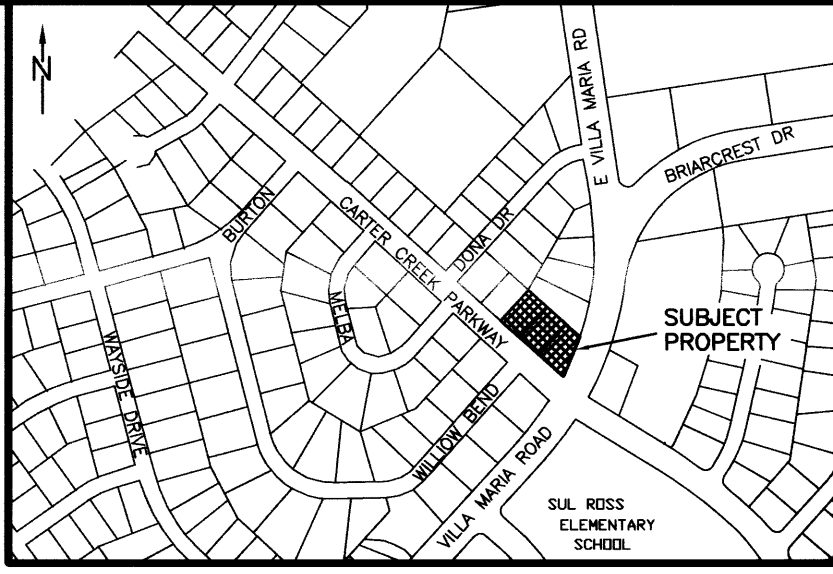
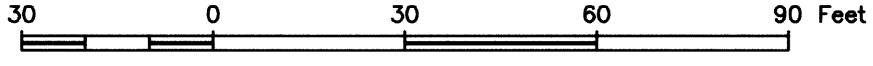


ORIGINAL PLAT

AMENDING PLAT

SCALE: 1" = 30'



Filed for Record in:
BRAZOS COUNTY
On: Dec 28, 2010 at 10:06A
As a
Plat
Document Number: 01079970
Amount: 63.00
Receipt Number: 404282
By:
Cathy Barcelona

METES AND BOUNDS DESCRIPTION

OF A
0.72 ACRE TRACT
LOTS 9, 10 & 11, BLOCK 8
CULPEPPER MANOR, THIRD INSTALLMENT
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 9, 10 AND 11, BLOCK 8, CULPEPPER MANOR, THIRD INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 205, PAGE 441 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF VILLA MARIA ROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF CARTER CREEK PARKWAY MARKING THE SOUTH CORNER OF SAID LOT 9;

THENCE: N 48° 02' 14" W ALONG THE NORTHEAST LINE OF CARTER CREEK PARKWAY FOR A DISTANCE OF 282.75 FEET TO THE WEST CORNER OF SAID LOT 11 AND THE SOUTH CORNER OF LOT 12, BLOCK 8, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF CARTER CREEK PARKWAY MARKING THE WEST CORNER OF SAID LOT 12 BEARS: N 48° 02' 14" W FOR A DISTANCE OF 80.02 FEET;

THENCE: N 41° 53' 28" E ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 12 FOR A DISTANCE OF 130.48 FEET TO THE COMMON CORNER OF SAID LOTS 11 AND 12 AND LOTS 1 AND 8, BLOCK 8, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 12 BEARS: N 47° 53' 23" W FOR A DISTANCE OF 79.83 FEET;

THENCE: S 47° 53' 23" E ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 8 FOR A DISTANCE OF 217.48 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF VILLA MARIA ROAD MARKING THE COMMON CORNER OF SAID LOT 9 AND LOT 8, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 901.28 FEET;

THENCE: ALONG THE WESTERLY LINE OF VILLA MARIA ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 45' 30" FOR AN ARC DISTANCE OF 137.77 FEET (CHORD BEARS: S 22° 41' 22" W - 137.64 FEET) TO THE POINT OF BEGINNING CONTAINING 0.72 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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.
Dec 28, 2010

HONORABLE KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY

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 CITY OF BRYAN ORDINANCE AND REGULATIONS.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C DATED JULY 2, 1992.
4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN MAPS.
6. SUBJECT PROPERTY IS CURRENTLY ZONED R-NC: RESIDENTIAL-NEIGHBORHOOD CONSERVATION.
7. THE 5' ADDITIONAL PUBLIC UTILITY EASEMENT IMPOSED ON LOT 11R DOES NOT CREATE AN ENCROACHMENT OF THE EXISTING RESIDENTIAL STRUCTURE LOCATED ON THE LOT.

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 20th day of September, 2010.

W. Paul Kaspar
City Engineer, City of Bryan

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 18th day of September, 2010.

Deane Russell
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I (We) Carlos + Joyce Roberts, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, R) in the Official Records of Brazos County, in Volume 1000, Page 3011, 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.

Carlos + Joyce Roberts
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 31 day of August, 2010

Helena Gorman
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I (We) Piyarali Hirani, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, R) in the Official Records of Brazos County, in Volume 3662, Page 72, 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.

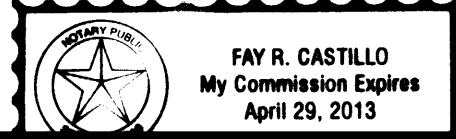
Piyarali Hirani
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 13 day of September, 2010

Fay R. Castillo
Notary Public, Brazos County, Texas



CERTIFICATE OF THE COUNTY CLERK

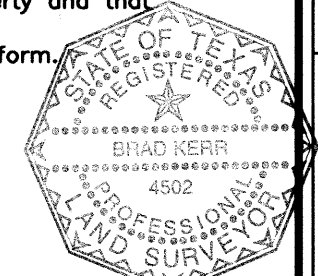
STATE OF TEXAS COUNTY OF BRAZOS
I, *Karen McQueen*, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 28th day of September, 2010, in the Official Public Records of Brazos County, Texas, in Volume 1107, Page 264.

Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

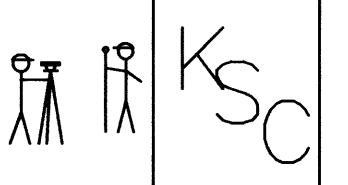
STATE OF TEXAS COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502



AMENDING PLAT
OF
LOTS 9, 10 & 11, BLOCK 8
CULPEPPER MANOR
THIRD INSTALLMENT
VOLUME 205, PAGE 441
0.72 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 06-04-10
PLAT DATE: 06-29-10
REVISED: 07-28-10
JOB NUMBER: 10-276
CAD NAME: 10-276R
CR5 FILE: WINDO-PL (cont); 10-276 (job)



PREPARED BY:
KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

OWNER:
PIYARALI HIRANI
3240 INNSBRUCK
COLLEGE STATION, TEXAS 77845
PHONE (979) 229-7645

OWNER:
CARLOS ROBERTS
5705 CART CREEK PKWY
BRYAN, TEXAS, 77801
PHONE (979) 778-2157