

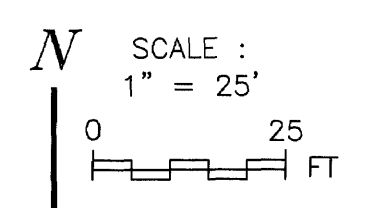
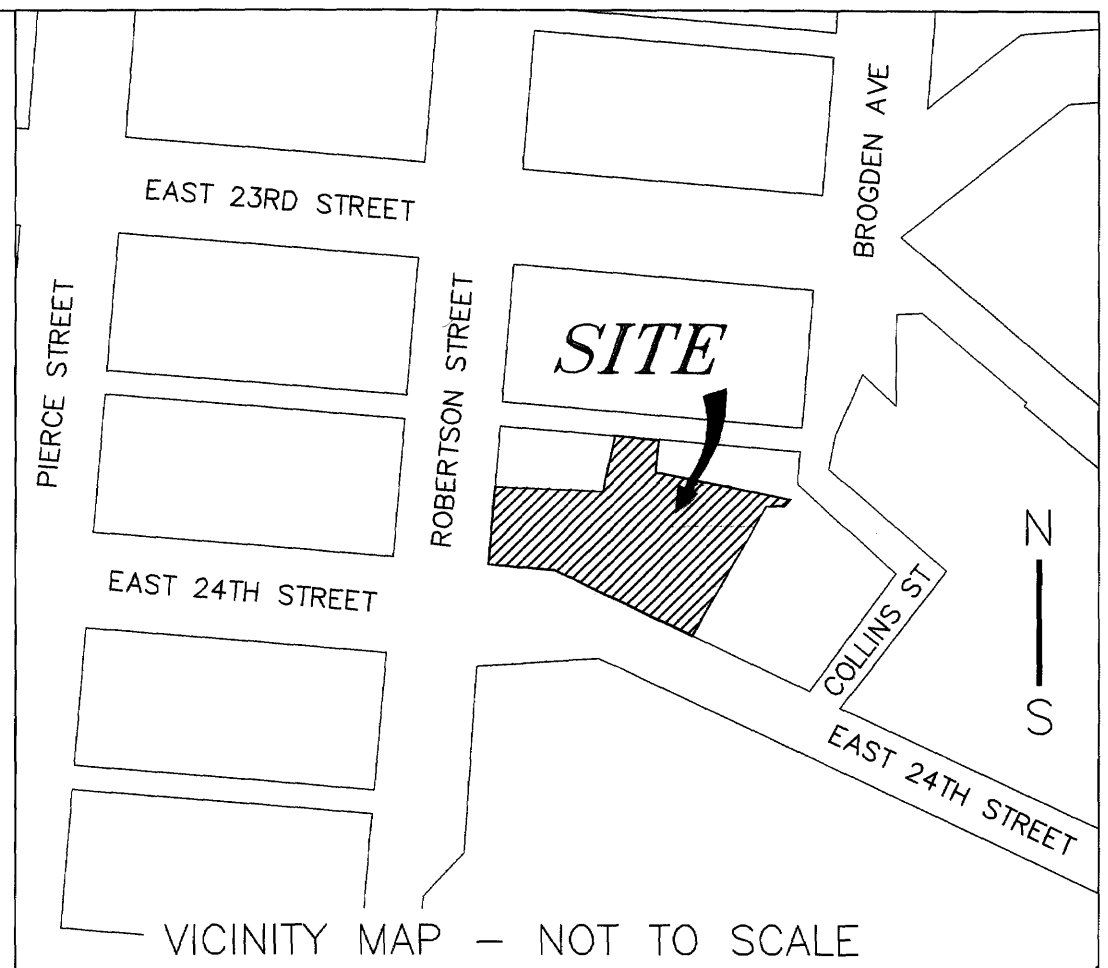
On: Mar 10, 2006 at 10:21A

As a PLATS Document Number: 00919110 Amount: 58.00 Receipt Number: 286068 By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS. I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of: BRAZOS COUNTY as stamped herein by me. Mar 10, 2006 HONORABLE KAREN MCDUENE, COUNTY CLERK BRAZOS COUNTY

- NOTES: 1. ALL LINEAR DIMENSIONS ARE IN FEET 2. ALL CALLS ARE MEASURED CALLS. 3. TOTAL AREA = 0.4682 ACRES. 4. BEARING BASE IS ORIGINAL TOWNSITE. 5. BASE LINE IS NOTED WITH **. 6. COMMITMENT REF: LAWYERS TITLE COMPANY GF # 27417 (DATED: JAN 19, 2005). 7. EXISTING STRUCTURES ARE GRANDFATHERED. HOWEVER PUES AND SLS WILL BE ENFORCED WHEN THESE STRUCTURES ARE REBUILT. 8. BUILDING SETBACK LINES BY CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE. 9. NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP 48041 C 0133 C, DATED JULY 2, 1992). 10. PROPOSED SIDEWALK EXTENSION AND RAMP SHALL CONFORM TO COB DETAILS AND T.A.S. 11. ALL SANITARY SEWER LINES SHOWN ON EXISTING PLAT ARE EXISTING.

- LEGEND: IR = IRON ROD, IP = IRON PIPE, CM = CONCRETE MARKER, MOC = MARK ON CONCRETE, S = SOUND, F = FOUND, FP = FENCE POST, FC = FENCE CORNER, ROW = RIGHT OF WAY, BB = BACK TO BACK OF CURB, BL = BUILDING LINE, PUE = PUBLIC UTILITY EASMT., DE = ELECTRICAL EASEMENT, DR = DRAINAGE EASEMENT, AE = ACCESS EASEMENT, PUE = PARKING ACCESS EASMT., ET = ELECTRICAL TRANSFORMER, F = FENCE, LP = LIGHT POLE, MH = MANHOLE, CO = CLEAN OUT, C = GAS, W = WATER, WV = WATER VALVE, SS = SANITARY SEWER, FH = FIRE HYDRANT, IS = TELEPHONE PEDESTAL, TV = CABLE TV, M = METER/MARKER, AC = AIR CONDITIONER, OH = OVERHANG, EOP = EDGE OF PAVEMENT, SOC = BACK OF CURB, PE = PEDESTRIAN ACCESS, IV = IRRIGATION VALVE, (M) = MEASURED, (R) = RECORDED

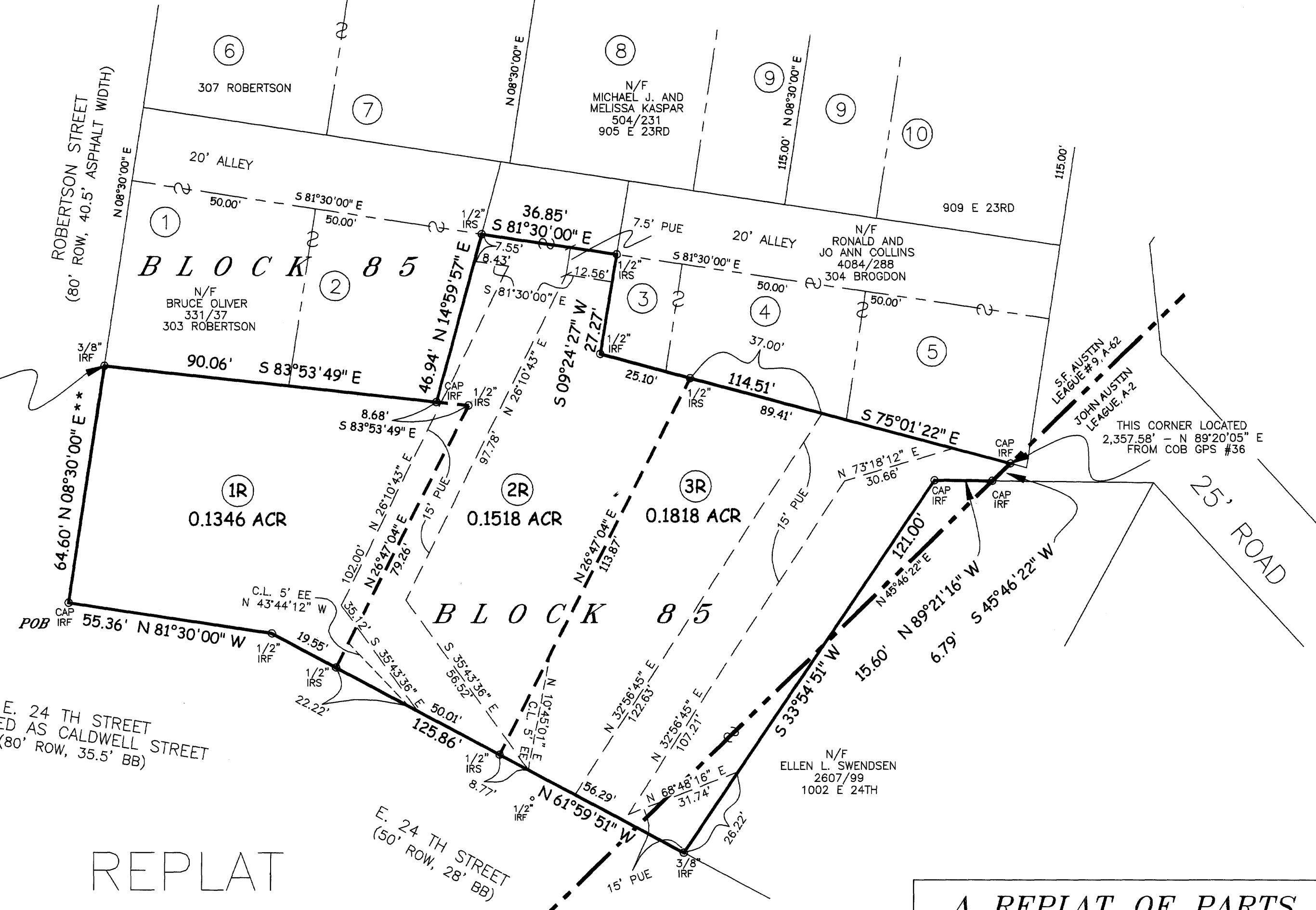
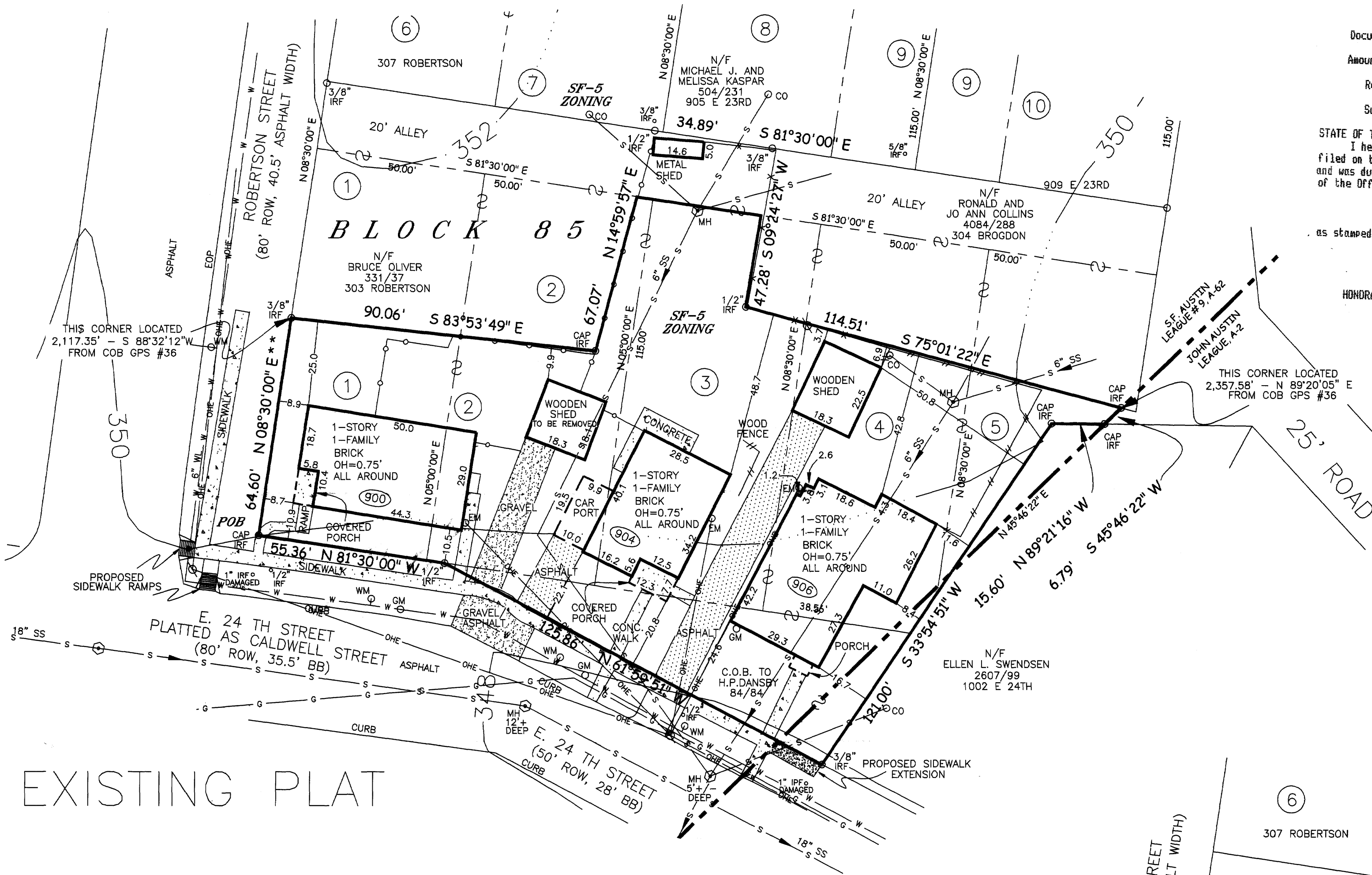


METES & BOUNDS DESCRIPTION 0.4682-ACRE TRACT

BEING A 0.4682-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE # 9, ABSTRACT 62 AND IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 1, 2, 3, 4, & 5, BLOCK 85, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF THE ADJOINING CALDWELL STREET DESCRIBED IN DEED RECORDED IN VOLUME 84, PAGE 84, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF SAID ADJOINING JOHN AUSTIN LEAGUE, AND FURTHERMORE SAID 0.4682-ACRE TRACT ALSO BEING THE AGGREGATE OF TRACTS 3, 4, 5 AND 7 DESCRIBED IN DISTRIBUTION DEED RECORDED IN VOLUME 6025, PAGE 129, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND FURTHERMORE SAID 0.4682-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ROBERTSON STREET AND THE NORTHERLY RIGHT OF WAY LINE OF EAST 24 TH STREET (PLATTED AS CALDWELL STREET), SAID ROD ALSO MARKING THE WESTERMOST CORNER OF SAID BLOCK 85; THENCE N 08°30'00" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF ROBERTSON STREET WHICH IS THE WESTERLY BOUNDARY LINE OF LOT 1, SAID BLOCK 85, FOR A DISTANCE OF 64.60' TO A 3/8" IRON ROD FOUND; THENCE S 83°53'49" E, THROUGH LOTS 1 AND 2, SAID BLOCK 85, FOR A DISTANCE OF 90.06' TO A CAPPED IRON ROD FOUND; THENCE N 14°59'57" E, THROUGH LOT 2, BLOCK 85, TO THE SOUTH LINE OF A 20' WIDE ALLEY, FOR A DISTANCE OF 46.94' TO A 1/2" IRON ROD SET; THENCE S 81°30'00" E, ALONG THE SAID SOUTH LINE OF THE ALLEY, TO THE WEST LINE OF THE RONALD AND JO ANN COLLINS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 504, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 36.85' TO A 1/2" IRON ROD SET; THENCE S 09°24'27" W, THROUGH LOT 3, BLOCK 85, ALONG THE WESTERLY BOUNDARY LINE OF THE SAID COLLINS TRACT, FOR A DISTANCE OF 27.27' TO A 1/2" IRON ROD FOUND; THENCE S 75°01'22" E, THROUGH LOTS 3, 4 AND 5, BLOCK 85, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID COLLINS TRACT, TO THE LINE BETWEEN THE S. F. AUSTIN LEAGUE AND THE JOHN AUSTIN LEAGUE, FOR A DISTANCE OF 114.51' TO A CAPPED IRON ROD FOUND; THENCE S 45°46'22" W, ALONG THE SAID LEAGUE LINE TO THE NORTHERLY BOUNDARY LINE OF THE ELLEN L. SWENSDEN TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1002, PAGE 99, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 6.79' TO A CAPPED IRON ROD FOUND; THENCE N 89°21'16" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SWENSDEN TRACT, FOR A DISTANCE OF 15.60' TO A CAPPED IRON ROD FOUND; THENCE S 33°54'51" W, ALONG THE WESTERLY BOUNDARY LINE OF SAID SWENSDEN TRACT, CROSSING THE REFERENCED LEAGUE LINE, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST 24 TH STREET AS ESTABLISHED IN DEED FROM THE CITY OF BRYAN TO H. P. DANSBY RECORDED IN VOLUME 84, PAGE 84, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 121.00' TO A 3/8" IRON ROD FOUND; THENCE N 81°30'00" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 125.86' TO A 1/2" IRON ROD FOUND; THENCE N 81°30'00" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 55.36' TO THE POINT OF BEGINNING, CONTAINING 0.4682 ACRE OF LAND, MORE OR LESS.

Table with 2 columns: AREA, ACRES. Rows: BLOCK 85 (0.4002), CALDWELL STREET (0.0668), JOHN AUSTIN LEAGUE (0.0012), TOTAL (0.4682)



STATE OF TEXAS COUNTY OF BRAZOS. WE, ROBERT OLSEN AND SARAH OLSEN, OWNERS OF OLSEN SUBDIVISION, BRYAN, TEXAS AND WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED. Robert Olsen Sarah Olsen OWNER

APPROVAL OF THE PLANNING AND ZONING COMMISSION. I, [Signature], CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 25 DAY OF October, 2005 AND SAME WAS DULY APPROVED ON THE 19 DAY OF January, 2006. [Signature] CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK. 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 10 DAY OF March, 2006, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 7190, PAGE 48.

CERTIFICATE OF SURVEYOR AND ENGINEER. I, Christian A. Galindo, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT. Christian Galindo

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert + Sarah Olsen KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 3rd DAY OF March, 2006. Charminne C. McKenzie NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR. I, Kevin Russell, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES. Kevin Russell PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER. I, Linda Huff, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN. Linda Huff CITY ENGINEER



ALINDO ENGINEERS AND PLANNERS, INC. 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

A REPLAT OF PARTS OF LOTS 1, 2, 3, 4, & 5, BLOCK 85 BRYAN ORIGINAL TOWNSITE, AND A PART OF THE JOHN AUSTIN LEAGUE, A-2, AND A PART OF CALDWELL STREET BRYAN, BRAZOS COUNTY, TEXAS 0.4682 ACRE

OWNER/DEVELOPER: ROBERT OLSEN RELIANT INVESTIGATIVE GROUP LLC 207 N. MAIN, SUITE A BRYAN, TX 77803 TEL: (979) 822-8383 FAX: 822-7823

DATE: NOVEMBER 16, 2005 DESIGNED BY: ACA APPROVED BY: CAG REVISIONS: DECEMBER 08, 2005 PROJECT 29-05 SHEET 1 OF 1