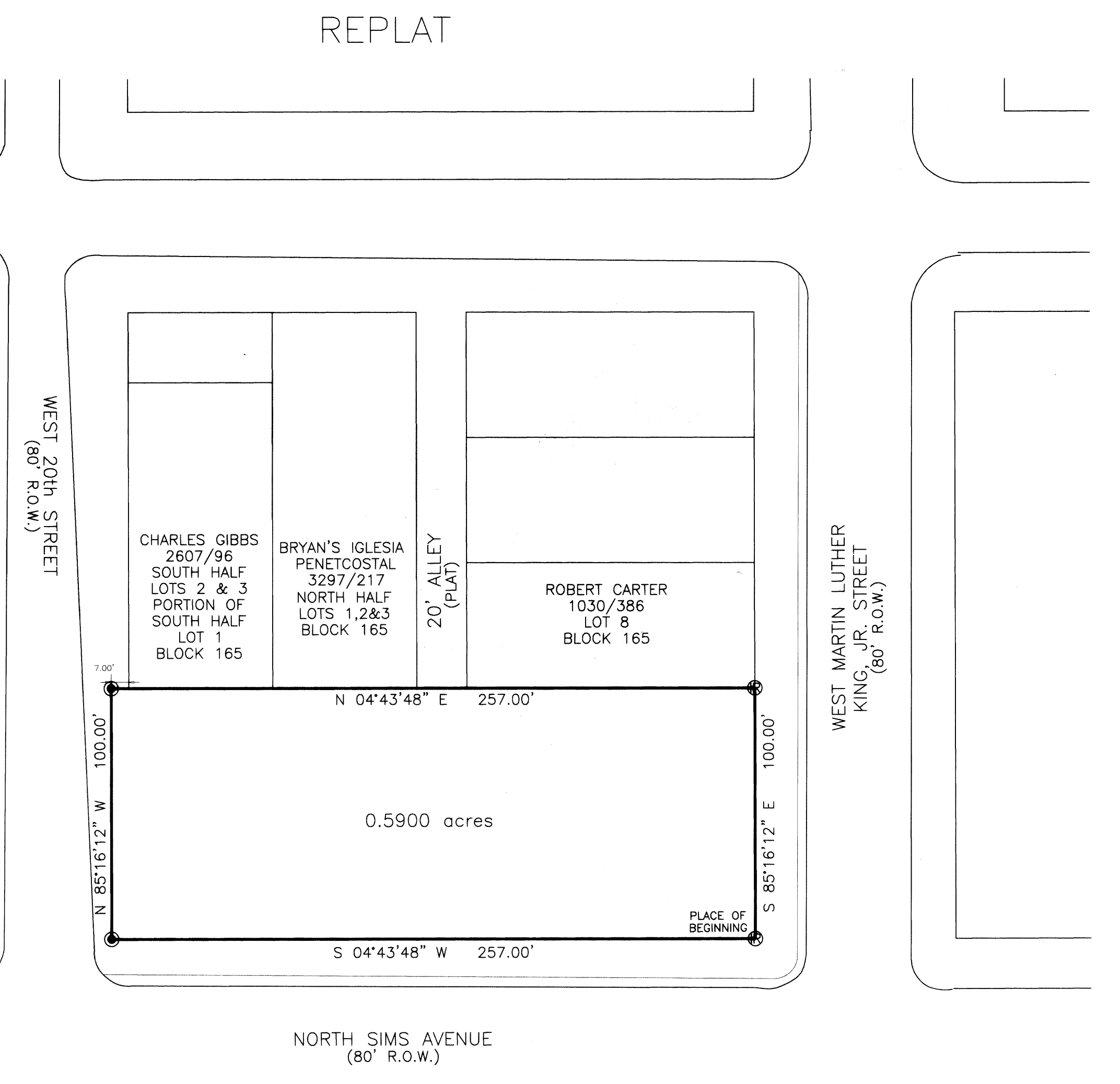


Survey Notes:
 1) The basis of this survey is City of Bryan (GPS Monumentation referenced to the Texas State Plane Coordinate System, Central Zone, NAD-27).
 2) Building Lines are established by the City of Bryan Subdivision Ordinances.
 3) Sold lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 480410133 E, Dated: July 2, 1992.
 4) Drawing Scale is 1"=40'
 5) Technician: A. Wallace, Field Crew: A. Chase

SURVEY LEGEND

—	SUBJECT PROPERTY LINE	—	WATER METER
—	ELECTRICAL LINE	—	WATER VALVE
—	CHAINING FENCE	—	FIRE HYDRANT
—	WOOD FENCE	—	ELECTRIC METER
—	BARBED WIRE FENCE	—	POWER POLE
—	DRAINAGE EASEMENT	—	TRANSFORMER
—	ELECTRICAL EASEMENT	—	GAS METER
—	RIGHT-OF-WAY EASEMENT	—	PROPANE TANK
—	UTILITY EASEMENT	—	SANITARY MANHOLE
—	ORDINANCE BUILDING LINE	—	STORM MANHOLE
—	PLATTED BUILDING LINE	—	SEPTIC TANK
—	RESTRICTED BUILDING LINE	—	PROPERTY CORNER
—	5/8" IRON ROD FOUND	—	IRON ROD SET



METES AND BOUNDS DESCRIPTION OF A 0.5900 ACRES TRACT OUT OF BLOCK NO. ONE HUNDRED SIXTY-FIVE (165) IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.5900 acres, out of Block Number One Hundred Sixty-Five (165) of the City of Bryan Original Town Site, according to the plat thereof as recorded in Volume H, Page 721 of the Brazos County Deed Records, also being all of Lot Nos. Four (4), Five (5), Six (6) and Seven (7), a portion of the platted 20' alley and Seven (7) feet of the right-of-way of West 20th Street, the 0.5900 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod set for the northeast corner of this tract, also being at the intersection of the south right-of-way line of West Martin Luther King Jr. Street, and the west right-of-way line of North Sims Avenue;

THENCE South 4°43'48" West, a distance of 257.00 feet along the common line between this tract and said right-of-way line of North Sims Avenue, then into the existing right-of-way line of 20th Street to a 5/8" iron rod set for the southeast corner of this tract, also being at an intersection of said right-of-way line of Sims Avenue, and in the north right-of-way line of 20th Street;

THENCE North 85°16'12" West, a distance of 100.00 feet across said right-of-way line of 20th Street to a 5/8" iron rod set for the southwest corner of this tract;

THENCE North 4°43'48" East, a distance of 257.00 feet across said right-of-way line of 20th Street, and along the common line between this tract and passing the southeast corner of the Charles Gibbs tract of land as recorded in Volume 2607, Page 96 of the Brazos County Official Records (B.C.O.R.), said Gibbs tract being the south halves of Lot Nos. Two (2) and Three (3) and a portion of the south half of Lot One (1) of the said Block 165, then continuing along the common line between this tract and Bryan's Iglesia Pentecostal tract of land as recorded in Volume 3297, Page 217 of the B.C.O.R., said Bryan's Iglesia Pentecostal tract being the north halves of Lot Nos. 1, 2, & 3 of the said Block 165, passing the said Bryan's Iglesia Pentecostal tract, then severing the said 20' wide alley, passing the said alley and continuing along the common line between this tract and the Robert Carter tract of land as recorded in Volume 1030, Page 386 of the B.C.O.R., said Carter tract being all of Lot Eight (8) of the said Block 165 to a 5/8" iron rod set for the northeast corner of this tract, also being the northeast corner of said Carter tract, also being a point on said south right-of-way line of West Martin Luther King Jr. Street;

THENCE South 85°16'12" East, a distance of 100.00 feet along the common line between this tract and said right-of-way line of West Martin Luther King Jr. Street to the PLACE OF BEGINNING containing 0.5900 acres.

REPLAT OF
 LOTS FOUR (4), FIVE (5),
 SIX (6), & SEVEN (7)
 BLOCK ONE HUNDRED SIXTY-FIVE (165)
 BRYAN ORIGINAL TOWN SITE, H/721
 AND A PORTION OF A 20' ALLEY
 AND A PORTION OF THE 20th STREET R.O.W.
 CITY OF BRYAN
 BRAZOS COUNTY, TEXAS
 INTO
 LOT FOUR-R (4R)
 BLOCK ONE HUNDRED SIXTY-FIVE (165)

Doc Bk Vol Ps
 00957379 OR 7873 128

Filed for Record in:
 BRAZOS COUNTY

On: Mar 23 2007 at 01:47P

As a
 Plats

Document Number: 00957379

Amount: 58.00

Receipt Number - 311992

By: Cathy Barcelona

CITY OF BRYAN
 GPS MONUMENT NO. 35
 BEARS
 S 65°32'50" E 5589.06'

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Mar 23 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Herb Carter, 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 9 day of JAN, 2007

Helen Berna
 Notary Public, Brazos County, Texas

I, Kevin Russell, 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 2 day of February, 2007.

Kevin Russell
 City Planner
 Bryan, Texas

I, Art Hughes, 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 8th day of December, 2006 and the same was duly approved 1st day of February, 2007 by said Commission.

Art Hughes
 Chairman, Planning & Zoning
 Commission, Bryan, Texas

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
 1562
 Registered Professional
 Land Surveyor, Number 1562

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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 23 day of March, 2007 in the Official Records of Brazos County in Volume 7873, Page 128.

Karen McQueen
 County Clerk, Brazos County, 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 2 day of February, 2007.

Art Hughes
 City Engineer, Bryan, Texas

I, HERB CARTER, 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.

Herb Carter
 OWNER

PLAT OF SURVEY

ACREAGE: 0.5900
 BLOCK NO: ONE HUNDRED SIXTY-FIVE (165)
 BEING: ALL OF LOTS FOUR (4), FIVE (5), SIX (6) & SEVEN (7) & PORTION OF A 20' ALLEY AND 7' OF THE 20th STREET R.O.W.
 LOCATED IN: BRYAN ORIGINAL TOWN SITE, H/721
 STREET ADDRESS: 402 & 700 WEST 20th STREET AND 401 & 403 WEST MARTIN LUTHER KING, JR. STREET

SURVEYED FOR: HERB CARTER CITY: BRYAN COUNTY: BRAZOS
 * THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT *

Carlomagno Surveying, Inc.
 2714 Finleather Road, Bryan, Texas 77801
 PHONE: (979)775-2873 FAX: (979)775-4787
 www.CarlomagnoSurveying.com

DRAWN BY: Jason Poley DRAWING No: 06380-replat
 JOB # 06380 SHEET 1 OF 1