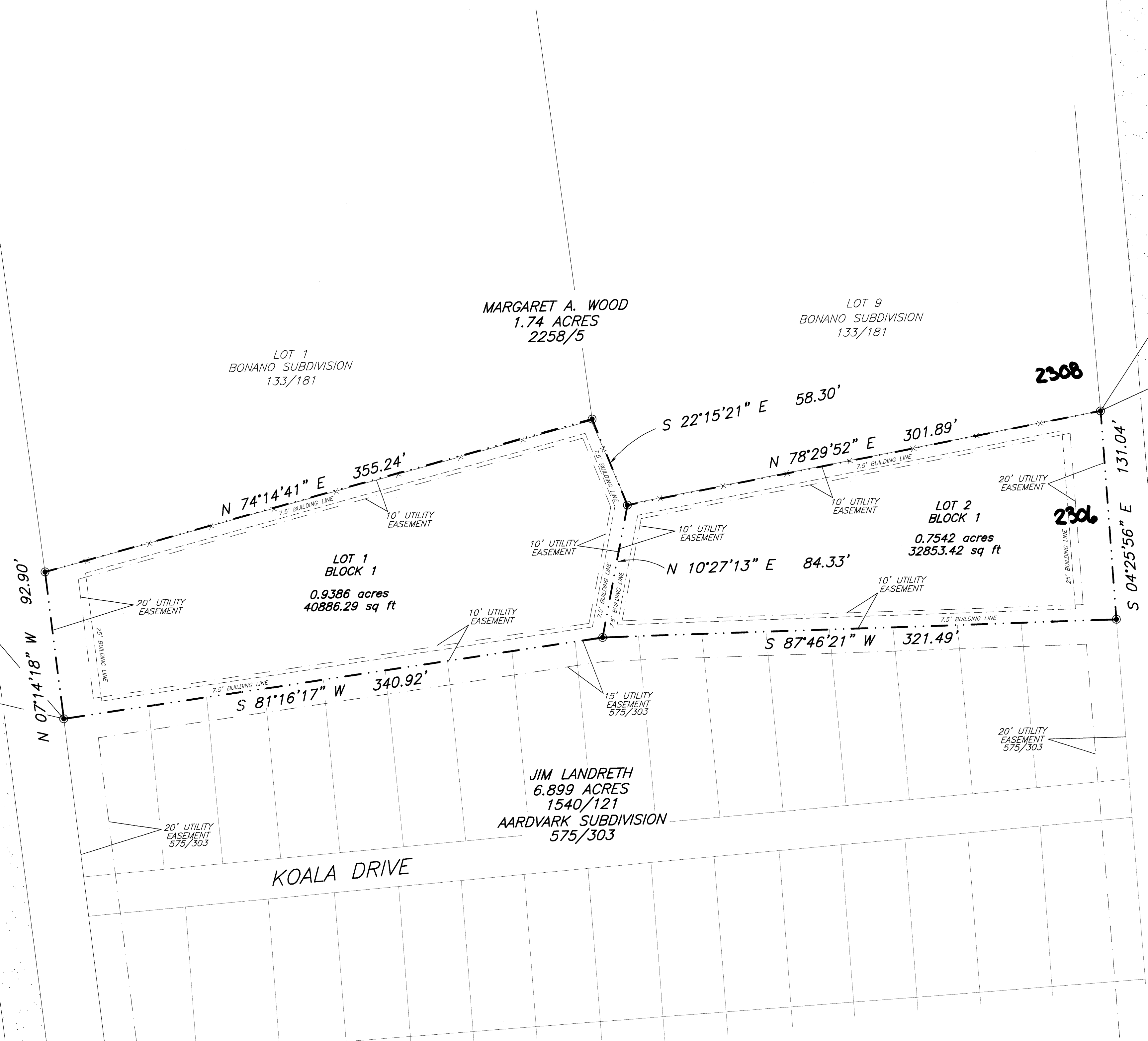


OLD HEARNE ROAD
100' R.O.W. - ASPHALT PAVEMENT

N 40°30'54" W 2623.40'
TO GPS MON. # 20

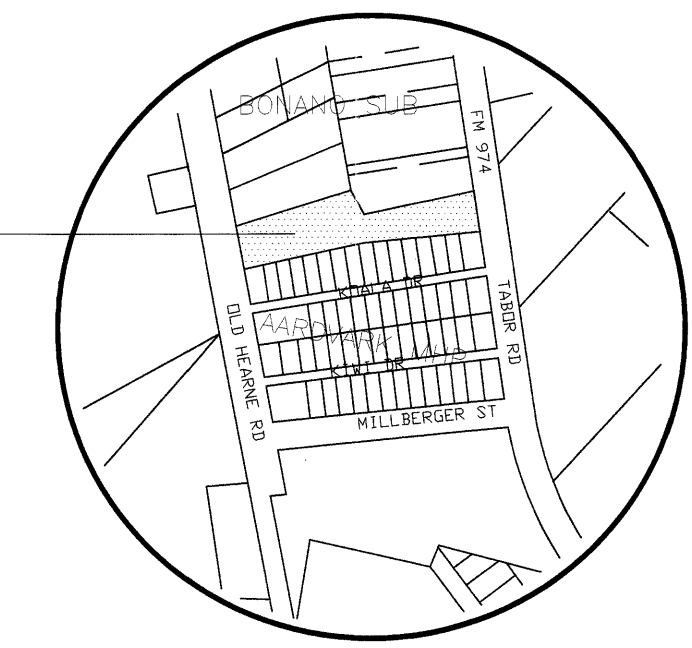
N 76°33'44" W 4710.43'
TO GPS MON. # 21



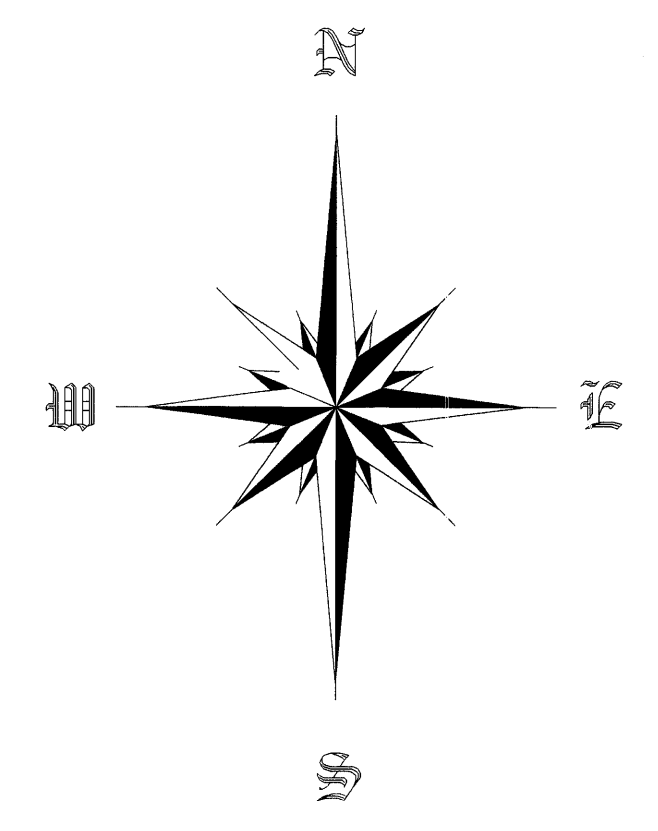
N 32°52'16" E 2510.14'
TO GPS MON. # 19

N 65°05'44" E 4587.43'
TO GPS MON. # 18

FM 974 (TABOR ROAD)
80' R.O.W. - ASPHALT PAVEMENT



VICINITY MAP
NOT TO SCALE



0749231

FILED FOR RECORD IN:
BRAZOS COUNTY,
ON: JUL 17, 2001 AT 04:36 PM

As a
Plat

Document Number: 0749231
Amount: 55.00

Receipt Number - 176280
By,
Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY,
as stamped herein by me.

Jul 17, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY,

- NOTE:
- ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED. BASIS OF BEARINGS ARE IRON RODS FOUND ON THE GROUND.
 - 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. 480082, PANEL NO. 0131 C MAP NO. 48041C0131 C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - THIS PROPERTY IS ZONED SF-5.
 - THE BENCHMARK FOR THIS PROPERTY IS GPS MONUMENT NO. 20 LOCATED 44.1 FEET SOUTH OF MISSOURI STREET. ELEVATION = 328.54'
 - THERE IS A BOUNDARY LINE AGREEMENT BETWEEN THIS TRACT AND THE MARGARET WOOD TRACT, FILED IN VOLUME 2258, PAGE 1, OF THE BRAZOS COUNTY OFFICIAL RECORDS.
 - A BLANKET RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN, RECORDED IN VOLUME 98, PAGE 352, OF THE B.C.D.R.
 - A RIGHT-OF-WAY EASEMENT FOR OLD HEARNE ROAD, RECORDED IN VOLUME 239, PAGE 534, OF THE B.C.D.R., DOES NOT AFFECT THIS TRACT.
 - THERE IS A BLANKET ELECTRICAL EASEMENT TO THE CITY OF BRYAN, LOCATED IN THE RIGHT-OF-WAY OF OLD HEARNE ROAD, AND RECORDED IN VOLUME 98, PAGE 352, OF THE B.C.D.R.

**FINAL PLAT
OF
L AND A SUBDIVISION
BLOCK 1, LOTS 1 & 2
1.6928 ACRES**

S.F. AUSTIN LEAGUE No. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' JUNE 2001

STATE OF TEXAS
COUNTY OF BRAZOS

I, LEDESARIO ALMAGOR, 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 in Volume 3922, Page 125, 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.

Ledesario Almagor
Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared *Ledesario Almagor*, 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 16 day of July, 2001.

STATE OF TEXAS
COUNTY OF BRAZOS

I, JUAN LEYVA, 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 in Volume 1540, Page 121, 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.

Juan Leyva
Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared *Juan Leyva*, 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 16 day of July, 2001.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said County, do hereby certify that this instrument was filed for record in my office the 17 day of July, 2001, in the Official Records of Brazos County in Volume 4833, Page 138.

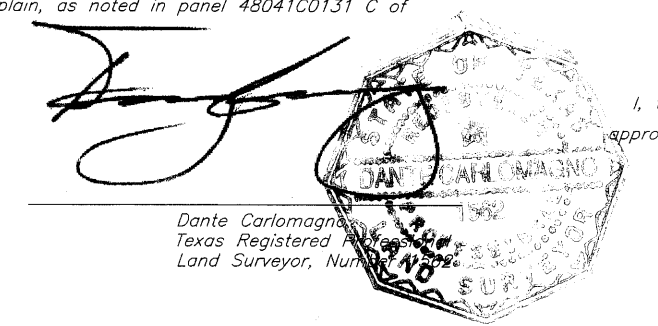
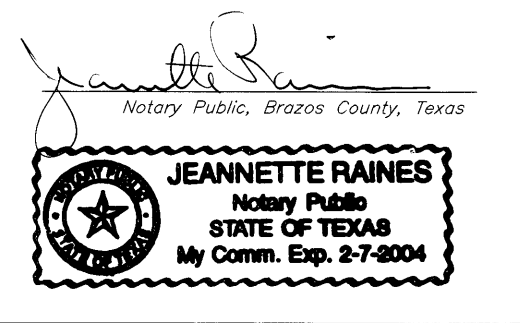
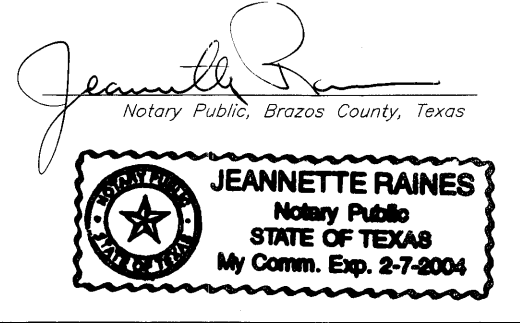
Karen McQueen
County Clerk, Brazos County, Texas
By: *Jaime Kelley* - deputy.

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 17th day of July, 2001.

Janet Quinn
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 17th day of July, 2001.

Janet Quinn
City Engineer, Bryan, Texas



PROPERTY ADDRESS
BETWEEN OLD HEARNE ROAD
& FM 974 (TABOR ROAD)

JUAN LEYVA
2811 CYPRESS BEND #B
BRYAN, TEXAS 77801
775-1828

CARLUOGNO Surveying Inc
2714 Finleather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail Mlsurvey@aol.com

DRAWN BY: D. VAINN
JOB #: 01235

DRAWING NO. 7
SHEET 1 OF 1

on lawn base
7/17/01 WD