NOTES:

1. "This survey is invalid without the original signature and is only valid for the initial transaction."

2.*Basis-of-Bearing: Deed bearing used as Basis of Bearing.

3. Fence lines may not be exactly on property lines.

4. The purpose of this plat is to create two (2) lots containing 4.22 acres total.

5. This property is zoned: RD-5.

6. This property does not lie within the 100-year flood hazard area established by the Federal Emergency Management Agency, Fema Firm Community Panel No. 48041C0195E, Revised May 16, 2012.

Easements:

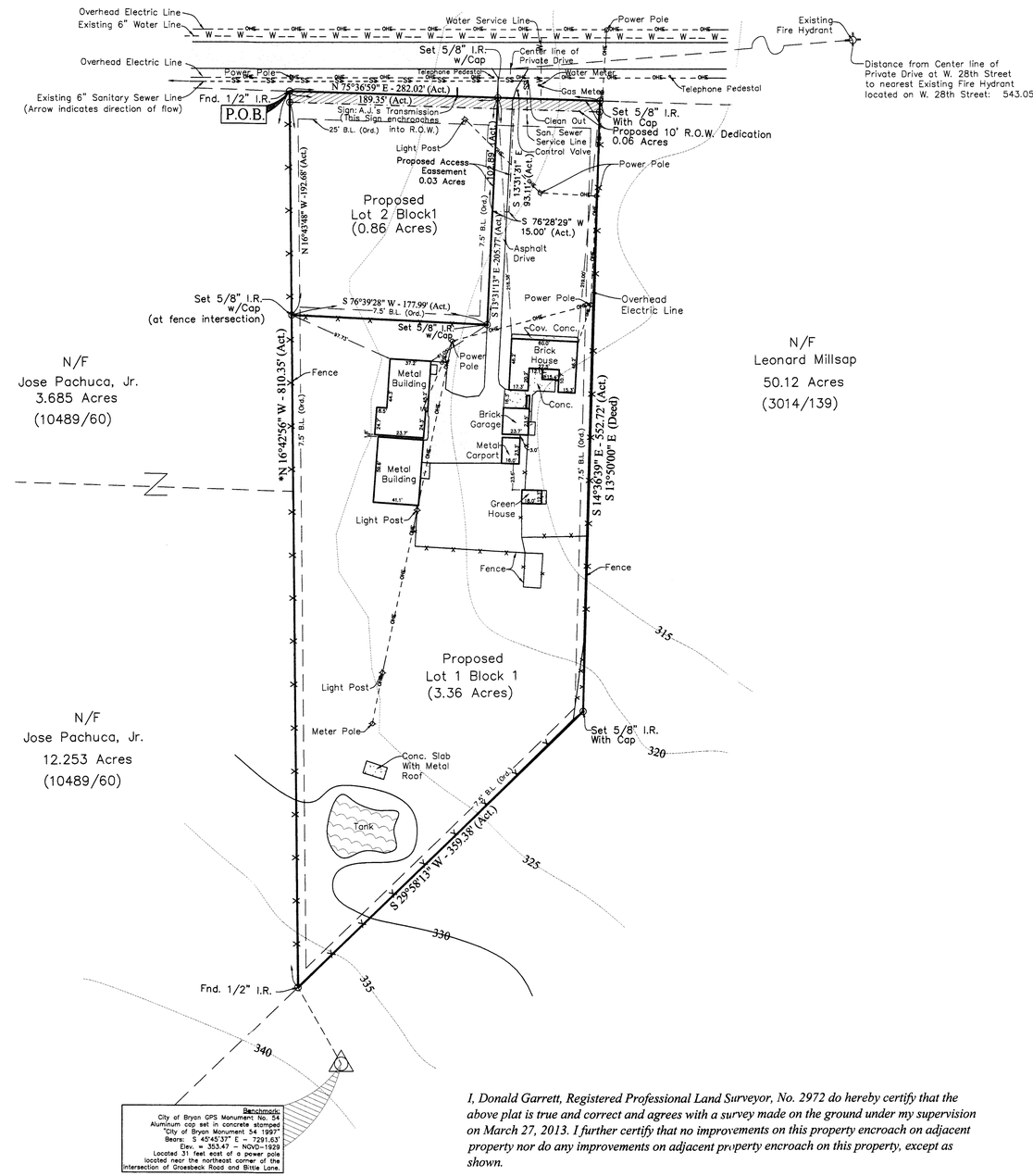
1. To: City of Bryan
By S. W. Strength, et ux, in instrument dated May 30, 1957, recorded in Volume 187, Page 413, of the Deed Records of Brazos County, Texas. - Unable to locate as described.

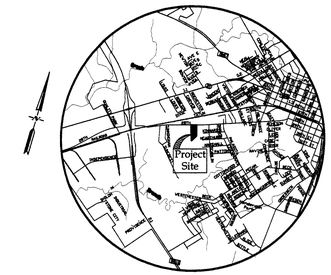
2. To: City of Bryan
By S. W. Strength, et ux, in instrument dated March 24, 1976, recorded in Volume 350, Page 446, of the Deed Records of Brazos County, Texas. - Unable to locate as described.

2111 West 28th Steet

60' Public Right-of-Way

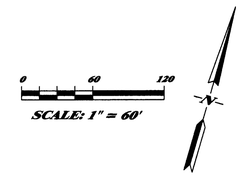
24' Wide Asphalt Pavement





Vicinity Map

N. T. S.



Field Notes
4.22 Acres

Being all of that tract or parcel of land, lying and being situated in the S.F. Austin League No. 9, A-62, and being a part of that tract of land conveyed to Sabine Featherston by S.W. Strength, deed recorded in Volume 486, page 184, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a ½" iron rod found at the most northerly common corner of this tract and the Jose Pachuca, Jr. 3.685 acre tract (10489/60), same being in the south right-of-way line of West 28th Street;

THENCE: N 75° 36' 59" E - 282.02 feet along said west 28th Street line to a 5/8" iron rod with cap set for the most northerly common corner of this tract and the Leonard Millsap 50.12 acre tract (3014/139);

THENCE: S 14° 36' 39" E - 552.72 feet and S 29° 58' 13" W - 359.38 feet along the common line between this tract and said Millsap tract to a ½" iron rod found at the most southerly common corner of this tract and the Jose Pachuca, Jr. 12.253 acre tract (10489/60);

THENCE: N 16° 42' 56" W - 810.35 feet along the common line between this tract and said Jose Pachuca, Jr. 3.685 acre and 12.253 acre tracts to the PLACE OF BEGINNING; and containing 4.22 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on March 27, 2013.

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on March 27, 2013. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

A PRELIMINARY PLAN of Lot 1 & Lot 2, Block 1

(4.22 ACRES)
OPA & OMA Subdivision

Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
MARCH 27, 2013

Prepared For:
Sabine Featherston
2111 W. 28th Street
Bryan, Texas, 77801

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Randy