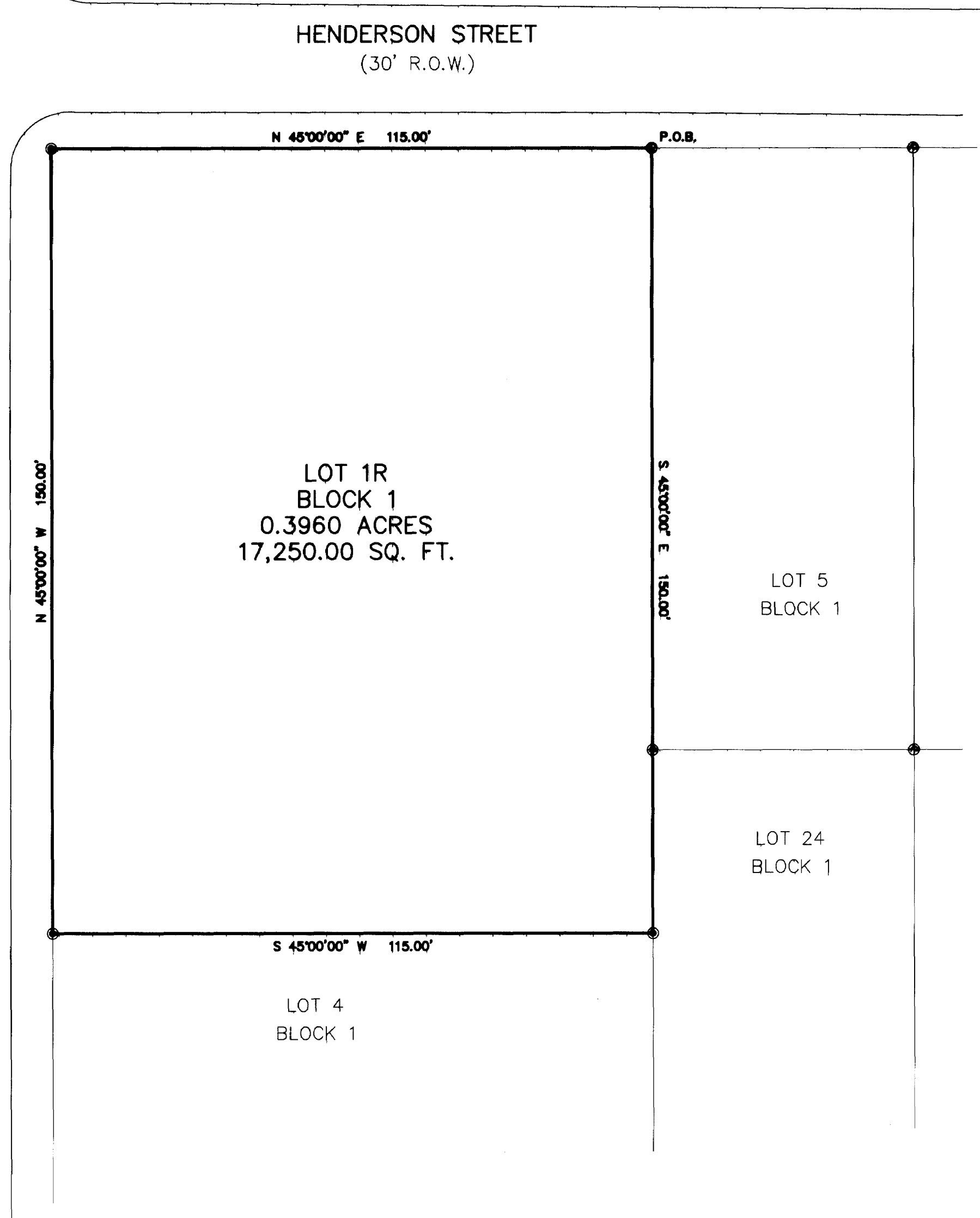


VICINITY MAP
NOT TO SCALE



REPLAT

GPS MONUMENT #35
N=388,405.044
E=3,249,059.238
ELEV.=331.60

PLAT

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, shown hereon for the purposes identified.

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, shown hereon for the purposes identified.

Doc Bk Vol Pg
00990005 DR 8461 281
Filed for Record in:
BRAZOS COUNTY
On: Feb 26, 2008 at 01:20P
As a
Plats
Document Number: 00990005
Amount: \$8.00
Receipt Number - 335779
By:
Cathy Barcelona

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,
Feb 26, 2008
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- PROPERTY CORNER
- POWER POLE
- POWER BOX
- GAS METER
- WATER METER
- FIRE HYDRANT
- MANHOLE
- PUBLIC UTILITY EASEMENT(P.U.E.)
- BUILDING LINE(B.L.)
- CITY WATER LINE
- CITY SEWER LINE
- (CITY LINES FROM CITY OF BRYAN PLANS)

METES AND BOUNDS DESCRIPTION

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Higgs Addition to the City of Bryan, as recorded in Vol. 38, Page 555, of the Brazos County Deed Records, and being all of Lot 1, Lot 2, and Lot 3, of said addition, and now more particularly described as follows:
BEGINNING at a 5/8" iron rod found for the north corner of this tract, also being a point on the southeast right-of-way line of Henderson Street(30' R.O.W.), also being the west corner of Lot 5, Block 1, of said Subdivision;
THENCE South 45°00'00" East, a distance of 150.00 feet along the common line between this tract and said Lot 5, and Lot 24 of said Subdivision to a 5/8" iron rod set for the east corner of this tract, also being the north corner of Lot 4, of said Subdivision;
THENCE South 45°00'00" West, a distance of 115.00 feet along the common line between this tract and said Lot 4 to a 5/8" iron rod set for the south corner of this tract, also being the west corner of said Lot 4, also being a point on the northeast right-of-way line of Military Street(55' R.O.W.);
THENCE North 45°00'00" West, a distance of 150.00 feet along the common line between this tract and said right-of-way line of Military Street to a 5/8" iron rod set for the west corner of this tract, also being at the intersection of the northeast right-of-way line of said Military Street, and the southeast right-of-way line of said Henderson Street;
THENCE North 45°00'00" East, a distance of 115.00 feet along the common line between this tract and said right-of-way line of Henderson Street to the PLACE OF BEGINNING containing 17,250 square feet or 0.3960 acres.

REPLAT OF
LOT 1, 2, AND 3
BLOCK 1
HIGGS ADDITION
VOL 38, PAGE 555

TO
LOT 1R
BLOCK 1
.3960 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' December 31st, 2003

- 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 FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5
 - 4) The bearing basis of this survey is the west line of the previous deed as recorded in Volume 38, Page 555, of the Brazos County Deed Records, said bearing being S 45°00'00" W
 - 5) All setbacks shall be in accordance with the City of Bryan Ordinances

I, Kim Casper, the 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 with the Planning & Zoning Commission of the City of Bryan of the 5th day of February, 2008 by said Commission.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Dante Carlomagno, 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 26th day of February, 2008.

I, the undersigned, Planning Administrator 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 21st day of February, 2008.

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 certificate of authenticity was filed for record in my office in the 5th day of February, 2008, in the public Records of Brazos County in Volume 38, Page 555.

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 21st day of February, 2008.

Jeanette Raines
Notary Public, Brazos County, Texas
My Comm. Exp. 2-7-14

Karen McQueen
County Clerk, Brazos County, Texas
By Cathy Barcelona

Kwini Russell
Planning Administrator, Bryan, Texas

W. Paul Kasper
City Engineer, Bryan, Texas



THE WAY, THE TRUTH & THE LIFE
CHURCH
P.O. BOX 2363
BRYAN, BRAZOS COUNTY, TEXAS

Carlomagno Surveying, Inc.
2714 Finleather Road, Bryan, Texas 77801
www.CarlomagnoSurveying.com
Phone (979)775-2873, Fax (979)775-4787, E-mail CS@CarlomagnoSurveying.com