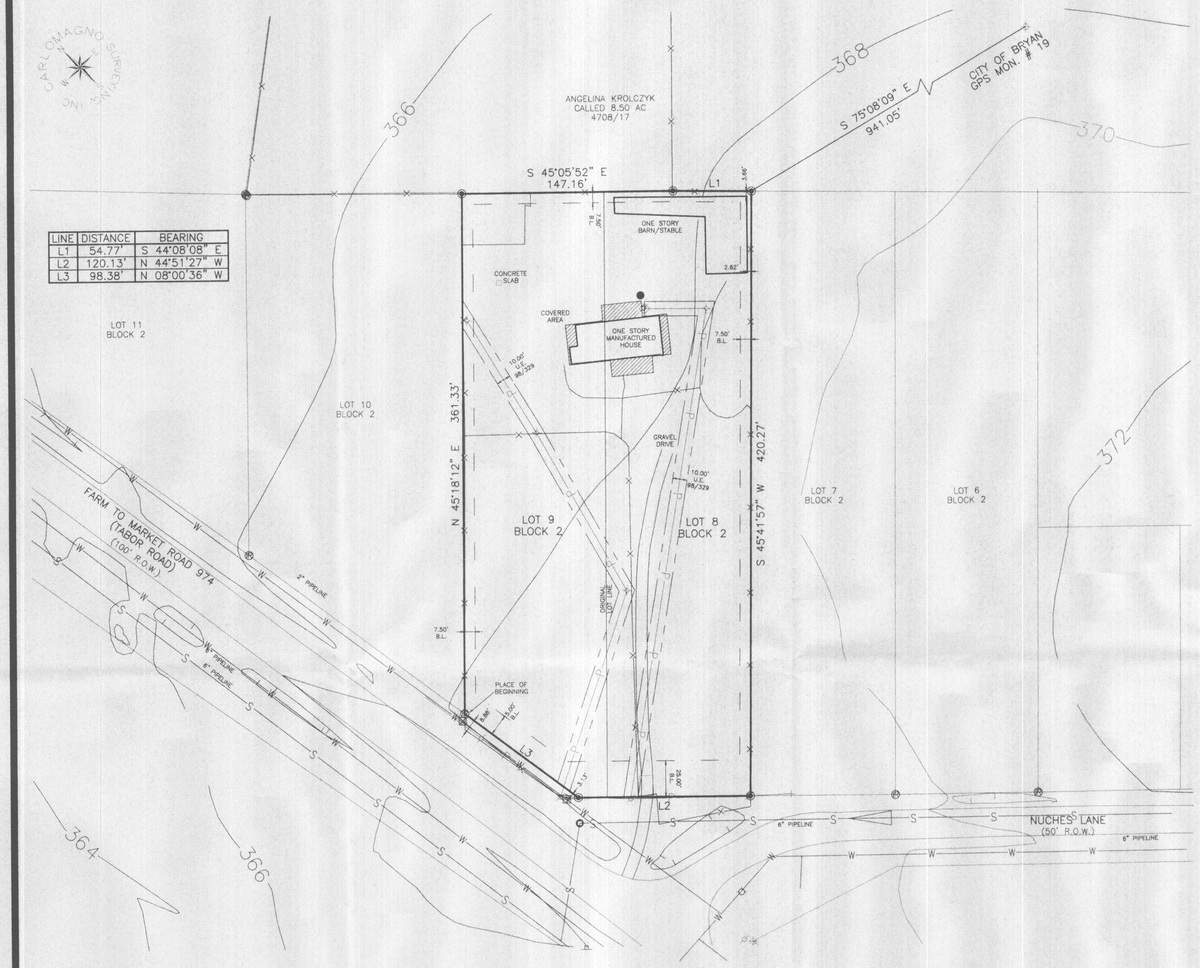
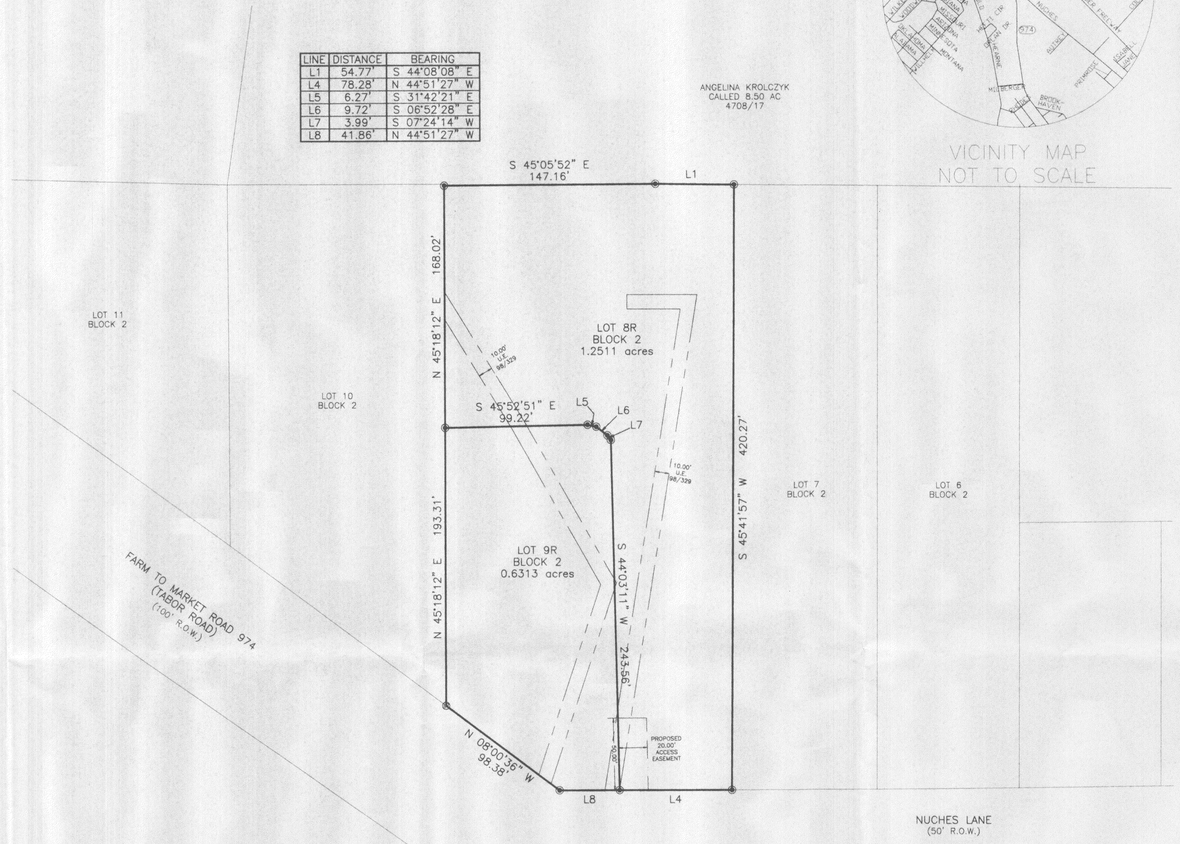
PLAT

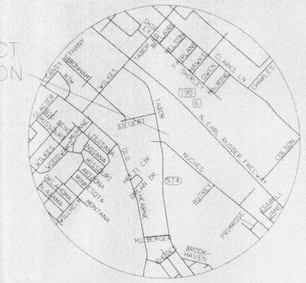


LINE	DISTANCE	BEARING
L1	54.77'	S 44°08'08" E
L2	120.13'	N 44°51'27" W
L3	98.38'	N 08°00'36" W

REPLAT



LINE	DISTANCE	BEARING
L1	54.77'	S 44°08'08" E
L4	78.28'	N 44°51'27" W
L5	6.27'	S 31°42'21" E
L6	9.72'	S 06°52'28" E
L7	3.99'	S 07°24'14" W
L8	41.86'	N 44°51'27" W



VICINITY MAP
NOT TO SCALE

Received
MAY 0 2 2008
Development & Engineering
Services

_____ 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.

_____
OWNER

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 _____ 2008.

_____
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

_____, 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 _____ 2008, in the Official Records of Brazos County in Volume _____ Page _____

_____
County Clerk, Brazos County, Texas

_____, 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 _____ 2008.

_____
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 _____ 2008 and the same was duly approved _____ day of _____ 2008 by said Commission.

_____
Chairman, Planning & Zoning
Commission, Bryan, 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 _____ 2008.

_____
City Engineer, Bryan, Texas

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ORIGINAL PROPERTY LINE
- ELECTRICAL LINE
- WATER LINE
- CHAINLINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE
- 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
- SIGN
- PIPELINE MARKER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM 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
Surveyor, Number 1562

STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL
LAND SURVEYOR

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 2, 1992.

4). Blanket Easements Recorded in Volume 48, Page 537, Volume 98, Page 329 and in Volume 127, Page 146, all of the Brazos County Deed Records.

5). Drawing Scale is 1"=50'

6). Technician: J. Bailey; Field Crew: R. Rivera

7). File name: 08059.dwg

8). Plot Date: March 26, 2008

9). This survey was completed without the benefit of a title commitment.

10). The area shown in this survey is as fenced and occupied.

11). The original plat of Stratta Subdivision has several discrepancies with respect to the called distances.

METES AND BOUNDS
DESCRIPTION
OF A 1.882 ACRE TRACT
STRATTA SUBDIVISION
BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.882 acres, out of the Stratta Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 149, Page 318 of the Brazos County Deed Records (B.C.D.R.), being Lots Eight (8) and Nine (9), Block Two (2) of the said subdivision, also being the same tract of land owned by Joyce Godfrey as recorded in Volume 4027, Page 223 of the Brazos County Official Records (B.C.O.R.), the 1.882 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the west corner of the said Lot 9, also being the south corner of Lot Ten (10) of the said Block 2, also being a point along the northeast right-of-way line of Farm to Market Road 974, a 100' right-of-way;

THENCE along the common line between this tract and the said Lot 10, North 45°18'12" East, a distance of 361.33 feet to a 5/8" iron rod set for the north corner of this tract, also being the east corner of the said Lot 10, also being a point along the southwest boundary line of the called 8.50 acre tract of land owned by Angelina Krolczyk as recorded in Volume 4708, Page 17 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 8.50 acre Krolczyk tract the following calls and distances:

South 45°05'52" East, a distance of 147.16 feet to a 5/8" iron rod set for an angle point of this tract;

South 44°08'08" East, a distance of 54.77 feet to a 5/8" iron rod set for the east corner of this tract, also being the east corner of the said Lot 8, also being the north corner of Lot Seven (7), of the said Block 2, also being a point along the said southwest boundary line of the said called 8.50 acre Krolczyk tract;

THENCE along the common line between this tract and the said Lot 7, South 45°41'57" West, a distance of 420.27 feet to a 5/8" iron rod set for the south corner of this tract, also being the west corner of the said Lot 7, also being a point along the northeast right-of-way line of Nuches Lane, a 50' right-of-way;

THENCE along the said northeast right-of-way of Nuches Lane, North 44°51'27" West, a distance of 120.13 feet to a 5/8" iron rod set for a southwest corner of this tract, also being a point at the intersection of the said northeast right-of-way of Nuches Lane and the said northeast right-of-way of Farm to Market Road 974.

THENCE along the said northeast right-of-way of Farm to Market Road 974, North 8°00'36" West, a distance of 98.38 feet to the PLACE OF BEGINNING containing 1.882 acres.

LOTS 8R & 9R
BLOCK 2
a
REPLAT OF
LOTS 8 & 9
BLOCK 2
STRATTA SUBDIVISION
in the
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ACREAGE: 0.3912 RECORDED IN: VOLUME, 996, PAGE, 505
SUBDIVISION: STRATTA SUBDIVISION, 149/318
STREET ADDRESS: 2309 NUCHES LANE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: JOYCE D. GODFREY

Carlomagno Surveying, Inc.
2714 Featherbar Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787, e-mail cs@carlomagnosurveying.com

DRAWING NO. 08059.DWG
SHEET 1 OF 1