

METES AND BOUNDS DESCRIPTION

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Gentry Griffin Addition to the City of Bryan, as recorded in Vol. 97, Page 440, of the Brazos County Deed Records, and being all of Lots 1, 2, and 3, of Block 3, and being a part of the same tract of land conveyed to Nicolas A. Ponce, as recorded in Volume 5723, Page 212, of the Brazos County Official Records(B.C.O.R.), also being a portion of Gentry Lane(undeveloped) and a 25' wide portion of Mockingbird Road(undeveloped) as closed in Ordinance # \_\_\_\_\_ and now more particularly described as follows:

BEGINNING at a 5/8" iron rod set for the north corner of this tract, also being a point on the southeast right-of-way line of Mockingbird Road, also being the north corner of Lot 3, Block 3 of said addition, also being the west corner of Lot 4, Block 3, of said Gentry-Griffin Addition;

THENCE South 45°00'00" East, a distance of 128.95 feet along the common line between this tract and said Lot 4 to a 5/8" iron rod set for the east corner of this tract, also being the east corner of the original Lot 3, Block 3, of said addition, also being the south corner of said Lot 4, also being a point on the northwest line of a 12' alley;

THENCE South 45°00'00" West, a distance of 200.00 feet along the common line between this tract and said 12' alley and severing said Gentry Lane(undeveloped) to a 5/8" iron rod set for the south corner of this tract, also being a point on the southwest right-of-way line of Gentry Lane(undeveloped), also being a point on the northeast line of the City of Bryan, SFA #9, Block 3, called 14.9404 acres, as recorded in Vol. 5232, Page 184, of the B.C.O.R.;

THENCE North 45°00'00" West, a distance of 153.95 feet along the common line between this tract and said right-of-way line of Gentry Lane, also being the northeast line of said 14.9404 acre tract to a 5/8" iron rod set for the west corner of this tract, also being at the intersection of said Gentry Lane and the centerline of said Mockingbird Road;

THENCE North 45°00'00" East, a distance of 175.75 feet along the common line between this tract and said centerline of Mockingbird Road(undeveloped) to a 5/8" iron rod set for a north corner of this tract, also being a point on the southwest right-of-way line of Mockingbird Road(50' R.O.W.);

THENCE South 45°00'00" East, a distance of 25.00 feet along the common line between this tract and said right-of-way line of Mockingbird Road to a 5/8" iron rod set for an interior corner of this tract, also being a point on the northwest line of said original Lot 3;

THENCE North 45°00'00" East, a distance of 24.25 feet along the common line between this tract and said right-of-way line of Mockingbird Road to the PLACE OF BEGINNING containing 0.6929 acres.

GPS MONUMENT #54  
N=380,174.193  
E=3,242,982.360  
ELEV.=353.47

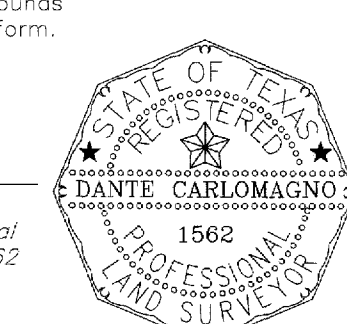
NOTES:  
1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.  
2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.  
3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5  
4) The bearings for this survey are based on rods found along the R.O.W. of Sunset Street, as recorded on Plat in Vol. 97, Page 440, of the B.C.O.R.  
5) All setbacks shall be in accordance with the City of Bryan Ordinances.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Nicolas Ponce, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, Volume \_\_\_\_\_, 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.

Nicolas Ponce  
Owner

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

Dante Carlomagno  
Texas Registered Professional Land Surveyor, Number 1562



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 executed the same for the purpose stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Jeannette Raines  
Notary Public, Brazos County

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, the 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 \_\_\_\_\_, 2004, in the Office of the County Clerk, Brazos County, Texas, and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Karen McQueen  
County Clerk, Brazos County, Texas

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Karin Punnett  
Planning Administrator, Bryan, Texas

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

L.D. Huff  
City Engineer, Bryan, Texas

File name: 04196-REPLAT.DWG  
Plot date: 05/10/2004 at 09:33  
Revised: 05/27/2004  
Revised: 09/22/2004  
Revised: 11/19/2004  
Revised: 12/17/2004-roads closed

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and that it is a true and correct copy of the original as recorded in the Public Records of the County of Brazos, Texas.

Jan 26, 2005

ANGIE E. WEAVER, COUNTY CLERK  
BRAZOS COUNTY

FILED FOR RECORD IN:  
BRAZOS COUNTY  
On: Jan 26, 2005 at 09:54:04  
PLAT # 5  
Amount 52.00  
Receipt Number - 23987  
Susie Cohen

DOC BK Vol 1 Pg  
00880682 DR 6491 87

LEGEND

- PROPERTY CORNER
- # POWER POLE
- ⊗ FIRE HYDRANT

PUBLIC UTILITY EASEMENT(P.U.E.)  
BUILDING LINE(B.L.)

—X—X— FENCE LINE  
—W—W— CITY WATER LINE  
—S—S— CITY SEWER LINE  
(CITY LINES FROM CITY OF BRYAN PLANS)

REPLAT OF  
LOTS 1, 2, AND 3  
BLOCK 3 AND R.O.W. OF GENTRY  
AND MOCKINGBIRD ROADS  
TO  
LOT 1R  
BLOCK 3  
0.6929 ACRES  
GENTRY-GRIFFIN ADDITION  
VOL 97, PAGE 440  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 30' - May, 2004

NICOLAS PONCE  
1109 BECK ST  
BRYAN, TX 77803

Carlo Magno Surveying, Inc.  
2714 Finley Road, Bryan, Texas 77801  
www.CarloMagnoSurveying.com  
Phone (979)775-2873, Fax (979)775-4787, E-mail CSB@CarloMagnoSurveying.com

DRAWN BY: A. WALLACE  
DRAWING NO. 04196-REPLAT  
SHEET 1 OF 1