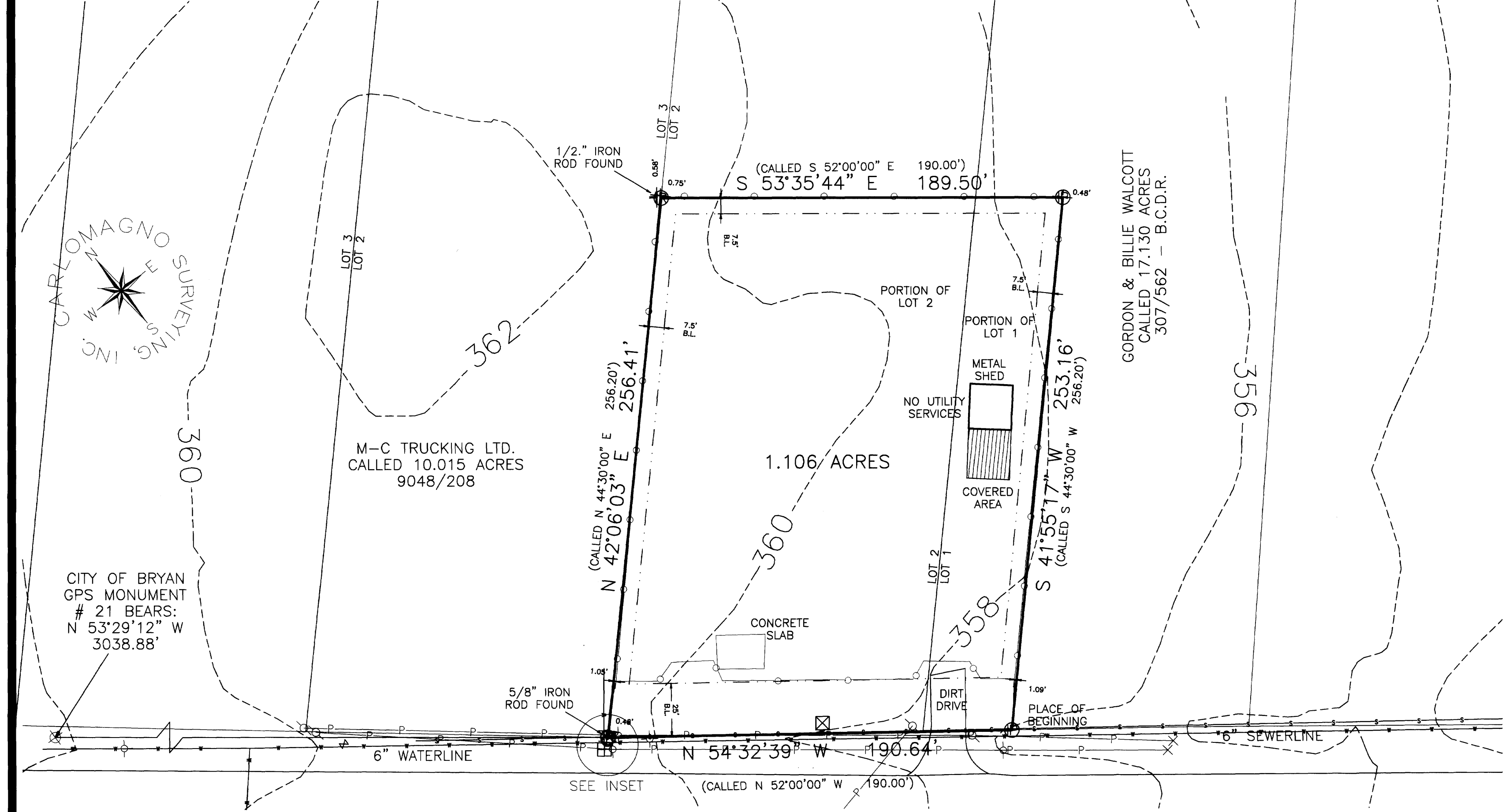
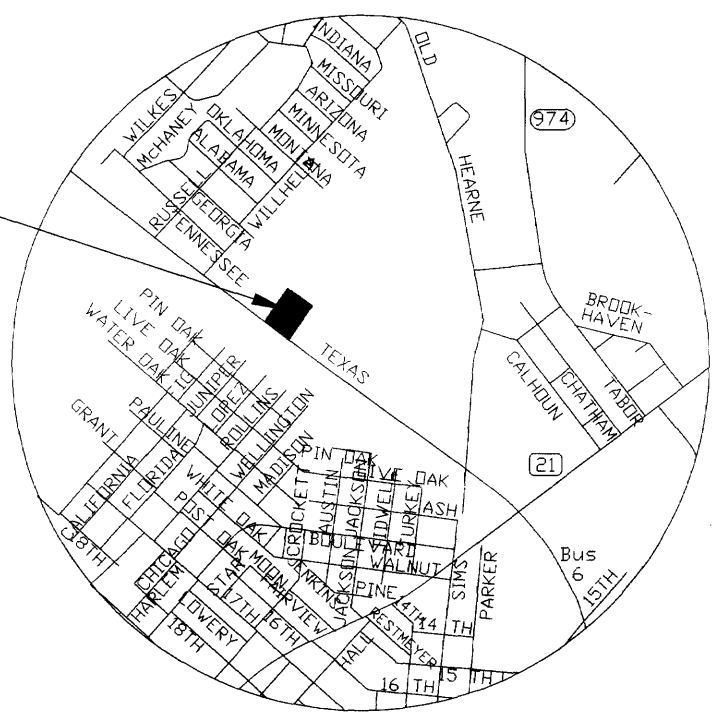


ORIGINAL



- Survey Notes: 1) The bearings of this survey are referenced to City of Bryan GPS Monument... 2) All setbacks shall be in accordance with applicable City of Bryan ordinances... 3) The original plot of this subdivision is labeled as 'Porter's Addition'... 4) No portion of said lot appears to be under the 100 year flood plain... 5) Drawing Scale is 1"=40' 6) Technician: J. Bailey, Field Crew: R. Rivera 7) This survey was completed without the benefit of a title commitment.

PROJECT LOCATION



VICINITY MAP NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A 1.106 ACRE TRACT OUT OF STEPHEN F. AUSTIN LEAGUE No. 10, A-63 CITY OF BRYAN BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.106 acres, out of the S.F. Austin League No. 10, A-63, being called parts of Lots One (1) and Two (2) of Marvin M. Porter's Addition (Original plot called Porter's Addition) to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 100, Page 616 of the Brazos County Deed Records (B.C.D.R.), also being the same tracts of land owned by Onecimo Mendez as recorded in Volume 7884, Page 27 of the Brazos County Official Records (B.C.O.R.), the 1.106 acre tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the south corner of this tract, also being a west corner of the called 17.130 acre tract of land owned by Gordon and Billie Walcott as recorded in Volume 307, Page 562 of the B.C.D.R., said Walcott tract being the remainder of Lots 1 and 2 of the said Porter's Addition, also being a point along the northeast right-of-way line of North Texas Avenue, a 100' right-of-way;

THENCE along the said northeast right-of-way of North Texas Avenue, North 54°32'39" West, a distance of 190.64 feet to a 5/8" iron rod found for the west corner of this tract, also being a point along the said northeast right-of-way of North Texas Avenue, also being the south corner of the called 10.015 acre tract of land owned by M-C Trucking Ltd, as recorded in Volume 9048, Page 208 of the B.C.O.R.

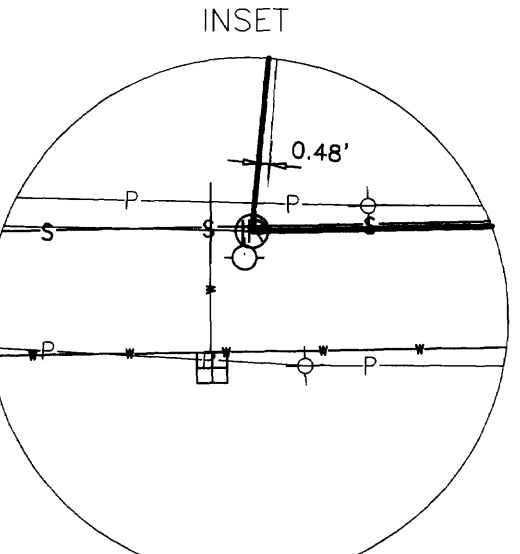
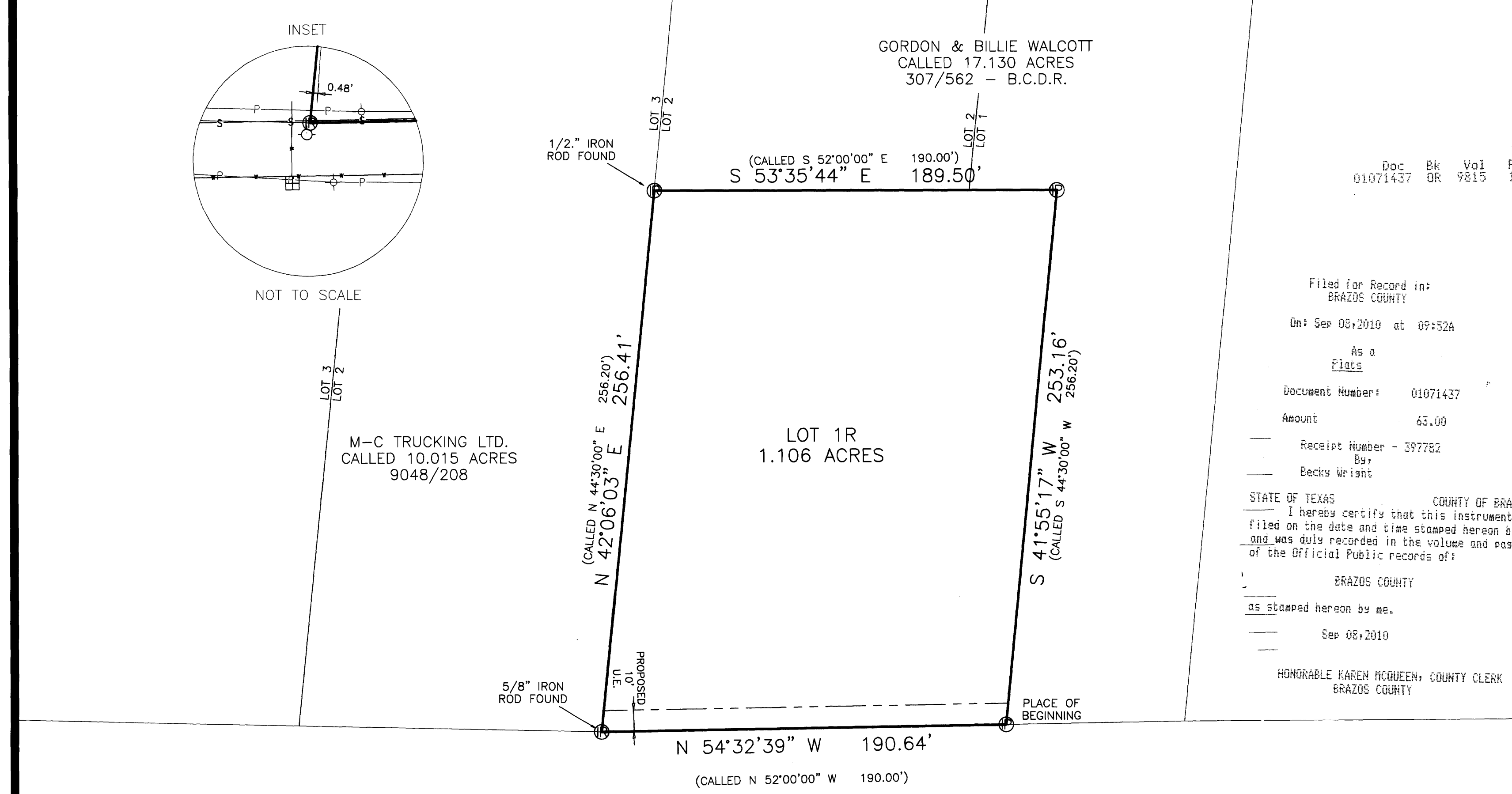
THENCE along the common line between this tract and the said called 10.015 acre M-C Trucking tract, North 42°06'03" East, a distance of 256.41 feet to a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast boundary line of the said called 10.015 acre M-C Trucking, also being a west corner of the said called 17.130 acre Walcott tract;

THENCE along the common line between this tract and the said called 24.13 acre Walcott tract the following calls and distances:

South 53°35'44" East, a distance of 189.5 feet to a 1" iron pipe found for the east corner of this tract;

South 41°55'17" West, a distance of 253.16 feet to the PLACE OF BEGINNING containing 1.106 acres.

REPLAT



NOT TO SCALE

Doc Bk Vol Pg 01071437 BR 9815 175

Filed for Record in: BRAZOS COUNTY On: Sep 08, 2010 at 09:52:26 As a FILES Document Number: 01071437 Amount: 65.00 Receipt Number - 397782 By: Becky Wriant

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. Sep 08, 2010 HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

Michael Beckendorf, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 17th day of Sept 2010 and the same was duly approved on the 21st day of August, 2010 by said Commission.

Michael Beckendorf, Chairman, Planning & Zoning Commission, 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 Sept 2010.

W. Paul Stepan, City Engineer, Bryan, Texas

Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certifies 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 September, 2010.

Kevin Russell, City Planner, Bryan, Texas

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 authenticity was filed for record in my office the 17th day of Sept 2010 and was duly recorded in the volume and page of the Official Records of Brazos County in Volume 9815, Page 175.

Karen McQueen, County Clerk, Brazos County, Texas

Onecimo Mendez, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s) 7884, Page(s) 27, 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.

Onecimo Mendez, 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, Notary Public, State of Texas, Expires 01/18/2011

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 13th day of August, 2010.

Notary Public, Brazos County, Texas

SURVEY LEGEND: SUBJECT PROPERTY LINE, ORIGINAL PROPERTY LINE, ELECTRICAL LINE, GAS LINE, CHALKLINE FENCE, WOOD FENCE, BARBED WIRE FENCE, ACCESS EASEMENT, DRAINAGE EASEMENT, EGRESS/EGRESS EASEMENT, RIGHT-OF-WAY EASEMENT, SANITARY/STORM EASEMENT, UTILITY EASEMENT, ORDINANCE BUILDING LINE, PLATTED BUILDING LINE, RESTRICTION BUILDING LINE, 5/8" IRON ROD SET, EASER/RY POINT, WATER METER, WATER VALVE, FIRE HYDRANT, ELECTRIC METER, POWER POLE, LIGHT POLE, TRANSFORMER, PIPELINE MARKER, GAS METER, INTRAPANE TANK, SANITARY MANHOLE, STORM MANHOLE, CLEANOUT, SEPTIC TANK, TELEPHONE/REESTAL, IRON ROD FOUND, 1" IRON PIPE FOUND, WORN GEAR FOUND

REPLAT OF PART OF LOTS ONE (1) & TWO (2) MARVIN M. PORTER'S ADDITION INTO LOT 1R 1.106 ACRES STEPHEN F. AUSTIN LEAGUE No. 10, A-63 CITY OF BRYAN BRAZOS COUNTY, TEXAS

ACREAGE: 1.106 LOCATED IN: MARVIN M. PORTER'S ADDITION, 100/616 CALLED: PARTS OF LOTS ONE (1) & TWO (2) ALSO BEING: SAME TRACT IN 7884/27 SURVEY: STEPHEN F. AUSTIN LEAGUE No. 10, A-63 STREET ADDRESS: 2603 NORTH TEXAS AVENUE CITY: BRYAN COUNTY: BRAZOS SURVEYED FOR: ONECIMO MENDEZ 2326 WOODWARD DRIVE BRYAN, TX, 77803

Carlomagnano Surveying Inc. 2714 Finleather Road, Bryan, Texas 77801 Phone 979-775-2813 Fax 979-775-4787 e-mail cc@carlomagnanosurveying.com DRAWING No. 09162-replat.dwg SHEET 1 OF 1 JULY 1, 2010