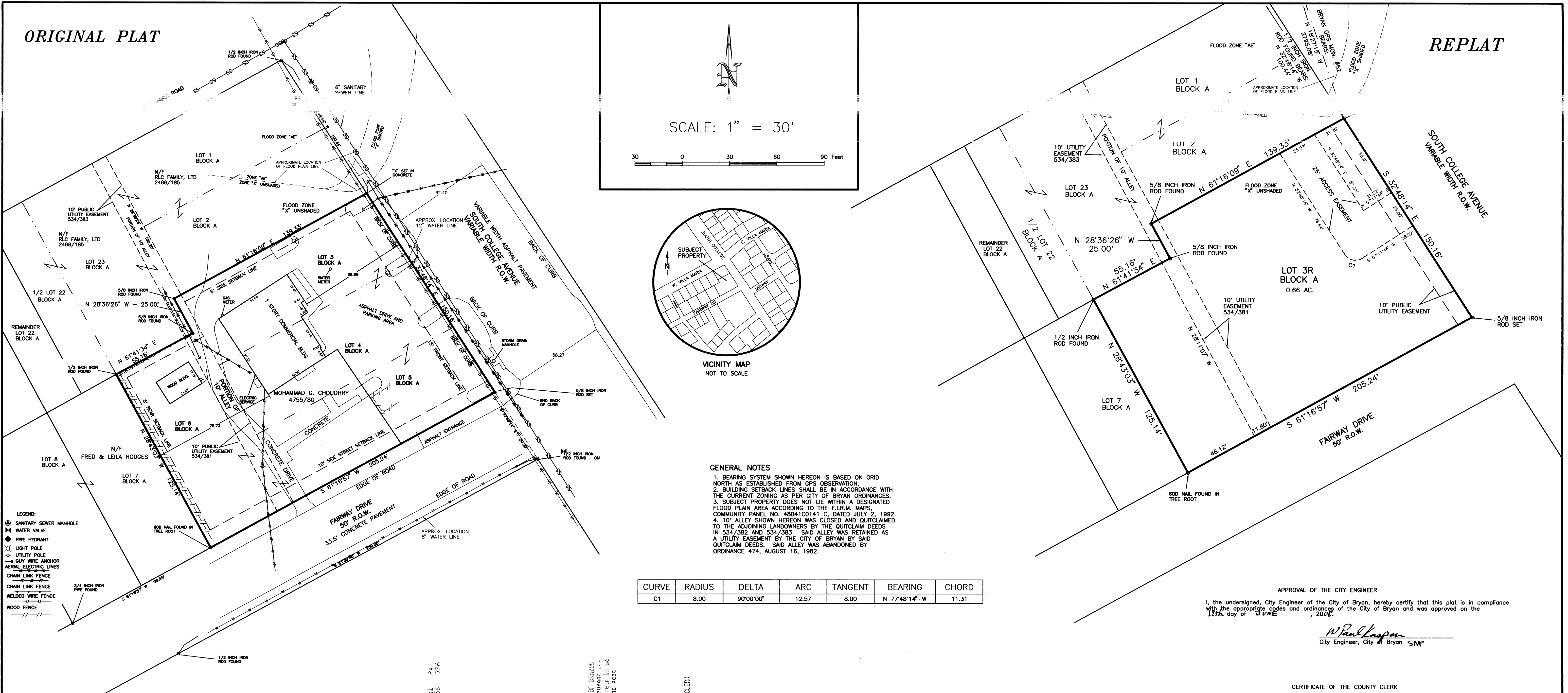
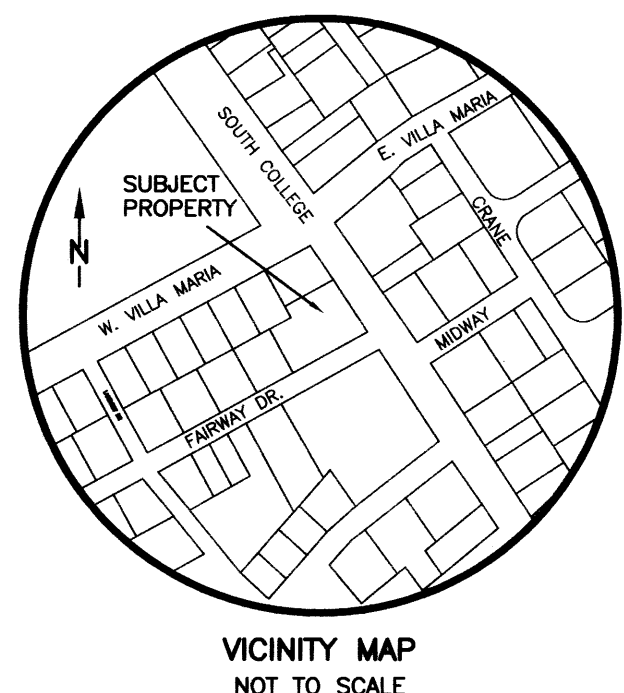
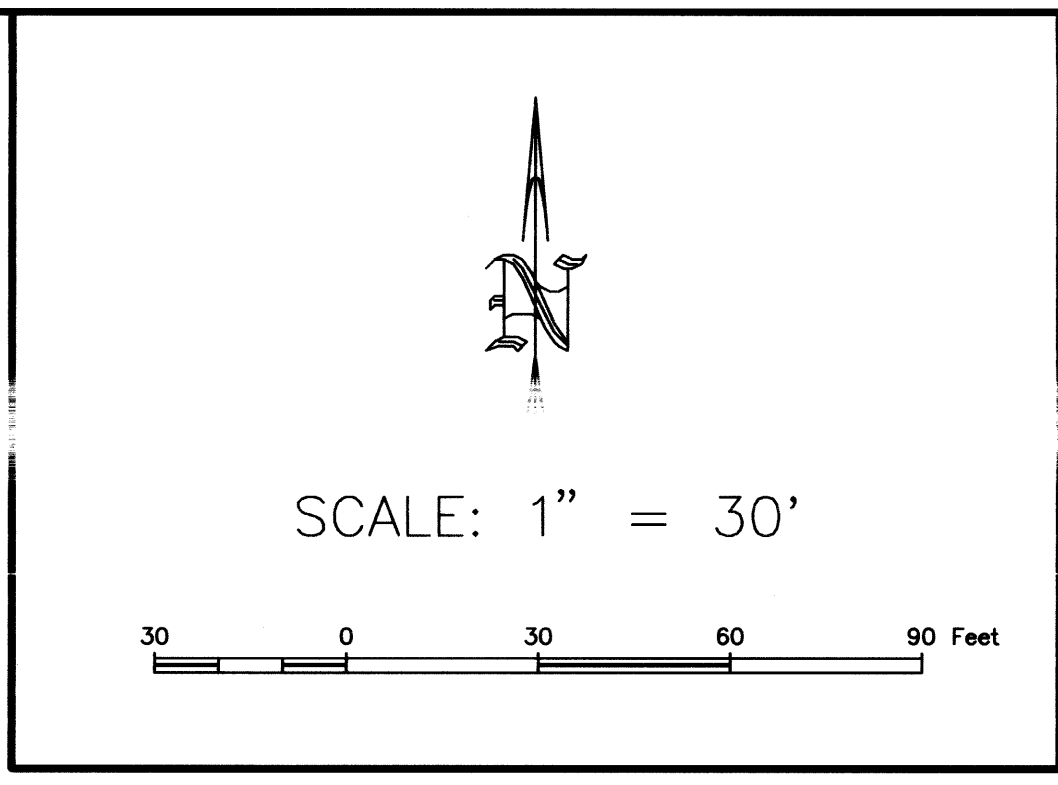


ORIGINAL PLAT

REPLAT



GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING AS PER CITY OF BRYAN ORDINANCES.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
4. 10' ALLEY SHOWN HEREON WAS CLOSED AND QUITCLAIMED TO THE ADJOINING LANDOWNERS BY THE QUITCLAIM DEEDS IN 534/382 AND 534/383. SAID ALLEY WAS RETAINED AS A UTILITY EASEMENT BY THE CITY OF BRYAN BY SAID QUITCLAIM DEEDS. SAID ALLEY WAS ABANDONED BY ORDINANCE 474, AUGUST 16, 1982.

Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Row 1: C1, 8.00, 90°00'00", 12.57, 8.00, N 77°48'14" W, 11.31

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 17th day of June, 2008.

CERTIFICATE OF 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 on the day of June, 2008, in the Official Public Records of Brazos County, Texas, in Volume 2656, Page 236.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We), MOHAMMAD G. CHOUDHRY, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 4755, Page 80, 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.

CERTIFICATION OF CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 17th day of June, 2008.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

Notary Public, State of Texas
ANITA M. HAMMOND
Notary Public, State of Texas
My Commission Expires MARCH 15, 2009



METES AND BOUNDS DESCRIPTION
0.66 ACRE TRACT
LOTS 3, 4, 5, 6 AND A PORTION OF AN ALLEY, BLOCK A
COUNTRY CLUB ESTATES
BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 3, 4, 5 AND 6 AND THE ADJOINING PORTION OF A 10' FOOT WIDE ALLEY, BLOCK A, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO MOHAMMAD G. CHOUDHRY RECORDED IN VOLUME 4755, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK A & A PORTION OF A 10' ALLEY COUNTRY CLUB ESTATES 0.66 ACRES VOLUME 81, PAGE 466 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1 INCH = 30 FEET SURVEY DATE: FEBRUARY 2008 PLAT DATE: 03-04-08 REVISED: 03-14-08 JOB NUMBER: 08-015 CAD NAME: 08-015 CRS FILE: C-CLUB (cont); 08-015 (job) PREPARED BY: KERR SURVEYING, LLC 505 CHURCH AVENUE, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195 PREPARED FOR: MOHAMMAD CHOUDHRY 500 NAGLE STREET COLLEGE STATION, TEXAS 77840 PHONE (979) 739-2518