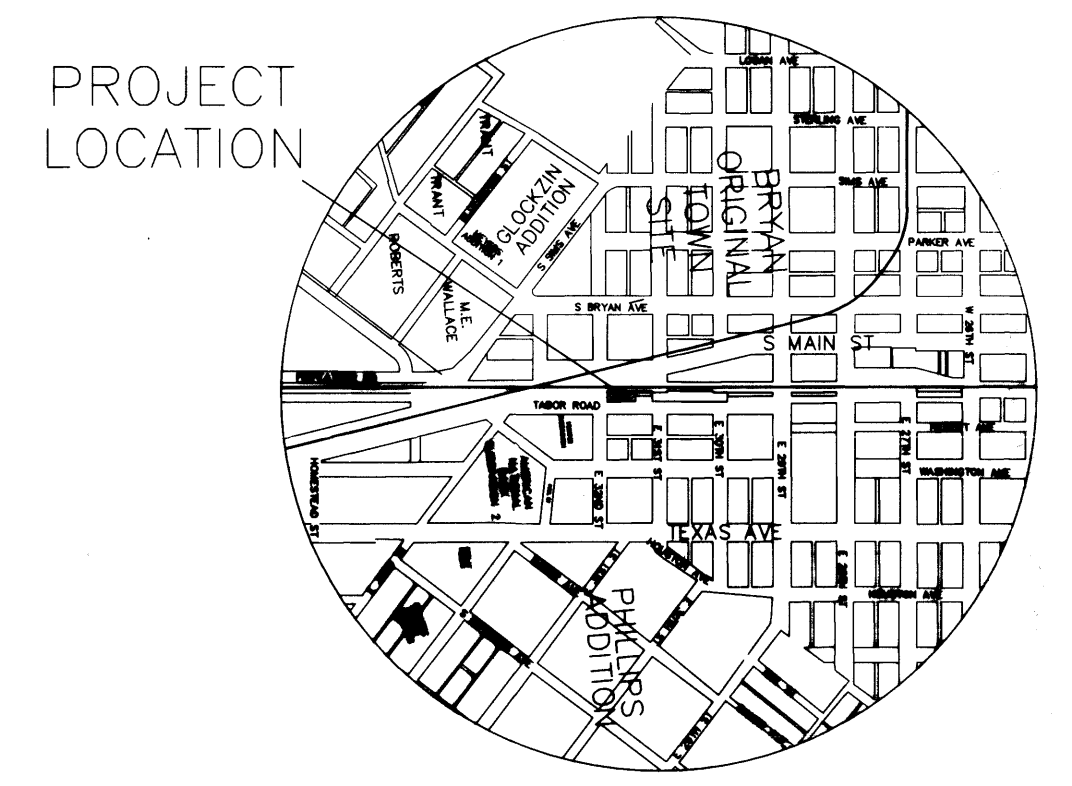


- SURVEY LEGEND**
- SUBJECT PROPERTY LINE
  - ORIGINAL PROPERTY LINE
  - ELECTRICAL LINE
  - WATER LINE
  - CHAINLINK FENCE
  - WOOD FENCE
  - BARBWARE FENCE
  - ACCESS EASEMENT
  - DRAINAGE EASEMENT
  - ELECTRICAL EASEMENT
  - INGRESS/EGRESS EASEMENT
  - RIGHT-OF-WAY EASEMENT
  - SANITARY/STORM EASEMENT
  - UTILITY EASEMENT
  - ORDINANCE BUILDING LINE
  - PLATTED BUILDING LINE
  - RESTRICTION BUILDING LINE
  - 5/8" IRON ROD SET
  - MONUMENT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ ELECTRIC METER
  - ⊕ POWER POLE
  - ⊕ LIGHT POLE
  - ⊕ TRANSFORMER
  - ⊕ PIPELINE MARKER
  - ⊕ GAS METER
  - ⊕ PROpane TANK
  - ⊕ SANITARY MANHOLE
  - ⊕ STORM MANHOLE
  - ⊕ CLEANOUT
  - ⊕ SEPTIC TANK
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ CABLE BOX
  - ⊕ RAILROAD MARKER
  - 5/8" IRON ROD FOUND
  - IRON PIPE FOUND
  - X-IN-CONC. FOUND
  - NAIL IN CONC. FOUND

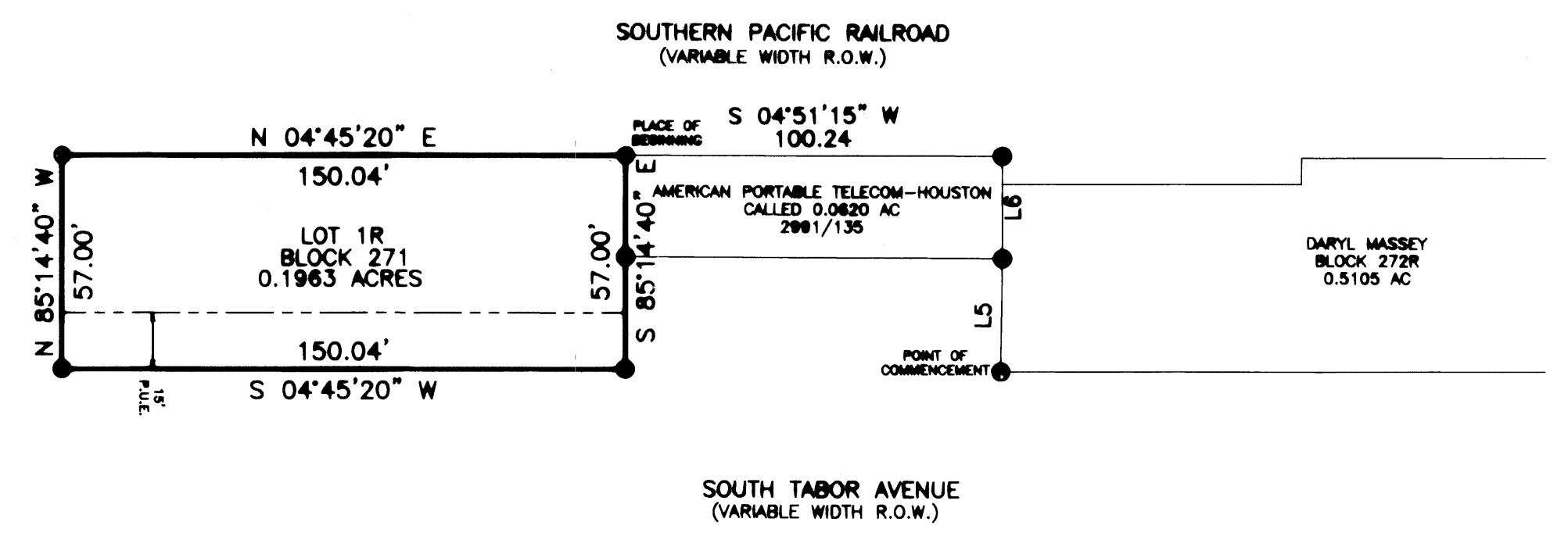
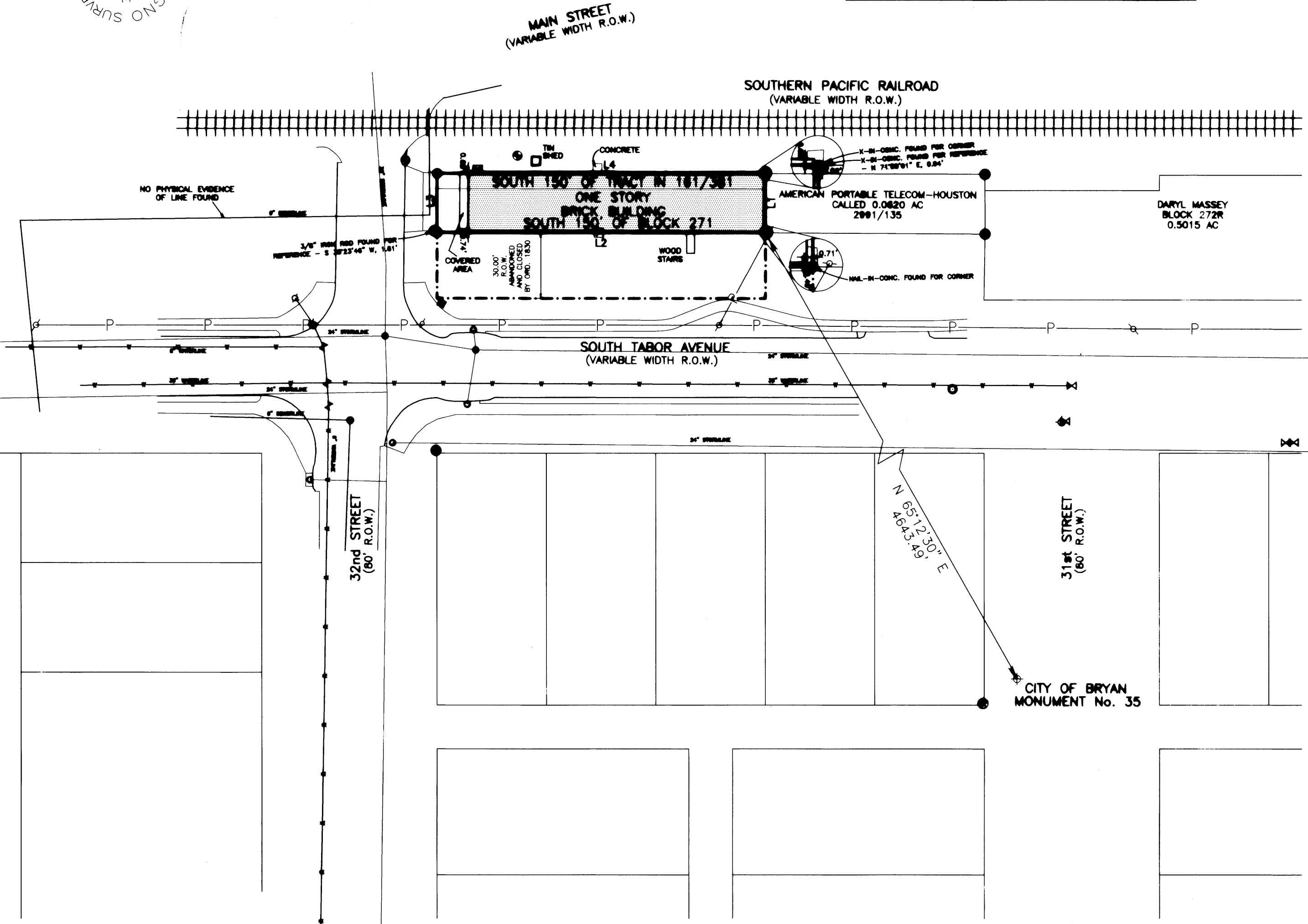
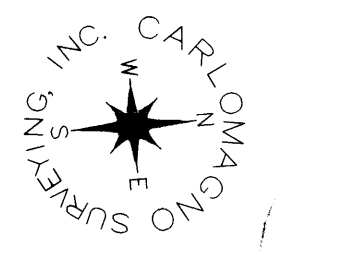
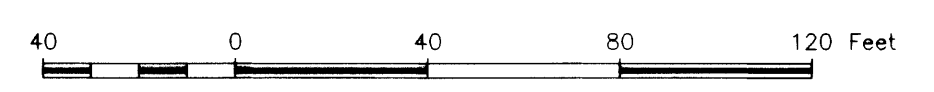
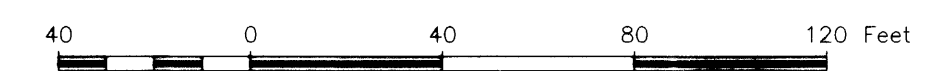


PLAT

REPLAT

Filed for Record in:  
 BRAZOS COUNTY  
 On: Jan 19 2010 at 03:09P  
 As a  
 Plat  
 Document Number: 01050942  
 Amount: 63.00  
 Receipt Number - 382146  
 By:  
 Cathy Barcelona  
 STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stated 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.  
 Jan 19 2010  
 HONORABLE KAREN MCGUINN, COUNTY CLERK,  
 BRAZOS COUNTY

LINE	BEARING	DISTANCE	MARKING
L1	N 26°09' E	85.12-54.2	E
L2	S 04°45'20" W	150.04	E
L3	N 85°14'40" W	57.00	E
L4	S 85°14'40" W	57.00	E
L5	N 04°45'20" E	100.24	E
L6	S 04°45'20" W	150.04	E
L7	N 85°14'40" W	57.00	E
L8	S 85°14'40" W	57.00	E



METES AND BOUNDS DESCRIPTION  
 OF A 0.1963 ACRES TRACT  
 BRYAN ORIGINAL TOWNSITE  
 CITY OF BRYAN  
 BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.1963 acres, out of the Bryan Original Townsite, according to the plat thereof, as recorded in Volume H, Page 721 of the Brazos County Deed Records (B.C.D.R.), in the City of Bryan, Brazos County Texas. Also being the south one-half (1/2) of Block Two Hundred Seventy-one (271) of the said Bryan Original Townsite, also being the south one-half (1/2) of the tract of land formerly owned by Brazos Varisco as recorded in Volume 161, Page 381 of the B.C.D.R., also being the same tract of land owned by Jerry and Virgil Lee as recorded in Volume 7434, Page 20 of the Brazos County Official Records (B.C.O.R.) along with a 30' by 150' portion of the right-of-way of South Tabor Avenue, a variable width right-of-way, the 0.1963 acre tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the southeast corner of Block Two Hundred Seventy-two R (272R), a 0.5015 acre tract of land owned by Daryl Massey, being Block 272R, also being a point along the west right-of-way line of the said South Tabor Avenue;

THENCE along the south boundary line of the said Block 272R, also being the right-of-way of South Tabor Avenue, North 84°25'14" West, a distance of 30.17 feet to a 5/8" iron rod found for the northeast corner of the called 0.0620 ac tract of land owned by American Portable Telecom-Houston as recorded in Volume 2991, Page 135 of the B.C.O.R., also being an angle point along the said south boundary line of Block 272R;

THENCE along the common line between the said Block 272R and the said American Portable Telecom tract, passing the said Block 272R and continuing along the common line between the said American Portable Telecom tract and the east right-of-way line of the Southern Pacific Railroad, a variable width right-of-way, North 85°26'28" West, a distance of 27.31 feet to a 5/8" iron rod found for the northeast corner of the said American Portable Telecom tract, also being a point along the said east right-of-way of the Southern Pacific Railroad;

THENCE along the east right-of-way of the Southern Pacific Railroad, also being the west boundary line of the said American Portable Telecom tract, South 4°51'15" West, a distance of 100.24 feet to an "X"-in-concrete found for the PLACE OF BEGINNING of this tract, also being the northwest corner of this tract, also being a point along the said east right-of-way line of the Southern Pacific Railroad, also being the southwest corner of the said American Portable Telecom tract;

THENCE along the common line between this tract and the said American Portable Telecom tract, passing the said American Portable Telecom tract and continuing along the common line between this tract and the said right-of-way of South Tabor Avenue, South 85°14'40" East, a distance of 57.00 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" set for the northeast corner of this tract, also being a point along the said east right-of-way of South Tabor Avenue;

THENCE along the said west right-of-way of South Tabor Avenue, South 04°42'59" West, a distance of 150.00 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" set for the southeast corner of the tract, also being a point at the intersection of the said west right-of-way of South Tabor Avenue and the north right-of-way of 32nd Street, an 80' right-of-way;

THENCE along the said north right-of-way of 32nd Street, North 85°14'40" West, a distance of 57.00 feet to an "X" found chiseled into a concrete slab for the southwest corner of this tract, also being a point at the intersection of the said north right-of-way of 32nd Street and the said east right-of-way of the Southern Pacific Railroad;

THENCE along the said east right-of-way of the said Southern Pacific Railroad, North 04°45'20" East, a distance of 150.00 feet to the PLACE OF BEGINNING containing 0.1963 acres.

LOT 1R  
 BLOCK 271  
 0.1963 ACRE  
 A REPLAT OF  
 PART OF BLOCK 271 & PART OF  
 TRACT IN 161/381  
 AND A PORTION OF  
 SOUTH TABOR AVENUE  
 BRYAN ORIGINAL TOWNSITE, H/721  
 CITY OF BRYAN  
 BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared **Ronnie W. Trout**, 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 16 day of Dec, 2009.

**Ronnie W. Trout**, 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.

**Michael A. Blandford**, 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 16 day of Dec, 2009 and the same was duly approved 32 day of Dec, 2009 by said Commission.

Survey Notes:  
 1). Building Lines are established by the City of Bryan Subdivision Ordinances.  
 2). Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0133 C. Dated: July 2, 1992  
 3). Drawing Scale is 1"=40'  
 4). Technician: A.W. & J.B.; Field Crew: R. Rivera

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.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **Karen McGuinn**, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 19 day of Dec, 2009 in the Official Records of Brazos County in Volume 01050942 Page 016.

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 16 day of Dec, 2009.

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 16 day of Dec, 2009.