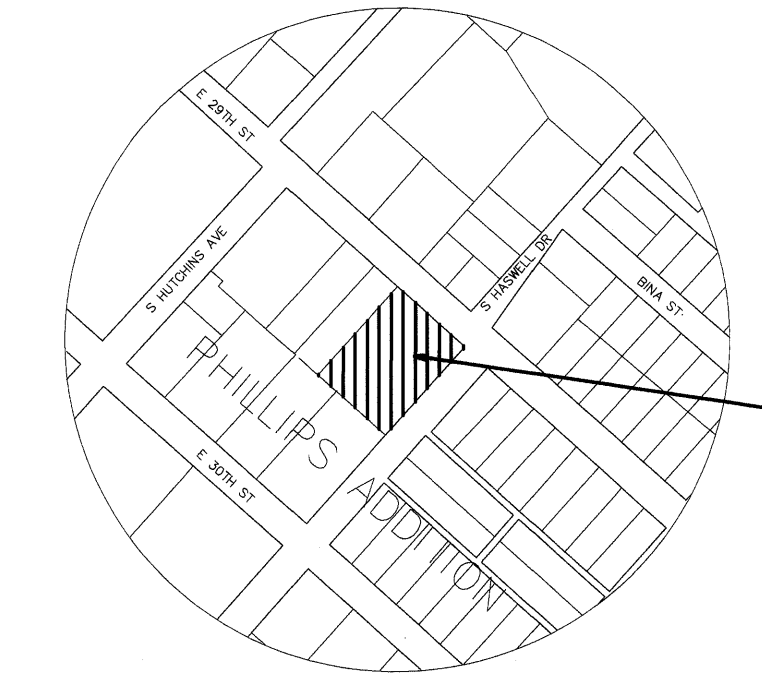


PLAT

REPLAT



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.7325 acres, being part of Lot 1, Block 11, of the Phillips Addition to the City of Bryan, also being all of the same two tracts of land owned by Michael T. and Valeri J. Bush as recorded in Volume 2702, Page 244, and Volume 3078, Page 172, of the Brazos County Official Records, the 0.7325 acre tract being more particularly described as follows:

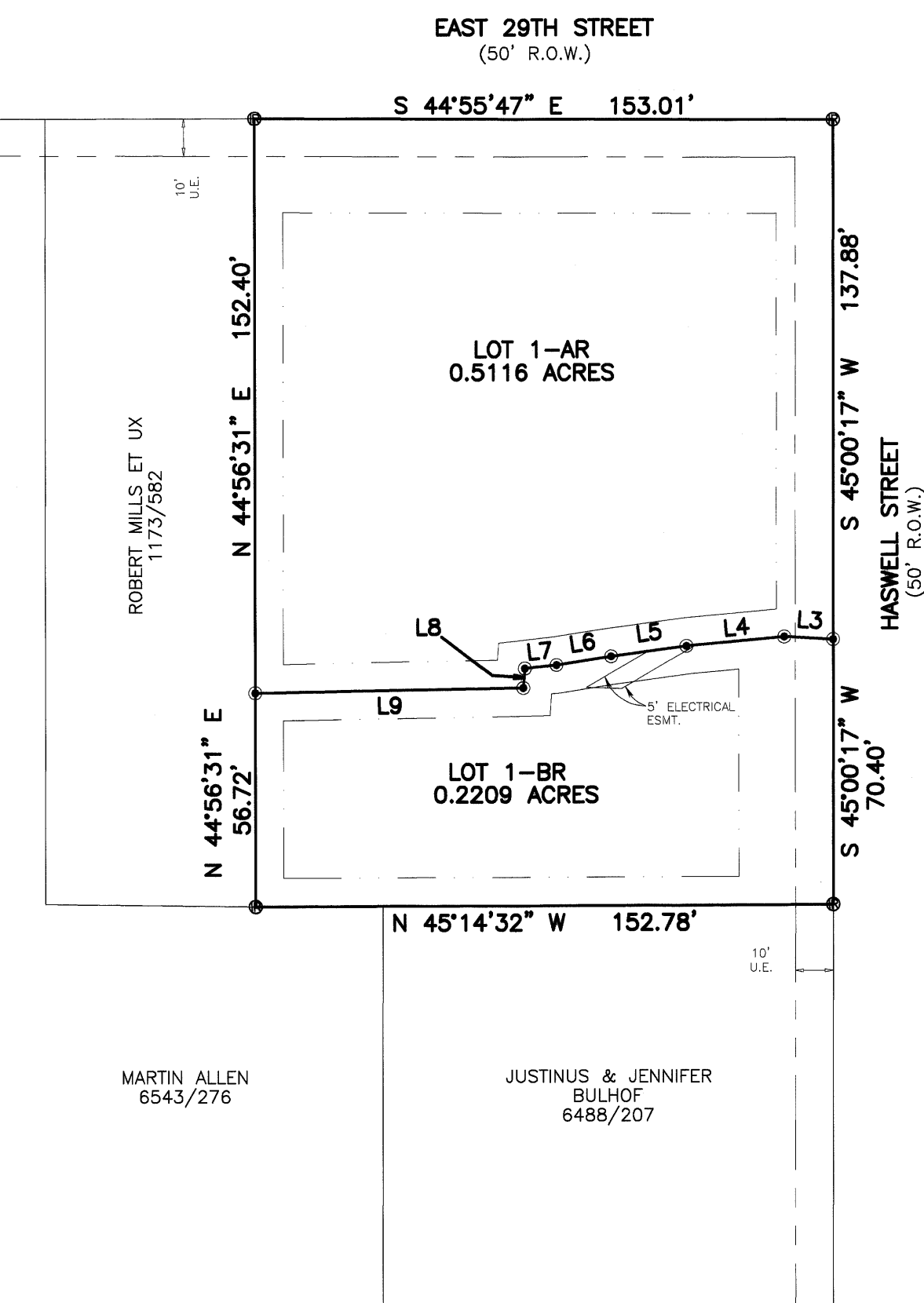
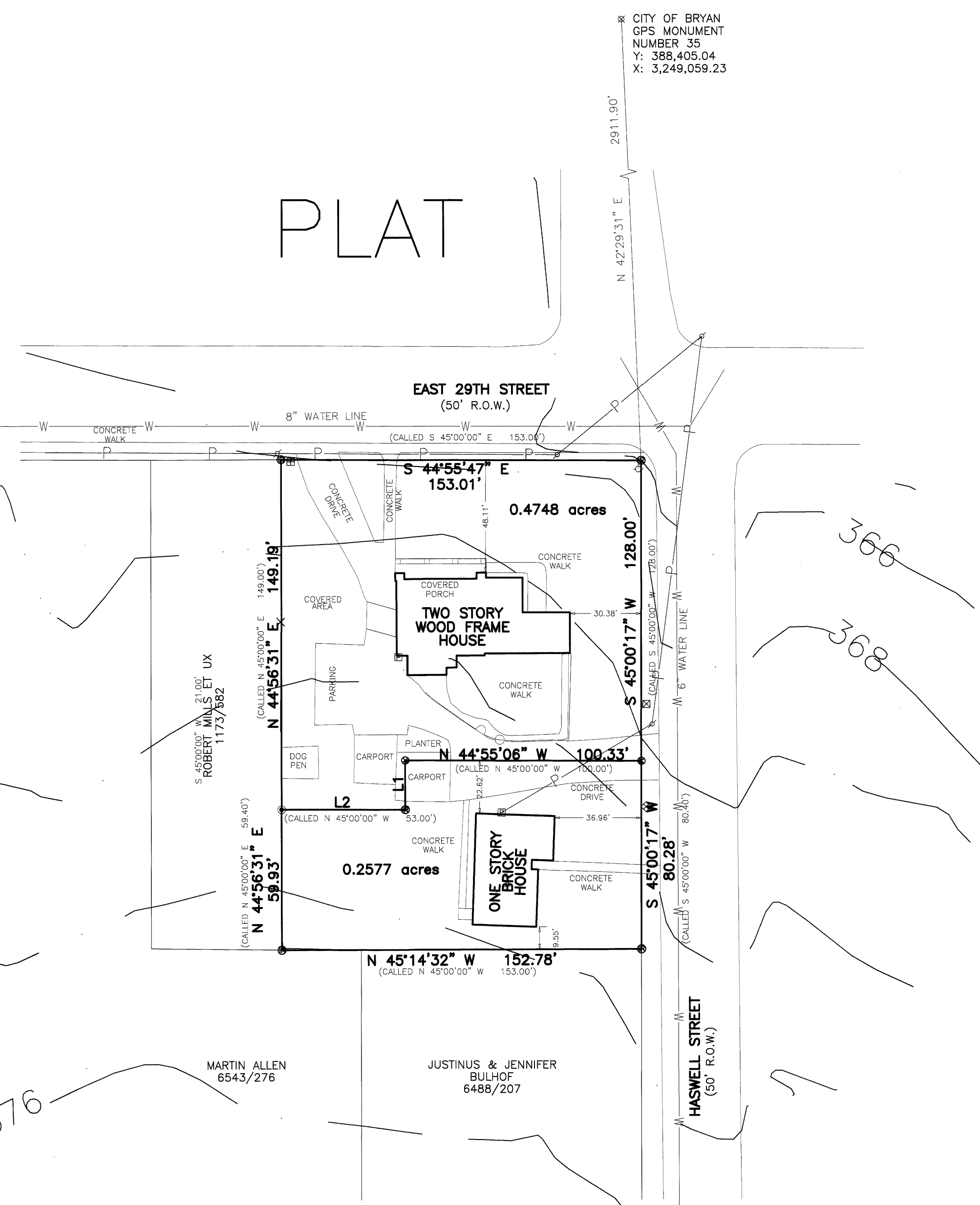
BEGINNING at a 5/8" iron rod found for the east corner of this tract, also being at the intersection of the southwest right-of-way line of East 29th Street(50' R.O.W.), and the northwest right-of-way line of Haswell Street(50' R.O.W.);

THENCE South 45°00'17" West, a distance of 208.28 feet along the common line between this tract and said Haswell Street to a 5/8" iron rod found for the south corner of this tract, also being the east corner of the Justinus & Jennifer Bulhof tract, as recorded in Vol. 6488, Page 207 of the B.C.O.R.;

THENCE North 45°14'32" West, a distance of 152.78 feet along the common line between this tract and said Bulhof tract, and the Martin Allen tract, as recorded in Vol. 6543, Page 276, of the B.C.O.R., to a 5/8" iron rod found for the west corner of this tract, also being the south corner of the Robert Mills et ux tract, as recorded in Vol. 1173, Page 582, of the B.C.O.R.;

THENCE North 44°56'31" East, a distance of 209.12 feet along the common line between this tract and said Mills tract to a 5/8" iron rod found for the north corner of this tract, also being a point on said southwest right-of-way line of East 29th Street;

THENCE South 44°55'47" East, a distance of 153.01 feet along the common line between this tract and said southwest right-of-way line of East 29th Street to the PLACE OF BEGINNING containing 0.7325 acres.



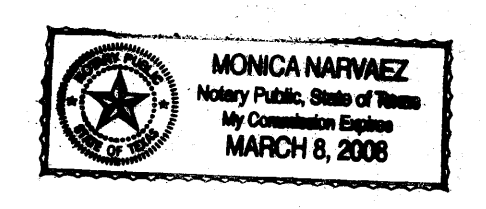
LINE	DISTANCE	BEARING
L1	21.05'	S 44d57'3" W
L2	52.53'	N 45d6'4" W
L3	12.97'	N 41d55'5" W
L4	26.01'	N 50d21'7" W
L5	20.02'	N 53d3'14" W
L6	14.87'	N 53d53'15" W
L7	8.43'	N 51d17'2" W
L8	5.22'	S 49d16'24" W
L9	70.91'	N 46d7'55" W

- SURVEY LEGEND**
- SUBJECT PROPERTY LINE
 - ORIGINAL PROPERTY LINE
 - ELECTRICAL LINE
 - GAS LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BARB WIRE FENCE
 - ACCESS EASEMENT
 - DRAINAGE EASEMENT
 - ELECTRICAL EASEMENT
 - INGRESS/EGRESS EASEMENT
 - RIGHT-OF-WAY EASEMENT
 - SANITARY/STORM EASEMENT
 - UTILITY EASEMENT
 - ORDINANCE BUILDING LINE
 - PLATTED BUILDING LINE
 - RESTRICTION BUILDING LINE
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - ⊙ MONUMENT
 - ⊕ WATER METER
 - ⊖ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊖ ELECTRIC METER
 - ⊕ POWER POLE
 - ⊖ LIGHT POLE
 - ⊕ TRANSFORMER
 - ⊖ PIPELINE MARKER
 - ⊕ GAS METER
 - ⊖ PROPANE TANK
 - ⊕ SANITARY MANHOLE
 - ⊖ STORM MANHOLE
 - ⊕ CLEANOUT
 - ⊖ SEPTIC TANK
 - ⊕ TELEPHONE PEDESTAL
 - ⊖ CABLE BOX
 - ⊕ AIR CONDITIONER

Doc 00893317 Bk 6717 Pg 122
 Filed for Record in: BRAZOS COUNTY
 On: Jun 08, 2005 at 10:03A
 As a Plat
 Document Number: 00893317
 Amount: \$6.00
 Receipt Number: 2568254
 By: Susie Cohen

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, the undersigned, County Clerk, do hereby certify that the above plat is a true and correct copy of the original as filed and as recorded in the public records of this county and as stamped herein by me.
 June 08, 2005
 KAREN M. JENSEN, COUNTY CLERK
 BRAZOS COUNTY

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We), the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as shown on the (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)



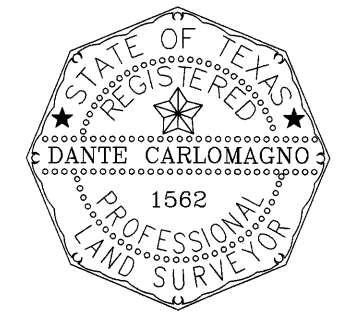
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen M. Jensen, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 8th day of June, 2005.
 In the Official Records of Brazos County in Volume _____ Page _____
 Karen M. Jensen
 County Clerk, Brazos County, Texas
 By: Susie L. Cohen
 Deputy Clerk

Kim Casey
 I, Kim Casey, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 2nd day of June, 2005.
 Kim Casey
 Chairman, Planning & Zoning Commission
 Bryan, Texas

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 7th day of June, 2005.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Mike Bush, 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 purposes stated.
 Given under my hand and seal of office this 2nd day of June, 2005.
 Mike Bush
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1582, 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 1582



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 7th day of June, 2005.
 Kevin Russell
 Planning Administrator, Bryan, Texas

A REPLAT
 OF THE
 PHILLIPS ADDITION
 BLOCK 11, PART OF LOT 1
 0.7325 ACRES
 Vol. 2702, Page 244
 and Vol. 3078, Page 172
 TO
 LOT 1-AR AND LOT 1-BR
 BLOCK 11
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 40'
 APRIL 2005

- NOTES:
- BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN M/253
 - 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, MAP #80410013 C, DATED JULY 2, 1992.
 - ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - THIS PROPERTY IS ZONED SF-3.

MICHAEL T. & VALERI J. BUSH
 600 EAST 29TH STREET
 BRYAN, TEXAS, 77803
 (979) 775-9581

Carlo Magno Surveying, Inc.
 2714 Finleather Road, Bryan, Texas 77801
 PHONE: (979) 775-2873 FAX: (979) 775-4787
 www.CarloMagnoSurveying.com

DRAWN BY: DC & JB FILE NAME: 05113.DWG
 JOB # 05113 SHEET 1 OF 1