

LINE	DISTANCE	BEARING
L1	45.88	S 20°57'20" E
L2	23.23	S 74°00'12" W
L3	110.99	S 66°14'09" W
L4	71.48	S 73°59'41" W
L5	46.89	S 73°59'41" W

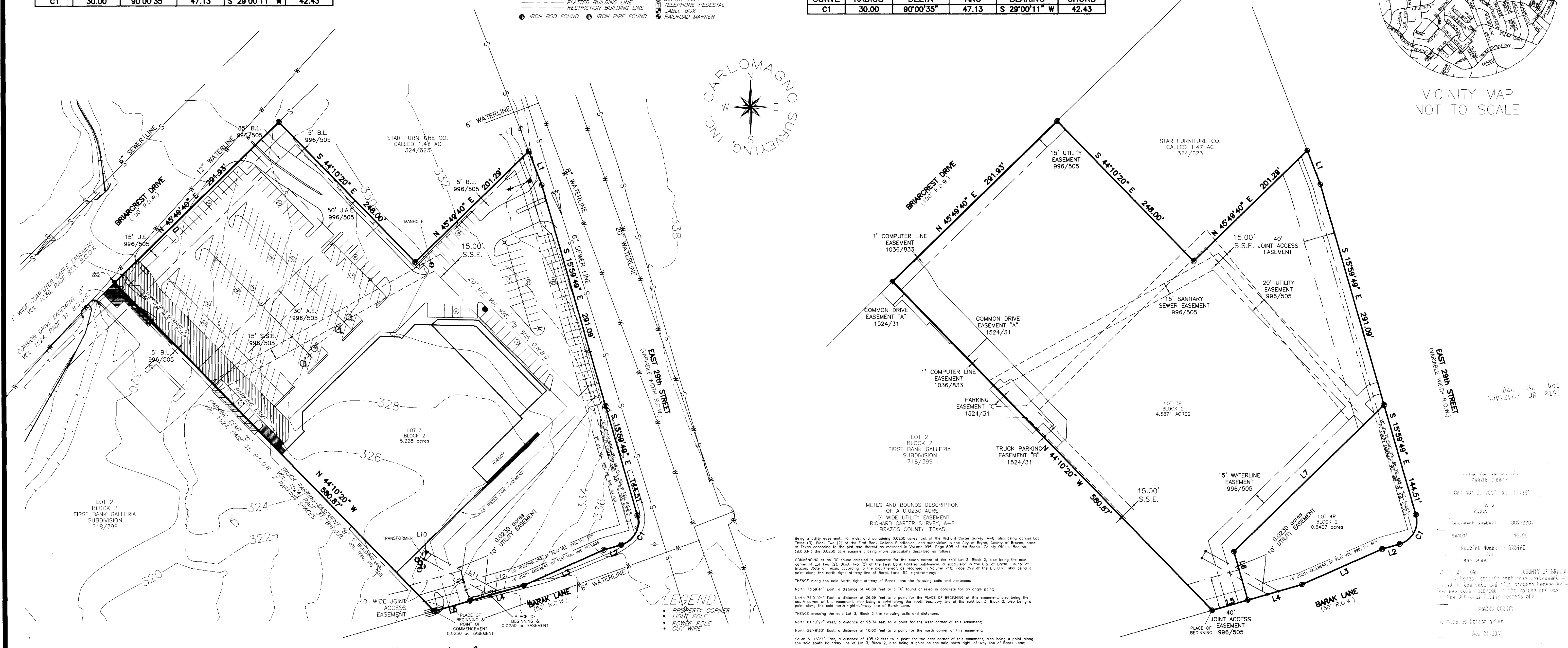
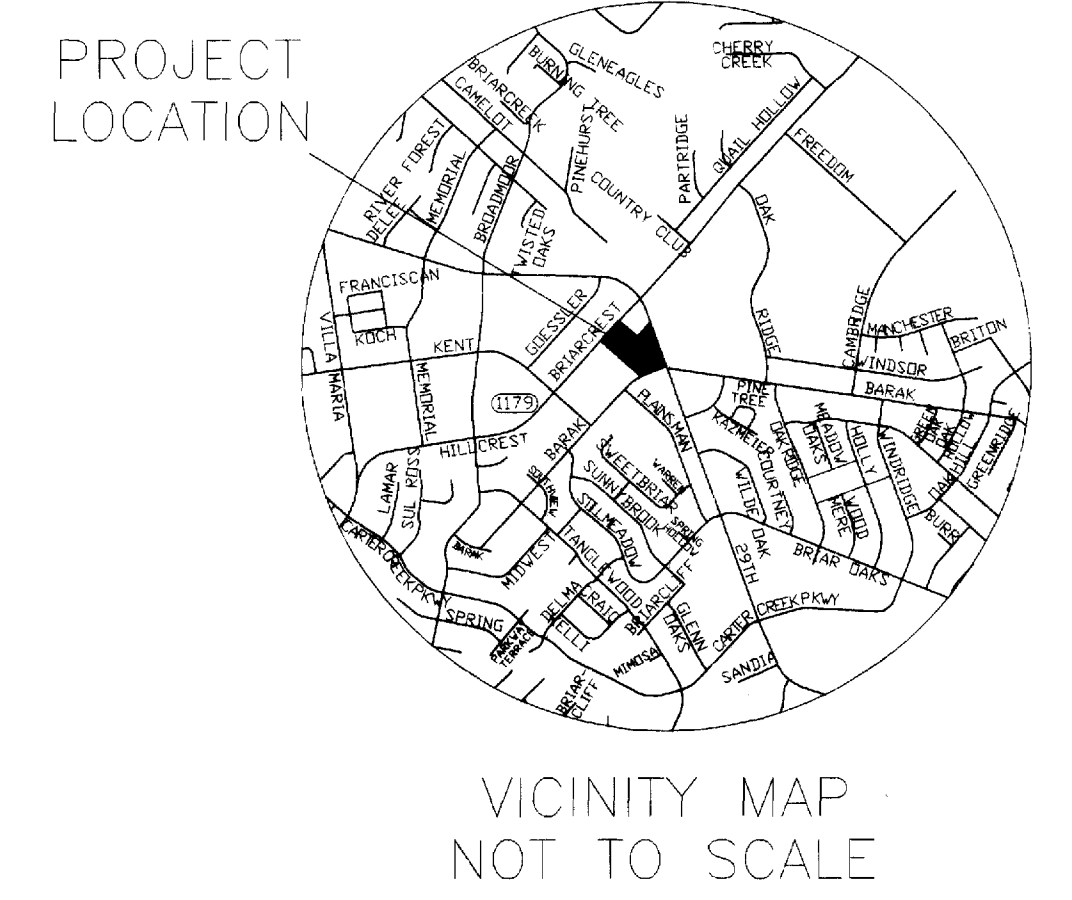
LINE	DISTANCE	BEARING
L8	26.39	N 74°01'04" E
L9	95.34	N 61°13'27" W
L10	10.00	N 28°46'33" E
L11	108.42	S 61°13'27" E
L12	14.20	S 74°00'11" W

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	90°00'35"	47.13	S 29°00'11" W	42.43

LINE	DISTANCE	BEARING
L1	45.88	S 20°57'20" E
L2	23.23	S 74°00'12" W
L3	110.99	S 66°14'09" W
L4	71.48	S 73°59'41" W
L5	46.89	S 73°59'41" W
L6	63.81	N 15°59'49" W
L7	266.23	N 45°49'40" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	90°00'35"	47.13	S 29°00'11" W	42.43

- SURVEY LEGEND**
- SUBJECT PROPERTY LINE
 - ORIGINAL PROPERTY LINE
 - ELECTRICAL LINE
 - WATER LINE
 - WATER VALVE
 - CHIMNEY FENCE
 - WOOD FENCE
 - GARBAGE FENCE
 - ACCESS EASEMENT
 - DRAINAGE EASEMENT
 - ELECTRICAL EASEMENT
 - INGRESS/EGRESS EASEMENT
 - PARKING EASEMENT
 - SAINTARY/STORM EASEMENT
 - UTILITY EASEMENT
 - ORDINANCE BUILDING LINE
 - PLATTED BUILDING LINE
 - RESTRICTION BUILDING LINE
 - 5/8" IRON ROD SET MONUMENT
 - WATER METER
 - 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
 - IRON ROD FOUND
 - IRON PIPE FOUND



METES AND BOUNDS DESCRIPTION
 OF A 0.0230 ACRE
 10' WIDE UTILITY EASEMENT
 RICHARD CARTER SURVEY, A-8
 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
 OF A 5.228 ACRE TRACT
 RICHARD CARTER SURVEY, A-8
 BRAZOS COUNTY, TEXAS

I, David Dudycha, 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.

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 20th day of August, 2007.

I, Act Hayes, the 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 20th day of August, 2007 and the same was duly approved on the 20th day of August, 2007 by said Commission.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared David Dudycha, 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 purposes stated therein under my hand and seal of office this 14th day of August, 2007.

David Dudycha
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Kevin Russell, 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 purposes stated therein under my hand and seal of office this 14th day of August, 2007.

Kevin Russell
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Donita Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of the 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 the same shall describe a closed geometric form.

Donita Carlomagno
 Texas Registered Professional Land Surveyor, No. 1562

- 1) The basis of this survey is City of Bryan GPS Monumentation referenced to the Texas State Plane Coordinate System, Central Zone, NAD-27
- 2) Building Lines are established by the City of Bryan Ordinances and Regulations.
- 3) 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
- 4) Easement executed by M.F. Kachinski, et ux to the City of Bryan, dated December 5, 1949 and recorded in Volume 141, Page 404 of the B.C.D.R. is 10' and kept in Volume 68, Page 495 & 527 of the B.C.D.R.
- 5) Restrictive covenants and easement agreement executed by and between John C. Culppeper, Jr. and Safeway Stores, Incorporated dated August 24, 1987 is recorded in Volume 996, Page 476 of the B.C.D.R.
- 6) Easements executed by Culppeper Properties, Inc. dated February 19, 1988 recorded in Volume 1036, Page 833 of the B.C.D.R.
- 7) Grant of easements executed by and between John C. Culppeper, Jr. and Commercial Service Corporation dated January 3, 1992 is recorded in Volume 1524, Page 311 of the B.C.D.R.
- 8) Building lines recorded in Volume 261, Page 770 and Volume 313, Page 565, both of the B.C.D.R. do not affect this property.
- 9) The 50' and 30' easements were voided by instrument recorded in Volume 1524, Page 43 of the B.C.D.R.
- 10) No additional curb cuts will be granted. All access to property will be granted through joint access easements.
- 11) Drawing Scale is 1"=60'
- 12) There are 228 regular parking spaces and 4 handicap spaces for a total of 232 parking spaces.
- 13) Technician: J. Bailey; Field Crew: R. Rivera

Being a tract of land containing 5.228 acres, out of the Richard Carter Survey, A-8, also being the same called 5.228 acre tract being called Lot Three (3), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 306, Page 505 of the Brazos County Official Records (B.C.D.R.), the 5.228 acre tract being more particularly described as follows:

BEING an on "X" found chained in concrete for the south corner of the said Lot 3, Block 2, also being the west corner of Lot Two (2), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 718, Page 359 of the B.C.D.R., also being a point along the south right-of-way line of Barak Lane, 57' right-of-way.

THENCE along the said north right-of-way line of Barak Lane the following calls and distances:

North 73°59'41" East, a distance of 46.89 feet to a "X" found chained in concrete for an angle point;

North 74°01'04" East, a distance of 26.39 feet to a point for the PLACE OF BEGINNING of this easement, also being the south corner of this easement, also being a point along the south boundary line of the said Lot 3, Block 2, also being a point along the said north right-of-way line of Barak Lane;

THENCE crossing the said Lot 3, Block 2 the following calls and distances:

North 61°13'27" West, a distance of 95.34 feet to a point for the west corner of this easement;

North 28°46'33" East, a distance of 10.00 feet to a point for the north corner of this easement;

South 61°13'27" East, a distance of 105.42 feet to a point for the east corner of this easement, also being a point along the said south boundary line of Lot 3, Block 2, also being a point on the said north right-of-way line of Barak Lane;

THENCE along the said north right-of-way line of Barak Lane South 74°00'11" West, a distance of 14.20 feet to the PLACE OF BEGINNING containing 0.0230 acres.

BEING an on "X" found chained in concrete for the south corner of the said Lot 3, Block 2, also being the west corner of Lot Two (2), Block Two (2) of the First Bank Galleria Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 718, Page 359 of the B.C.D.R., also being a point along the south right-of-way line of Barak Lane, 57' right-of-way.

THENCE along the said south right-of-way line of Barak Lane North 45°49'40" East, a distance of 291.93 feet to a 1/2" iron rod found for the north corner of the said Lot 3, Block 2, also being a point along the said southeast right-of-way line of Barak Lane, also being the west corner of the said 1.47 acre Star Furniture tract, also being a point along the south right-of-way line of Barak Lane, a 30' right-of-way.

THENCE along the common line between this tract and the said Lot 2, Block 3 of the First Bank Galleria Subdivision, North 44°10'20" West, a distance of 580.87 feet to an "X" found chained in concrete for the southeast corner of this tract, also being a point along the said southeast right-of-way line of East 29th Street;

THENCE along the said southeast right-of-way line of East 29th Street the following calls and distances:

South 20°57'20" East, a distance of 45.88 feet to an "X" found chained in concrete for an angle point of this tract;

South 15°59'49" East, a distance of 291.09 feet to a 5/8" iron rod found for an angle point of this tract;

South 15°59'49" East, a distance of 144.51 feet to a 5/8" iron rod found for the southeast corner of this tract, also being a point along the said southeast right-of-way line of East 29th Street;

THENCE around a curve to the right having a delta angle of 87°02'35", an arc distance of 47.13 feet a radius of 30.00 feet, also being a point along the said north right-of-way line of East 29th Street, also being a point along the said southeast right-of-way line of Barak Lane, also being the west corner of the said 1.47 acre Star Furniture tract, also being a point along the said southeast right-of-way line of Barak Lane, a 30' right-of-way.

THENCE along the said north right-of-way line of Barak Lane the following calls and distances:

North 74°00'12" East, a distance of 23.23 feet to an "X" found chained in concrete for an angle point of this tract;

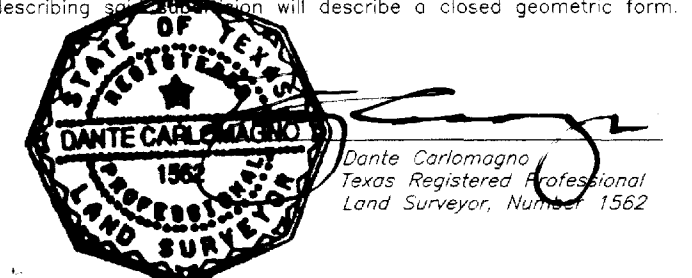
South 66°14'09" West, a distance of 110.99 feet to an "X" found chained in concrete for an angle point of this tract;

South 74°00'30" West, a distance of 71.48 feet to an "X" found chained in concrete for an angle point of this tract;

South 73°59'41" West, a distance of 46.89 feet to the PLACE OF BEGINNING containing 0.0230 acres.

ACREAGE 5.228 RECORDED IN VOLUME 966, PAGE 505
 SUBDIVISION: LOT 3, BLOCK 2, FIRST BANK GALLERIA SUBDIVISION
 STREET ADDRESS: EAST 29th STREET AND BARAK LANE
 CITY: BRYAN COUNTY: BRAZOS
 SURVEYED FOR: DAVID W. DUDYCHA
 Drawing Scale 1"=40'
 Technician: Jason Bailey
 Field Crew: R. Rivera
 DRAWN BY: Jason Bailey
 JOB # 07047

Carlomagno Surveying Inc.
 2714 Finfeather Road, Bryan, Texas 77801
 Phone: 979-775-2833 Fax: 979-775-4127 e-mail: carlomagnosurveying.com
 DRAWING NO. 07047.DWG
 SHEET 1 OF 1



STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin Russell, the County Clerk in and for said County, do hereby certify that this plat together with its certificates and attachments were filed for record in my office the 20th day of August, 2007, in the Official Records of Brazos County in Volume 917, Page 247.

Kevin Russell
 County Clerk, Brazos County, Texas