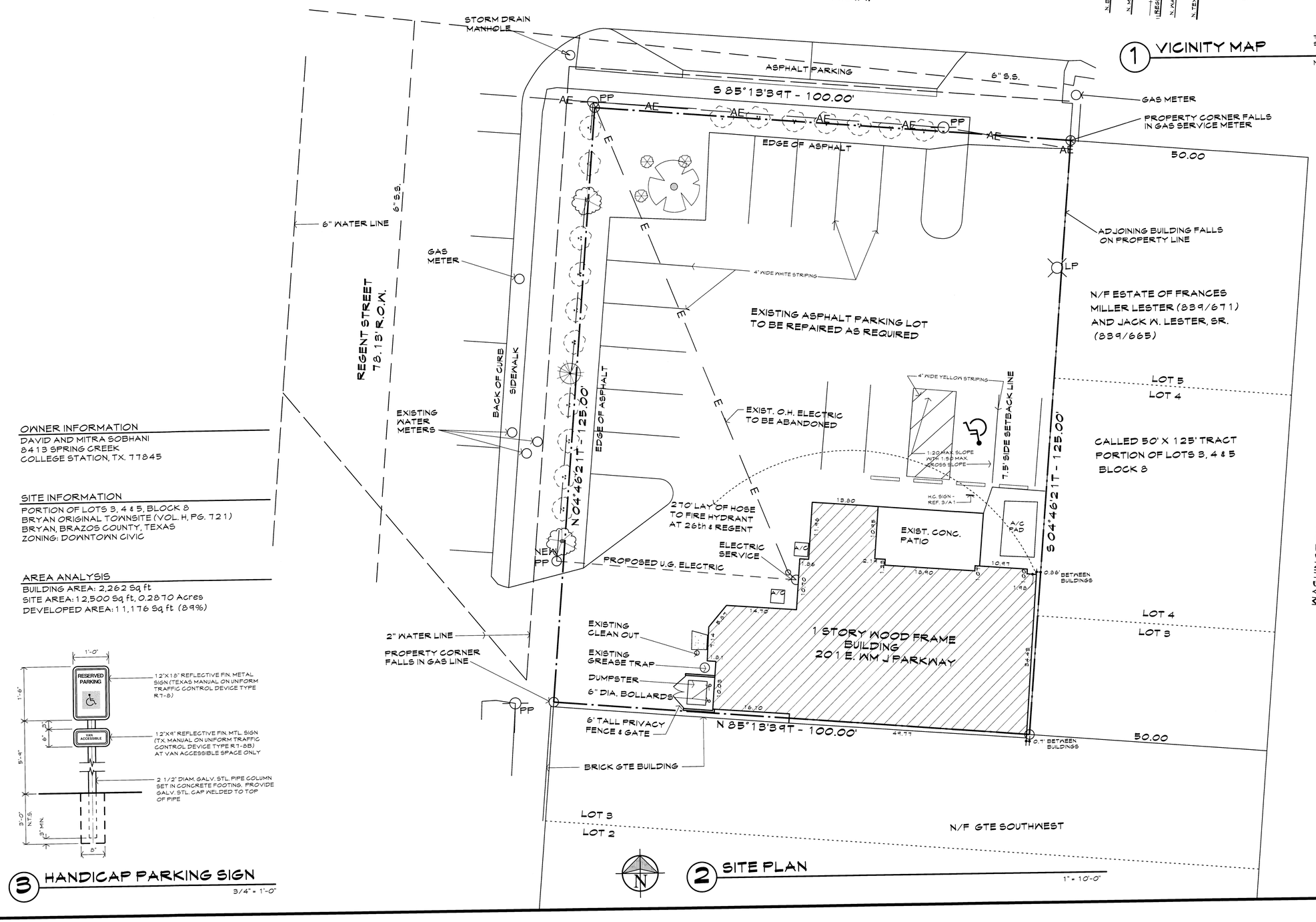
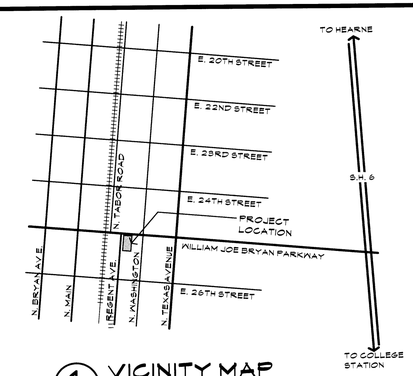


2 SITE PLAN



1 VICINITY MAP

OWNER INFORMATION
DAVID AND MITRA SOBHANI
8413 SPRING CREEK
COLLEGE STATION, TX. 77845

SITE INFORMATION
PORTION OF LOTS 3, 4 & 5, BLOCK 8
BRYAN ORIGINAL TOWNSITE (VOL. H, PG. 721)
BRYAN, BRAZOS COUNTY, TEXAS
ZONING: DOWNTOWN CIVIC

AREA ANALYSIS
BUILDING AREA: 2,262 Sq ft
SITE AREA: 12,500 Sq ft, 0.2870 Acres
DEVELOPED AREA: 11,176 Sq ft (89%)

3 HANDICAP PARKING SIGN
3/4" = 1'-0"

REGISTERED ARCHITECT CHAD GRAUKE 11139 STATE OF TEXAS
EXPIRATION DATE: 10/31/07

Chad Grauke Architect
201 A North Main * Bryan, Texas 77803 * (979) 779-3533

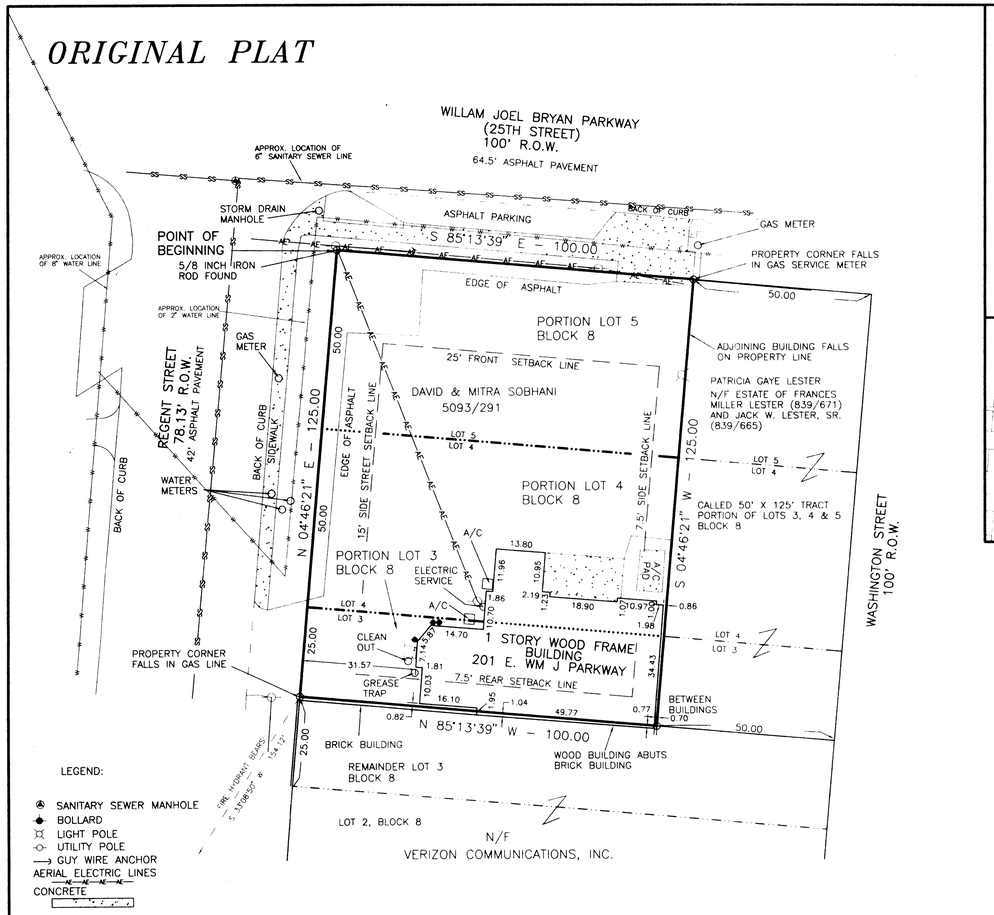
COURTHOUSE CAFE
BRYAN TEXAS

DATE MAY 2007

A1

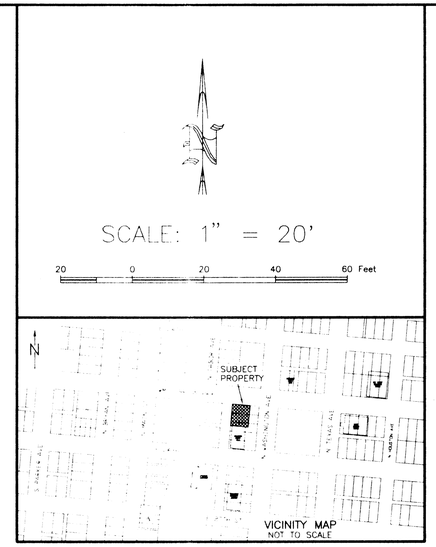
Received
MAY 08 2007
Development & Engineering Services

ORIGINAL PLAT



LEGEND:

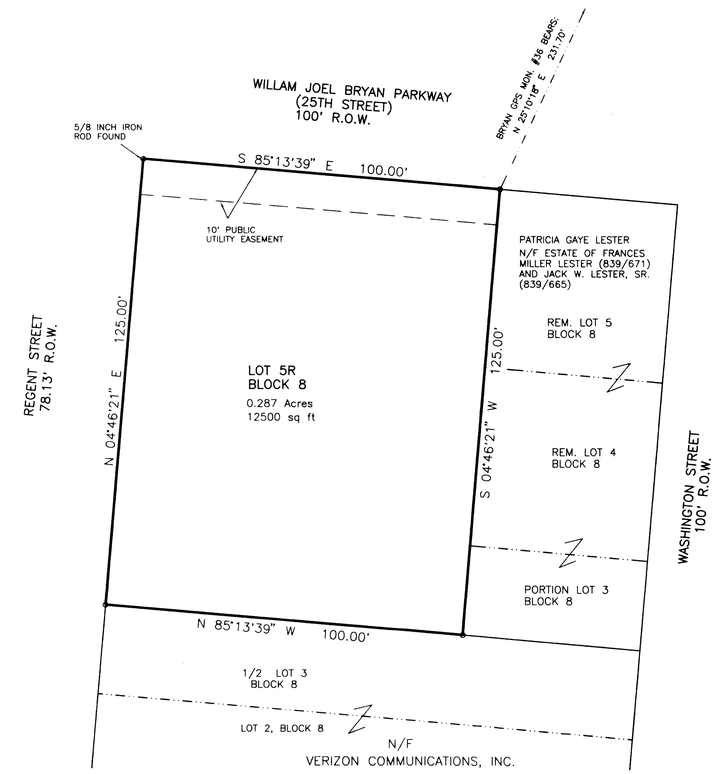
- SANITARY SEWER MANHOLE
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- CONCRETE



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0113 D DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. NO MONUMENTATION SET FOR PROPERTY CORNERS UNLESS OTHERWISE SHOWN HEREON DUE TO UNDERGROUND UTILITY LINES.

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) DAVID SOBHANI AND MITRA SOBHANI, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 5093, Page 291, 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and 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 _____, 2006, and same was duly approved on the ____ day of _____ 2007.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designeted Secretary of the Painning & 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.

_____
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

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, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.287 ACRE TRACT
PORTION OF LOTS 3, 4 AND 5, BLOCK 8
BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 3, 4 AND 5, BLOCK 8, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID N. SOBHANI AND MITRA N. SOBHANI, RECORDED IN VOLUME 5093, PAGE 291 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF WILLIAM JOEL BRYAN PARKWAY (25TH STREET – 100' R.O.W.) AND THE EAST LINE OF REGENT STREET (78.13' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 5;

THENCE: S 85° 13' 39" E ALONG THE SOUTH LINE OF WILLIAM JOEL BRYAN PARKWAY FOR A DISTANCE OF 100.00 FEET TO A POINT MARKING THE COMMON CORNER OF SAID SOBHANI TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO FRANCES MILLER LESTER RECORDED IN VOLUME 839, PAGE 671 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 04° 46' 21" W THROUGH SAID LOTS 5, 4 AND 3 AND ALONG THE COMMON LINE OF SAID SOBHANI TRACT AND SAID LESTER TRACT FOR A DISTANCE OF 125.00 FEET TO A POINT IN SAID LOT 3 MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 85° 13' 39" W THROUGH SAID LOT 3 AND ALONG THE COMMON LINE OF SAID SOBHANI TRACT AND A CALLED TRACT OF LAND OWNED BY VERISON COMMUNICATIONS FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF REGENT STREET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF REGENT STREET FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.287 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND APRIL, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT

OF

PORTION OF LOTS 3, 4 & 5, BLOCK 8
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 721

TO CREATE

LOT 5R, BLOCK 8
BRYAN ORIGINAL TOWNSITE
0.287 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-23-07
PLAT DATE: 04-24-07

JOB NUMBER: 07-211
CAD NAME: 07-211
CR5 FILE: BOT (cont); 07-211 (job)

APR 25 2007

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: DAVID SOBHANI
8413 SPRINGCREEK
COLLEGE STATION, TEXAS 77845
PHONE (979) 696-4851