NOTES:

*Plat bearing used as basis of bearings.

This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0133C
Effective Date: July 2, 1992

Subject property zoned: Mixed Use General & C3

1st Nearest Fire hydrant Located on Highway 21: 118.10'
2nd Nearest Fire hydrant Located at corner of F.M. 1687 & McCulloch Street: 392.17'

Field Notes
0.13 Acre Street Closing

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No.9, A-62, Bryan, Brazos County, Texas and being a part of the Anderson Street Right-of-way being in the Boone's Addition (38/633) and being more particularly described as follows:

BEGINNING; at the intersection of the northwest right-of-way line of McCulloch Street and the northwest right-of-way line of McCulloch Street and the northeast right-of-way line of Anderson Street;

THENCE: S 41° 38' 11" W - 50.00 feet across said Anderson Street to the east corner of lot 3 of said Boone's Addition;

THENCE: N 48° 21' 51" W - 116.00 feet along said Anderson Street line to the north corner of said lot 3;

THENCE: N 41° 38' 17" E - 50.00 feet to the west corner of lot 1;

THENCE: S 48° 21' 43" W - 116.00 feet to the PLACE OF BEGINNING; and containing 0.13 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2008.

CERTIFICATE OF SURVEYOR

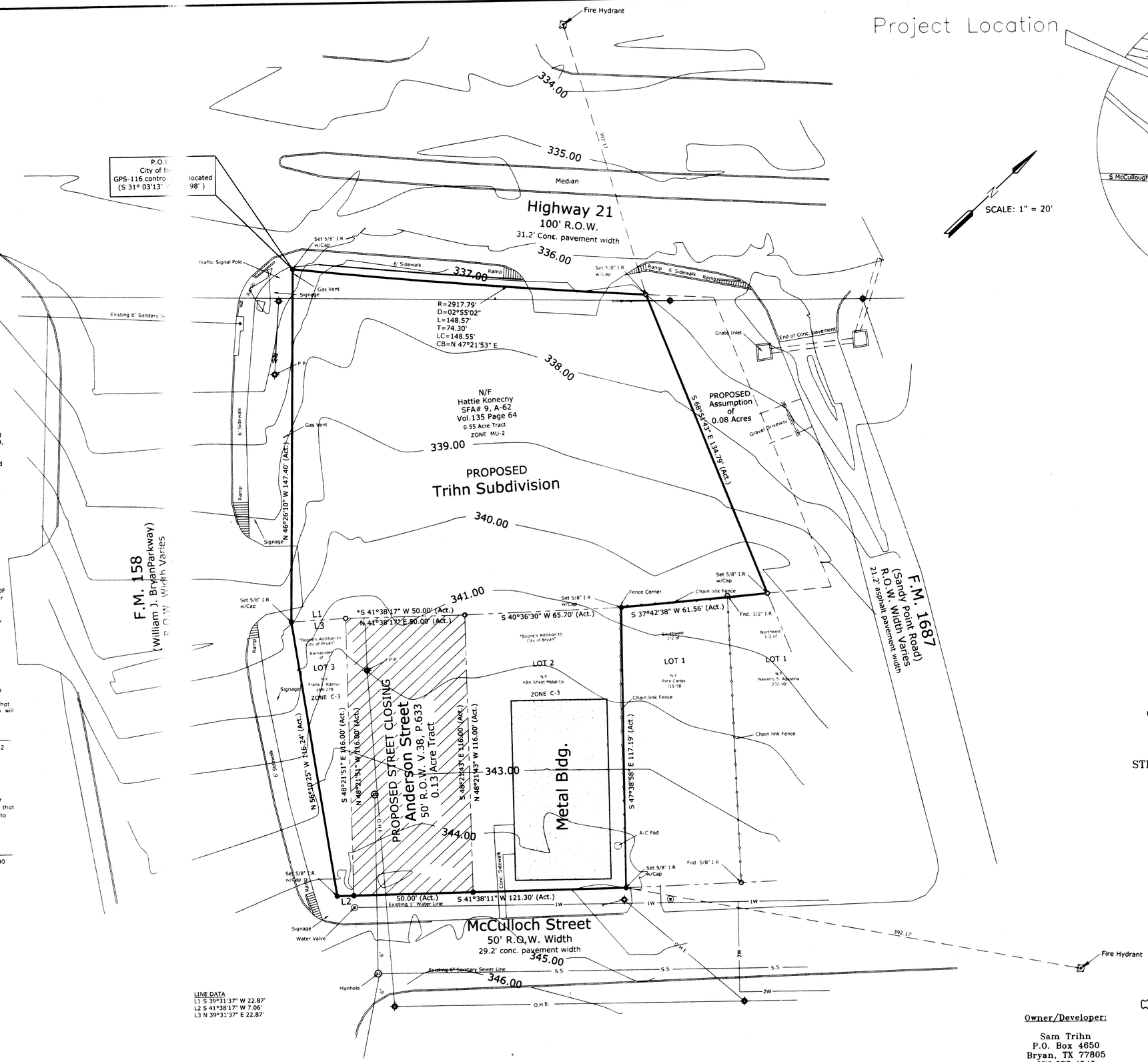
I, Donald Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

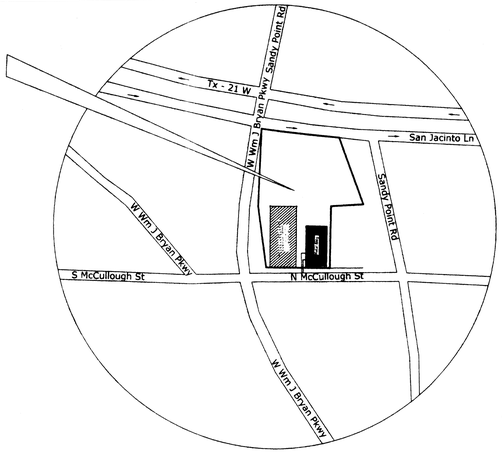
I, Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

Donald Garrett, P.E. No. 22790



LINE DATA
L1 S 39°31'37" W 22.87'
L2 S 41°38'17" W 7.06'
L3 N 39°31'37" E 22.87'

Project Location



SCALE: 1" = 20'

VICINITY MAP
NTS

LEGEND	
	Property Line
	Property Corner
	Utility Easement
	Building Setback Line
	Chain Link Fence
	Concrete Paving
	No Parking Area
	Handicapped Parking
— O H E —	Electric Line
E	Electric Meter
G	Gas Meter
	A/C Slab
	Power Pole
W	Main Water Valve Box
S	Sanitary Sewer Manhole
	Fire Hydrant
	Drain
CATV	Cable T.V.
TELE	Telephone
	Grass

Preliminary Plan
of
Trihn Subdivision
being a 0.55 Acre Tract

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
and
Lot 2, part of Lot 3
of
Boone's Addition
and a partial
Street Closing
of
Anderson Street

BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 29, 2008

Owner/Developer:

Sam Trihn
P.O. Box 4650
Bryan, TX 77805
979.575.4545

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Ron P./Cad/08-347

Received
JAN 20 2009
Development & Engineering Services