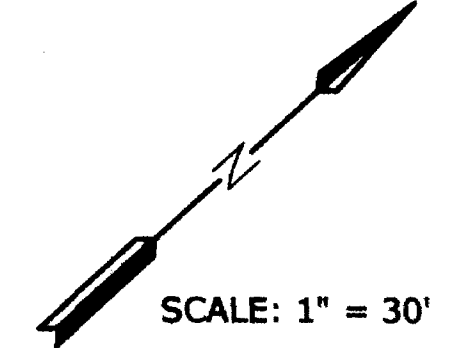
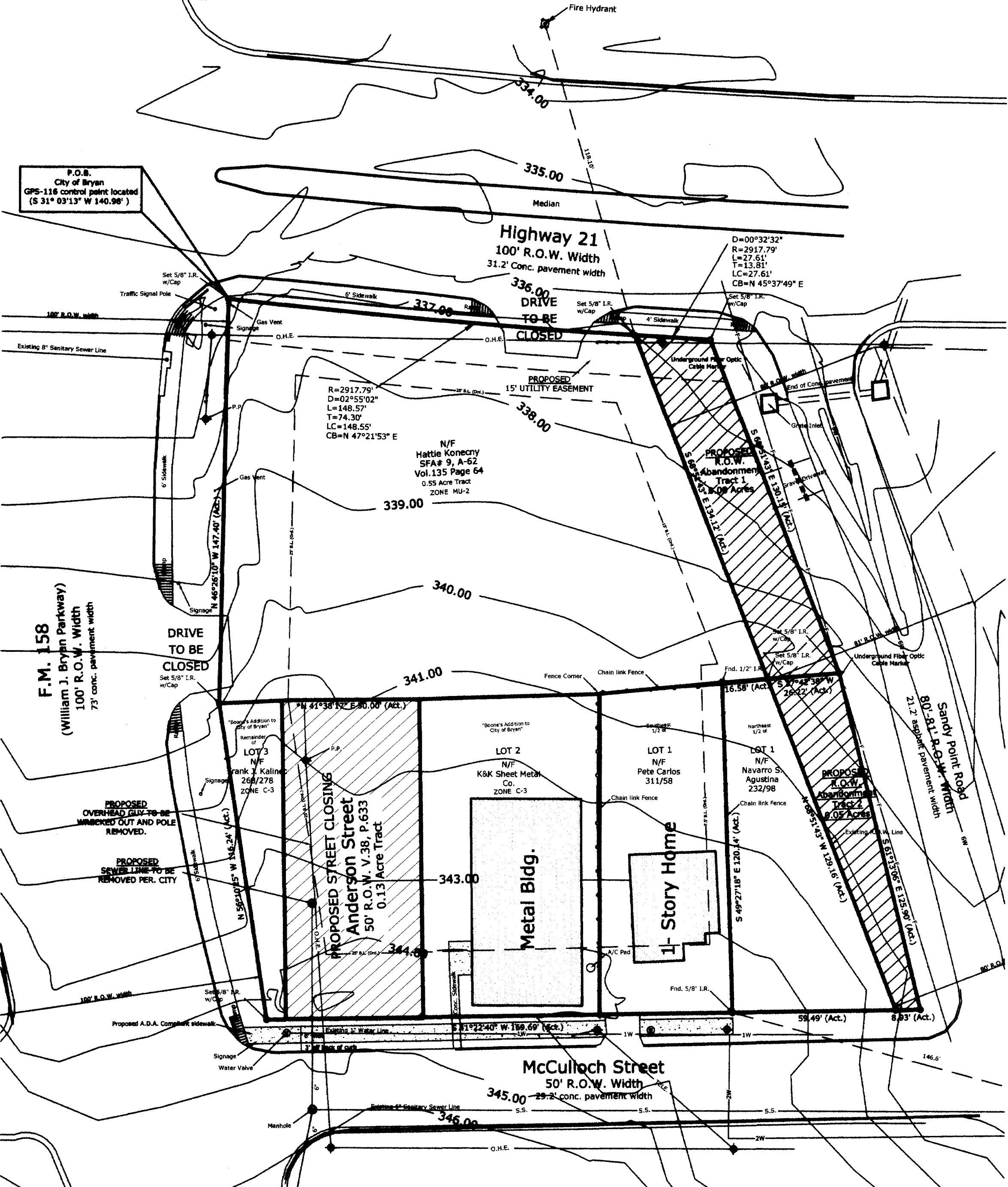


NOTES:
 *Plat bearing used as basis of bearings.
 This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0133C Effective Date: July 2, 1992
 Subject property zoned: Mixed Use General & C3
 Nearest Fire hydrant Located on Highway 21: 118.10'
 All setbacks shall be in accordance with The City of Bryan ordinances and regulations.
 Street closing per city council ordinance number _____

ORIGINAL



REPLAT



Field Note
 Right-of-Way Abandonment
 Tract 1
 0.08 Acres
 Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 9, A-62, Bryan, Brazos County, Texas, and being a part of the Right-of-Way of Sandy Point Road and being more particularly described as follows:

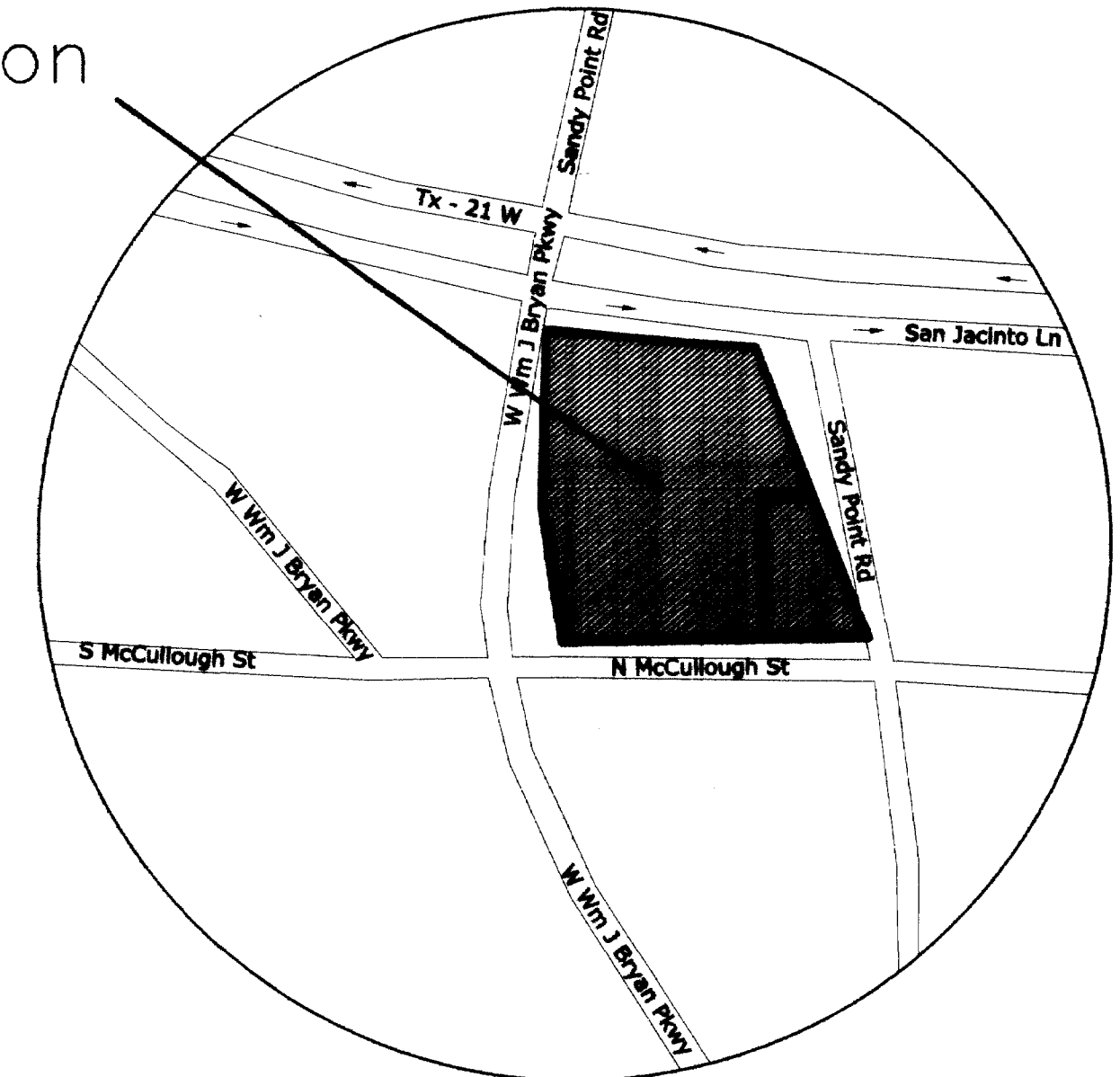
BEGINNING; at a 5/8" iron rod with cap set at the intersection of the southeast right-of-way line of Highway 21 and the south right-of-way line of Sandy Point Road;
 THENCE: 27.61 feet along a curve to the left with a central angle of 00° 32' 32" left, a radius of 2917.79 feet and whose chord bears N 45° 37' 49" E - 27.61 feet to a 5/8" iron rod with cap set for corner;
 THENCE: S 68° 51' 43" E - 130.15 feet to a 5/8" iron rod with cap set for corner;
 THENCE: S 37° 42' 38" W - 26.22 feet to a 5/8" iron rod with cap set for corner; same being in the existing right-of-way line of Sandy Point Road;
 THENCE: N 68° 51' 43" W - 134.12 feet along said Sandy Point Road line to the PLACE OF BEGINNING; and being 0.08 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2009.

Field Note
 Right-of-Way Abandonment
 Tract 2
 0.05 Acres
 Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 9, A-62, Bryan, Brazos County, Texas, and being a part of the Sandy Point Road Right-of-Way adjacent to Lot 1 of the Boone's Addition (38/633) and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap set at the north corner of Lot 1 of the BOONE'S ADDITION to the City of Bryan 38/633;
 THENCE: N 37° 42' 38" E - 26.22 feet to a 5/8" iron rod with cap set for corner;
 THENCE: S 61° 13' 06" E - 125.90 feet to a 5/8" iron rod with cap set for corner; same being the new intersection of said Sandy Point Road line and the northwest right-of-way line of McCulloch Street;
 THENCE: S 41° 22' 40" W - 8.93 feet along said McCulloch Street line to a 5/8" iron rod with cap set at the east corner of said Lot 1;
 THENCE: N 68° 51' 43" W - 129.16 feet along said Sandy Point Road line to the PLACE OF BEGINNING; and being 0.05 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2009.



Field Notes
 1.26 Acres
 Being all of that certain tract or parcel of land, lying and being in the Stephen F. Austin League, No. 9, A-62, Bryan, Brazos County, Texas, and being all of that 0.55 acre tract of land conveyed to Steve Konecny by Steve F. Regmund and wife, Bessie Regmund according to deed recorded in Volume 135, page 64, Deed Records of Brazos County, Texas and 1/2 of lot 1, all of lot 2 and part of lot 3 of BOONE'S ADDITION, plat recorded in Volume 38, page 633 Deed Records of Brazos County, Texas and part of the Anderson Street right-of-way and being more particularly described as follows:
 BEGINNING; at a 5/8" iron rod with cap set at the intersection of the southeasterly right of way line of Highway 21 and the northeast right-of-way line of FM 158;
 THENCE: 176.18 feet along said Highway 21 line around a curve to the left with a central angle of 3° 27' 34" R., a radius of 2917.79 feet and whose chord bears N 47° 05' 37" E - 176.15 feet to a 5/8" iron rod with cap set for corner, same being in the Sandy Point Road right-of-way;
 THENCE: S 68° 51' 43" E - 130.15 feet and S 61° 13' 06" E - 125.90 feet through said Sandy Point Road right-of-way to a 5/8" iron rod set for corner; same being the new intersection of said Sandy Point Road line and the McCulloch Street right-of-way line;
 THENCE: S 41° 22' 40" W - 238.11 feet along said McCulloch Street line to a 5/8" iron rod with cap set at intersection of said McCulloch Street line and said FM 158 line;
 THENCE: N 56° 10' 25" W - 116.24 feet and N 46° 26' 10" W - 147.40 feet along said FM 158 line to the PLACE OF BEGINNING; and containing 1.26 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 29, 2009.



VICINITY MAP
 NTS

LEGEND	
[Symbol]	Property Line
[Symbol]	Property Corner
[Symbol]	Utility Line
[Symbol]	Right-of-Way Line
[Symbol]	Chain Link Fence
[Symbol]	Concrete Slab
[Symbol]	Asphalt Paving
[Symbol]	Gravel Paving
[Symbol]	Grass
[Symbol]	Water
[Symbol]	Drain
[Symbol]	Well
[Symbol]	Other

CERTIFICATE OF SURVEYOR
 I, Donald Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is a true and correct copy as prepared from an original survey of the property made under my supervision on the ground and that the metes and bounds thereon are true and correctly describe a closed/constructible tract.

CERTIFICATE OF THE ENGINEER
 I, Donald Garrett, Registered Professional Engineer, No. 22700, in the State of Texas, hereby certify that proper engineering consideration has been given to the design of the plat.

Replat
 of
 0.55 Acre Tract
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 and
 SW 1/2 of Lot 1, NE 1/2 of Lot 1
 all of Lot 2,
 part of Lot 3,
 of
 Boone's Addition
 including the closing of a portion
 of
 Anderson Street
 and
 Abandonment
 of
 a portion of
 Sandy Point Road R.O.W.
 to create
 Lots 1R & 2R
 Boone's Addition

BRYAN, BRAZOS COUNTY, TEXAS
 DECEMBER 29, 2008

Doc: 01041896
 Pl: OR
 Vol: 9322
 Pg: 189
 Filed for Record in:
 BRAZOS COUNTY
 On: Sep 23, 2009 at 09:16A
 As a
 Plat
 Document Number: 01041896
 Amount: \$6.00
 Receipt Number - 375011
 By: Teresa Ramirez
 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.
 Sep 23, 2009
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Owner/Developer:
 Texas KJ Investments, LLC.
 Sam Trihn
 4405 Regal Oaks Drive
 College Station, TX 77845
 979.575.4545

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone: (979) 846 - 2686
 Fax: (979) 846 - 3094
 Ron P./Cad/08-347

APPROVAL OF THE CITY PLANNER
 I, the undersigned, Planning Administrator 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 22nd day of September, 2009.

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 22nd day of September, 2009.

CERTIFICATE OF OWNERSHIP
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Sam Trihn, the owner of the land shown on this Replat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 8860, page 97, Volume 8855, page 56, Volume _____, page _____, Volume _____, page _____, and designated herein as the Replat of Boone's Addition, Southwest 1/2 of Lot 1, all of Lot 2, part of Lot 3, including the closing of part of Anderson Street and a portion of Sandy Point Rd., in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

CERTIFICATE OF OWNERSHIP
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Sam Trihn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, the undersigned, Chairman 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 and Zoning Commission of the City of Bryan on the 22nd day of September, 2009 and same was duly approved on the 22nd day of September, 2009 by said Commission.

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 _____ day of _____, 2009, in the Deed Official Records of Brazos County Texas, in Volume _____, Page _____.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Sam Trihn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Notary Public, Brazos County, Texas
 [Signature]

Notary Public, Brazos County, Texas
 [Signature]