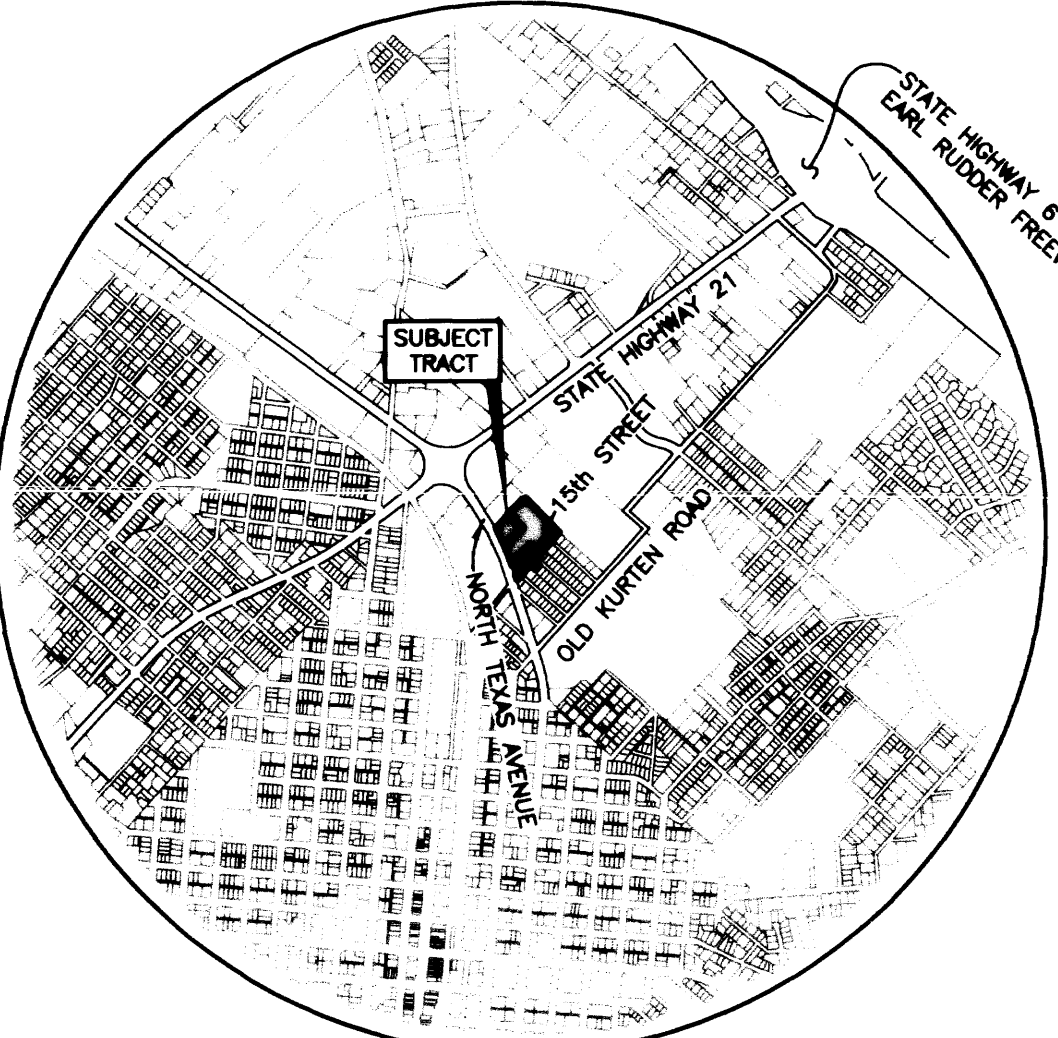


NOTES:

- 1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE EARL GRAHAM POST NO. 159, AMERICAN LEGION TRACT DESCRIBED IN VOL. 117, PG. 118 OF THE DEED OF BRAZOS COUNTY, TEXAS, RECORD BEARING: N 42°36'26"E.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C, EFFECTIVE DATE: FEBRUARY 18, 2007, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
3. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CURRENT CITY OF BRYAN ZONING ORDINANCE.
4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 07R06533-001, EFFECTIVE DATE: FEBRUARY 18, 2007, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

a.) 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 437, PG. 200, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRICAL LINE REQUIRING AN EASEMENT. IT IS RECOMMENDED THAT BTU BE CONTACTED TO DETERMINE THE APPLICABILITY OF THIS EASEMENT TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.



VICINITY MAP NOT TO SCALE

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING. It lists three curves (C1, C2, C3) with their respective measurements.

SCALE: 1"=40'

TxDOT DISTRICT OFFICE

STATE HIGHWAY NO. 6 (NORTH TEXAS AVENUE) 100' R.O.W. (64' WIDE ASPHALT PAVEMENT)

LOT 1, BLOCK A 1.13 ACRES

LOT 2, BLOCK A 4.36 ACRES

WHITWORTH FINANCIAL, INC. CALLED 2.02 ACRES VOL. 4407, PG. 114 UNPLATTED

5.49 Acre Tract S. F. Austin Survey, A-63 Bryan, Brazos County, Texas

Field notes of a 5.49 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of a 25.3 acre tract described in the deed from Mrs. Mattie Tabor Mally to Earl Graham Post No. 159, American Legion, recorded in Volume 117, Page 118, of the Deed Records of Brazos County, Texas, and said 5.49 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the east corner of a 2.02 acre tract described in the deed to Whitworth Financial, Inc. recorded in Volume 4407, Page 114, of the Official Records of Brazos County, Texas, said 1/2" iron rod also being in the southwest line of Lot 1-R, Block A - 18.145 acres according to the Replat of American Subdivision, Phase 1 recorded in Volume 936, Page 237, of the Official Records of Brazos County, Texas;

THENCE S 43° 41' 49" E along the southwest line of the beforementioned Lot 1-R for a distance of 525.78 feet to a 1/2" iron rod found at an offset in the southwest line of Lot 1-R;

THENCE S 41° 48' 18" W at a distance of 6.49 feet pass the common corner between the beforementioned 25.3 acre tract and a 2 1/2 acre tract described in the deed to Ellis Jenkins, recorded in Volume 71, Page 141, of the Deed Records of Brazos County, Texas, continue on along the common line between the said 25.3 acre tract and the 2 1/2 acre tract for a total distance of 111.50 feet to a 1/2" iron rod set in the projection of the northeast right-of-way line of Plum Street as shown on the plat of Ette Addition recorded in Volume 38, Page 554, of the Deed Records of Brazos County, Texas;

THENCE N 48° 11' 42" W along the projection of the northeast right-of-way line of Plum Street for a distance of 50.00 feet to a 1/2" iron rod set;

THENCE S 41° 48' 18" W for a distance of 232.48 feet to a 1/2" iron rod set at the east corner of a 0.60 acre tract described in the deed to Norman Gaven Rhodes Pat Pattinson recorded in Volume 3646, Page 336, of the Official Records of Brazos County, Texas;

THENCE along the northeast and northwest lines of the beforementioned 0.60 acre Pattinson tract, as follows:

N 17° 45' 48" W for a distance of 100.00 feet to a 1/2" iron rod found, S 41° 48' 18" W for a distance of 301.17 feet to a 1/2" iron rod found in the east right-of-way line of State Highway No. 6 (North Texas Avenue) - 100' right-of-way, same being in a curve, concave to the west having a radius of 2914.79 feet;

THENCE Northerly along the east right-of-way line of State Highway No. 6, same being a curve, for an arc distance of 434.27 feet, the chord bears N 23° 32' 15" W - 433.87 feet to a 1/2" iron rod set in the southeast line of the beforementioned 2.02 acre tract;

THENCE N 42° 36' 26" E along the southeast line of the beforementioned 2.02 acre tract for a distance of 454.76 feet to the PLACE OF BEGINNING, containing 5.49 acres of land, more or less.

15th Street Dedication S. F. Austin Survey, A-63 Bryan, Brazos County, Texas

Field notes of a 0.63 acre tract or parcel of land, (50' wide 15th Street Right-of-way) lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of a 25.3 acre tract described in the deed from Mrs. Mattie Tabor Mally to Earl Graham Post No. 159, American Legion, recorded in Volume 117, Page 118, of the Deed Records of Brazos County, Texas, and said 0.63 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the extension of the northeast right-of-way line of Plum Street according to the plat of Ette Addition recorded in Volume 38, Page 554, of the Deed Records of Brazos County, Texas, with the southeast line of a 0.60 acre tract described in the deed to Norman Gaven Rhodes Pat Pattinson recorded in Volume 3646, Page 336, of the Official Records of Brazos County, Texas;

THENCE S 48° 11' 42" E along the projection of the northeast right-of-way line of Plum Street, for a distance of 50.00 feet to a 1/2" iron rod set in the common line between the beforementioned 25.3 acre tract and the 2 1/2 acre tract described in the deed to Ellis Jenkins, recorded in Volume 71, Page 141, of the Deed Records of Brazos County, Texas, said 2 1/2 acre tract subsequently has been divided into approximately 15 tracts, leaving an apparent 11.8' gap between the 15 tracts and the northeast line of the parent tract Volume 71, Page 141;

THENCE S 41° 48' 18" W along the common line between the beforementioned 25.3 acre tract and the 2 1/2 acre tract for a distance of 561.85 feet to a 1/2" iron rod set in the northeast right-of-way line of State Highway No. 6 (North Texas Avenue) - 100' right-of-way;

THENCE N 17° 45' 48" W along the northeast right-of-way line of the beforementioned State Highway No. 6 for a distance of 57.99 feet to a 1/2" iron rod set at the south corner of the beforementioned 0.60 acre Pattinson tract;

THENCE N 41° 48' 18" E along the southeast line of the beforementioned 0.60 acre Pattinson tract and its projection at a distance of 300.00 feet pass a 1/2" iron rod set at the east corner of the said Pattinson tract, continue on, for a total distance of 532.48 feet to the PLACE OF BEGINNING, containing 0.63 acre of land, more or less.

LOT 1-R, BLOCK A REPLAT OF AMERICAN SUBDIVISION PHASE 1 CALLED 18.145 ACRES VOL. 936, PG. 237

CITY OF BRYAN Filed for Record in: BRAZOS COUNTY

On: Sep 07, 2007 at 11:54a

As a Plat

Document Number: 00975804

Amount: \$0.00

Receipt Number: 324734

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon as one was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

Filed and stamped hereon by me,

Sep 07, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

By: S.M. KLING, R.P.L.S., No. 2003

15th STREET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

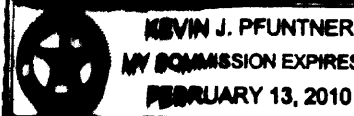
We, EARL GRAHAM POST NO. 159, AMERICAN LEGION, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 117, Page 119, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

David P. Marion DAVID P. MARION, COMMANDER

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DAVID P. MARION 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 23rd day of August, 2007.



Kevin J. Pfuntner Notary Public, Brazos County, Texas

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 7th day of September, 2007.

David P. Marion City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hylke, Chair 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 13th day of August, 2007 and same was duly approved on the 13th day of August, 2007 by said Commission.

Art Hylke Chair, Planning & Zoning Commission City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, Karen McQueen, 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 7th day of September, 2007, in the Official Records of Brazos County, Texas, in Volume 8235, Page 237.

Karen McQueen, County Clerk, Brazos County, Texas

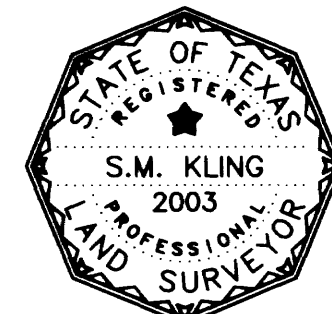
APPROVAL OF THE CITY PLANNER

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 7th day of September, 2007.

Kevin Russell City Planner, City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 describing said subdivision will describe a closed geometric form.



S. M. Kling, R.P.L.S., No. 2003

FINAL PLAT OF AMERICAN SUBDIVISION PHASE 2

6.12 ACRE TRACT

S.F. AUSTIN SURVEY, A-63 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

AMERICAN LEGION POST NO. 159 01 WACO STREET BRYAN, TEXAS 77806 979.778.1936

SCALE: 1"=40' AUGUST, 2007

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212