PROJECT LOCATION VICINITY MAP NOT TO SCALE SAN JACINTO LANE (VARIABLE WIDTH R.O.W.) SAN JACINTO LANE (VARIABLE WIDTH R.O.W.) N 50°00'00† E CONCRETE WALK 75.00' (CALLED 75.00') N 49°46'53" E 75.03 N 49°46'53" E 75.03' N 50°00'00" E 75.00' PLACE OF BEGINNING ONE STORY BRICK CONCRETE DRIVE BUILDING STREET R.O.W.) LUCKY STREET (50' R.O.W.) 0.3912 ACRES LUCKY (50' LOT 8 LOT 9 BLOCK 6 BLOCK 6 LOT 8 BLOCK 6 LOT 9 BLOCK 6 BLOCK 6 LOT 10R BLOCK 6 COVERED CONCRETE GRASS 15.00' B.L. CONCRETE PARKING 40°16′51" E 113.42' | Filed for Record in: BRAZOS COUNTY (CALLED 113.50') On: Sep 07,2007 at 12:47 S 50°00'00" W S 49°56'25" W As a Pluts 74.95 75.56 Document Number: 00975809 S 50°00'00" W (CALLED 75.00') S 49°56'25" W (CALLED 75.00') Receipt Number - 324740 Lann Greer LOT 4 LOT 6 STATE OF TEXAS COUNTY OF BRAZOS LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 BLOCK 6 BLOCK 6 BLOCK 6 BLOCK 6 BLOCK 6 I hereby certify that this instrument was BLOCK 6 BLOCK 6 BLOCK 6 BLOCK 6 BLOCK 6 filed on the date and time stamped hereon by me and was duly recorded in the volume and pase of the Official Public records of: BRAZOS COUNTY <u>as</u> stamped hereon by me. Sep 07:2007 HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY KHAIRUNNISSA and BARKATALI, 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. Kevin Kussell, the undersigned, City SURVEY LEGEND METES AND BOUNDS DESCRIPTION ● 5/8" IRON ROD SET OF A 0.3912 ACRE TRACT Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that # MONUMENT SUBJECT PROPERTY LINE H WATER METER 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 ----- ORIGINAL PROPERTY LINE HENDERSON ADDITION ELECTRICAL LINE
WATER LINE WATER VALVE FIRE HYDRANT

E ELECTRIC METER CITY OF BRYAN BRAZOS COUNTY, TEXAS -- POWER POLE ♦ LIGHT POLE ---- ACCESS EASEMENT Being a tract of land containing 0.3912 acres, out of the Henderson Addition to the City of Bryan, County of Brazos, State of ---- DRAINAGE EASEMENT Texas, according to the plat thereof, as recorded in Volume 38, Page 556 of the Brazos County Deed Records (B.C.D.R.), also being all of Lot Ten (10), Eleven (11) and Twelve (12), Block Six (6) of the said addition, also being the same tract of land ♦ PIPELINE MARKER S GAS METER owned by Barkatali and Khairunnissa Ali as recorded in Volume 7089, Page 296 of the Brazos County Official Records (B.C.O.R.), and the same tract of land owned by Barkatali and Khairunnissa Ali as recorded in Volume 8049, Page 263 of the B.C.O.R., the 0.3912 acre tract being more particularly described as follows: PROPANE TANK 0.3912 ACRES SANITARY MANHOLE ---- SANITARY/STORM EASEMENT STATE OF TEXAS COUNTY OF BRAZOS STORM MANHOLE ---- UTILITY EASEMENT
----- ORDINANCE BUILDING LINE
------ PLATTED BUILDING LINE BEGINNING at a 3/8" iron rod found for the west corner of this tract, also being the north corner of Lot Nine 99), Block 6 CLEANOUT Art Hyper of the said Henderson Addition, also being a point along the southeast right-of-way line of San Jacinto Lane, a variable width right-of-way, also being known as State Highway 21, also being the west corner of the said Lot 10, Block 6, SEPTIC TANK

TELEPHONE PEDESTAL i, he Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval A REPLAT OF appeared Barket Ali + Khairunnisse THENCE along the said southeast right-of-way of San Jacinto Lane the following calls and distances: be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_\_\_day of \_\_\_\_\_\_\_, 2007 and the same was duy approved \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2007 by said ® IRON ROD FOUND ® IRON PIPE FOUND \$\infty\$ RAILROAD MARKER LOTS 10, 11 & 12 BLOCK North 49°46'53" West, a distance of 75.03 feet to a 5/8" iron rod set for the angle point of this tract;, Given under my hand and sea' 6 HENDERSON ADDITION North 50°00'00" East, a distance of 75.00 feet to a 5/8" iron rod set for the north corner of this tract, also being the north corner of the said Lot 12, Block 6, also being a point at the intersection of the said southeast right-of-way of San 1). The basis of this survey is City of Bryan GPS Monumentation referenced to the TO THE Texas State Plane Coordinate System, Central Zone, NAD-27 Jacinto Lane and the southwest right—of—way line of Lucky Street, a 50' right—of—way; CRISTINA HOWARD THENCE along the said southwest right-of-way of Lucky Street, South 40°16'51" East, a distance of 113.42 feet to a 3/8" 2). Building Lines are established by the City of Bryan Ordinances and Regulations. CITY OF BRYAN os Motory Bublic iron rod found for the east corner of this tract, also being a point along the said southwest right-of-way of Lucky Street, also being the north corner of \_ot Six (6), Block 6 of the said Henderson Addition; STATE OF TEXAS 3). Said lot does not appear to be under the 100 year flood plain, as identified by COUNTY OF BRAZOS BRAZOS COUNTY, TEXAS the Federal Emergency Management Agency on Community Panel No. 48041C0133 C. Dated: July 2, 1992 THENCE along the common line between this tract and the said Lot 6, Block 6, passing said Lot 6, Block 6 and continuing My Commission I, Dante Carlomagno, Texas Registered Professional Land Surveyor along the common line between this tract and the Lot Five (5), Block 6 of the said Henderson Addition, South 49'56'25" West a distance of 75.56 feet to an 3/8" iron rod found for an angle point of this tract, also being a point along the northwest Expires 01/18/2011 No. 1562, do hereby certify that the above survey is a true and STATE OF TEXAS accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or INTY OF BRAZOS

I, the County Clerk in and the county county together with the county coun 4). Easements recorded in Volume 139, Pages 407 & 412 of the Brazos County boundary line of the said Lot 5, Block 6; ACREAGE: 0.3912 overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form. Deed Records are as noted above. ALSO BEING: SAME TRACTS RECORDED IN 7089/296 & 8049/263 THENCE along the common line between this tract and the said Lot 5, Block 6, passing the said Lot 5, Block 6 and l, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the continuing along the common line between this tract and Lot Four (4), Block 6 of the said Henderson Addition, South 50'00'00" West, a distance of 74.95 feet to a 2" iron pipe found for the south corner of this tract, also being the south SUBDIVISION: HENDERSON ADDITION, 38/556 5). Drawing Scale is 1"=20' appropriate codes and ordinances of the City of Bryan and was approved on the 21 cay of 5 STREET ADDRESS: 307 & 311 SAN JACINTO LANE corner of the said Lot 10, Block 6, also being the west corner of the said Lot 4, Block 6, also being the north corner of Lot Three (3), Block 6 of the said Henderson Addition, also being the east corner of the said Lot 9, Block 6; 6). Technician: J. Bailey; Field Crew: J. Arevalo CITY: BRYAN COUNTY: BRAZOS THENCE along the common line between this tract and the said Lot 9, Block 6, North 40'02'22" West, a distance of 113.21 feet to the PLACE OF BEGINNING containing 0.3912 acres. SURVEYED FOR: BARKATALI ALI & KHAIRUNNISSA ALI 7) File name: 07194.dwg Laun Marien

County Clerk, Brazos County, Texas

Ly Carly Bascelon Carlomagno Surveying Inc. 8) Plot Date: July 9, 2007; Revised: July 24, 2007 2714 Finfeather Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail cs@carlomagnosurveying.com DRAWING NO. 07194.DWG

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