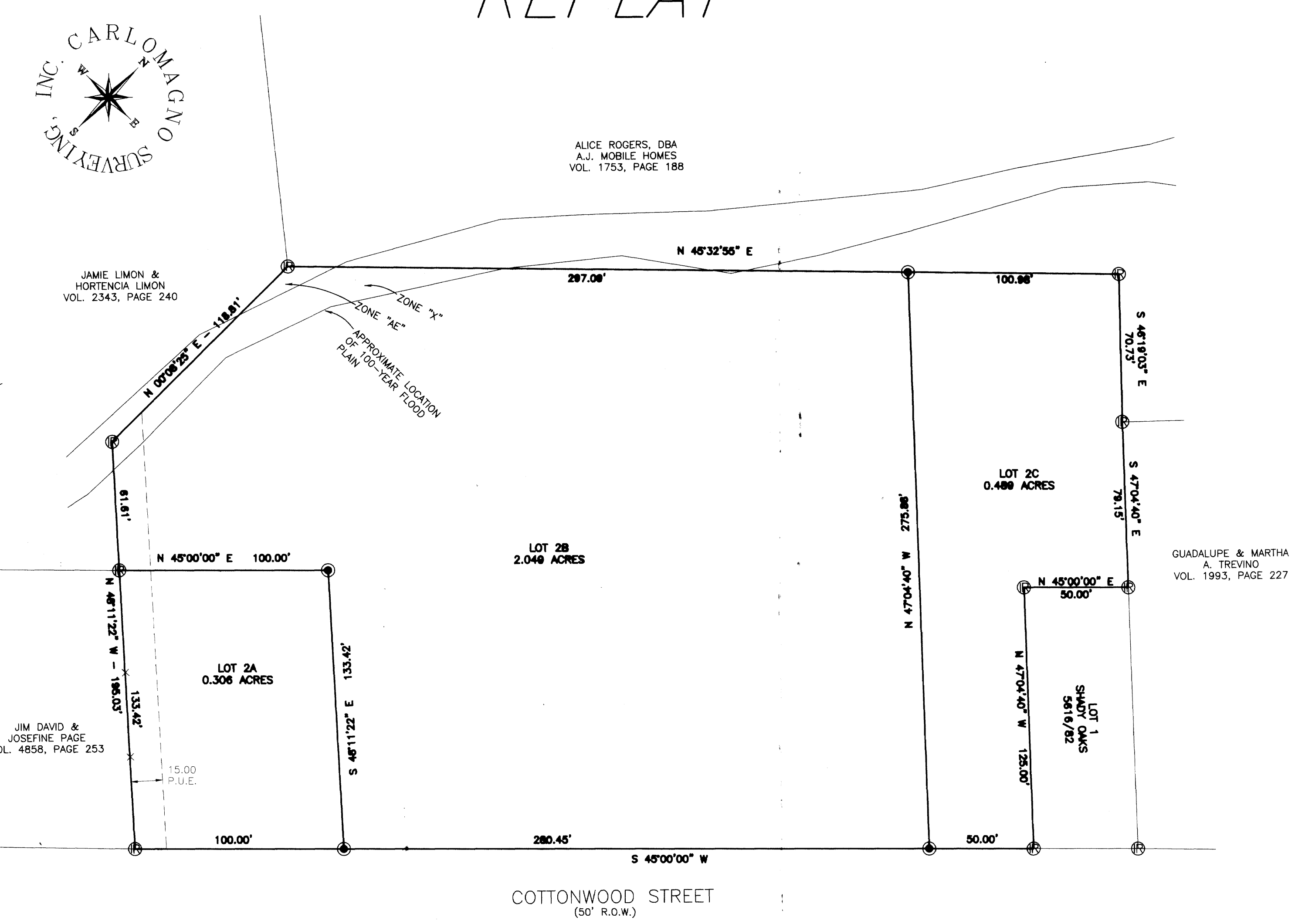
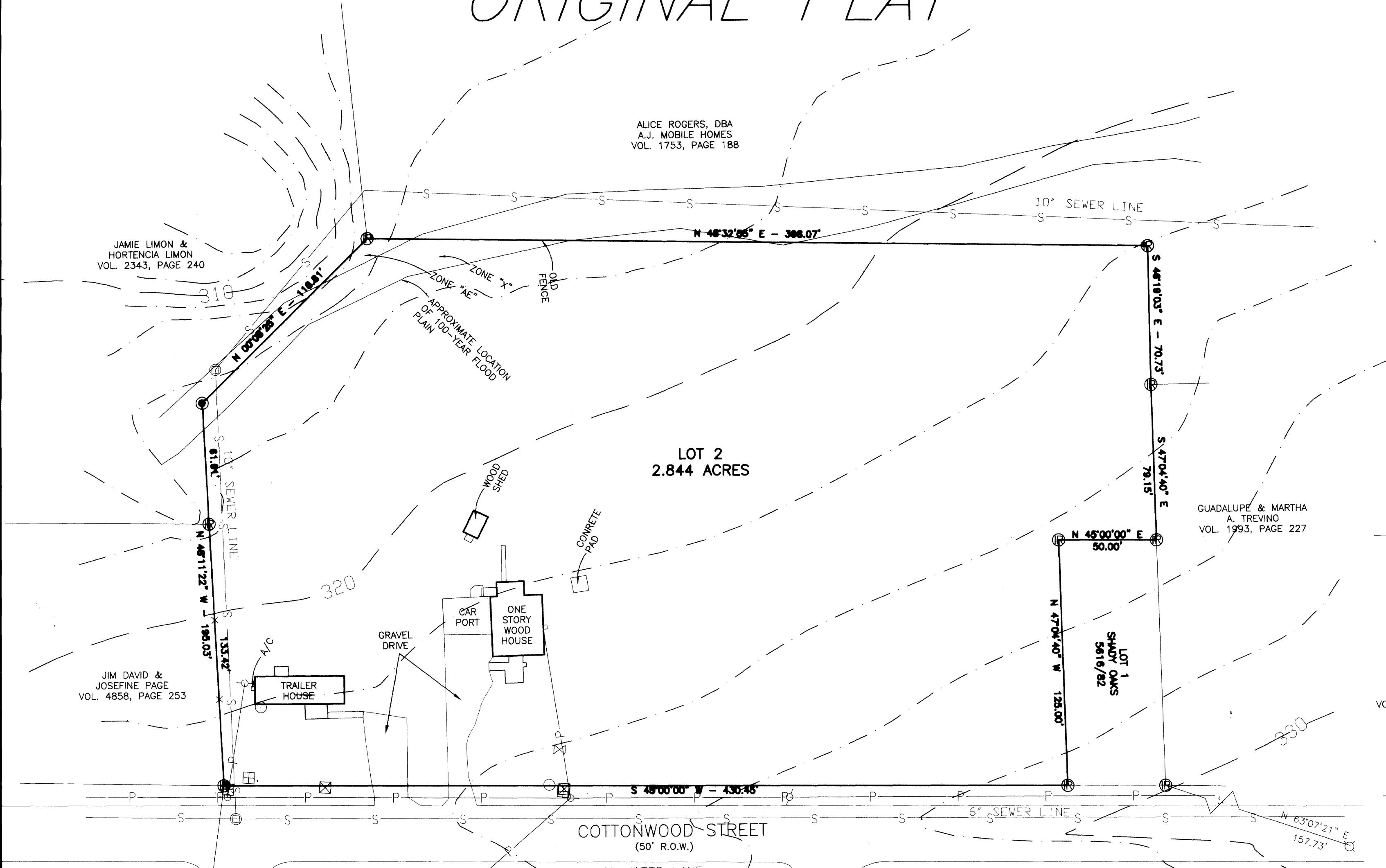


ORIGINAL PLAT

REPLAT



ALICE ROGERS, DBA
A.J. MOBILE HOMES
VOL. 1753, PAGE 188

JAMIE LIMON &
HORTENCIA LIMON
VOL. 2343, PAGE 240

GUADALUPE & MARTHA
A. TREVINO
VOL. 1993, PAGE 227

JIM DAVID &
JOSEFINE PAGE
VOL. 4858, PAGE 253

GUADALUPE & MARTHA
A. TREVINO
VOL. 1993, PAGE 227

Doc. No. 009202000
Bk. 19K
Pg. 2394
Plat 295

Filed for Record in
BRAZOS COUNTY
On Jun 20 2006 at 09:16
As a
PLAT

DECURANT Number: 009202000
Amount: \$6,000
Receipt Number: 392340
By: Cathy Barcelona

GPS MON #54
N=380174.193
E=3242982.360

NOTE:

- All corners are 1/2" iron rods found unless otherwise noted.
- A portion of this tract is 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. 48041, Panel Map No. 48041C0133 C, Effective Date: July 2, 1992.
- This property is zoned MU1 - Mixed Use residential.
- The bearing basis of this survey is the southeast line of the previous deed as recorded in Volume 354, Page 109, of the Official Records of Brazos County, said bearing being S 45°00'00" W.
- Development on Lot 2B will require a Flood Plain Development Permit and an associated Flood Elevation Certificate certifying that the proposed minimum finished floor is a minimum of 1 ft. above the adjacent base flood elevation or 318.0 ft.

STATE OF TEXAS
COUNTY OF BRAZOS

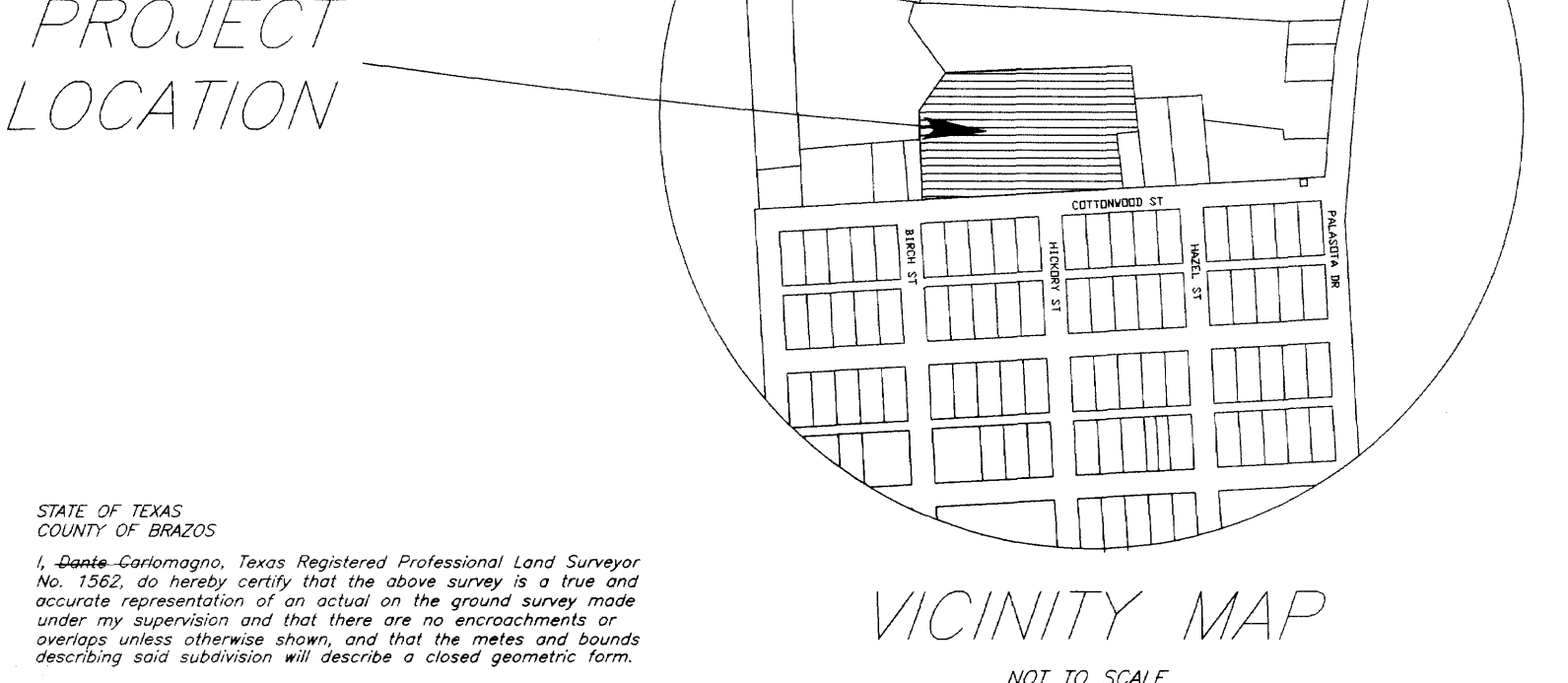
I, **PATRICK DIXON**, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume _____ Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified:

Patrick Dixon
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

I, **KAREN MCGUINNESS**, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office this 20 day of June, 2006, in the Official Records of Brazos County in Volume 5616 Page 82.

Karen McGuinness
County Clerk, Brazos County, 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 7 day of June, 2006.

Kevin Russell
City Engineer, Bryan, Texas

I, **Art Hughes**, 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 on the 5 day of June, 2006, and the same was duly approved on the 5 day of June, 2006, by said Commission.

Art Hughes
Chairman of the Planning & Zoning Commission, Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A 2.844 ACRES TRACT OF LAND
STEPHEN F. AUSTIN LEAGUE NO. 9
BRAZOS COUNTY, TEXAS

Being a tract of land containing 2.844 acres, out of the Stephen F. Austin League, No. 9, also being part of a same tract of land conveyed to Donald E. Schigt and wife, Virginia A. Schigt, as recorded in Volume 354, Page 109 of the Brazos County Deed Records (B.C.D.R.), also being all of Lot Two (2) of the Shady Oaks Subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 5616, Page 82 of the Brazos County Official Records (B.C.O.R.), the 2.844 acre tract being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for the south corner of this tract, also being a point along the northwest right-of-way line of Cottonwood Street, a 50' right-of-way, also being the east corner of the Jim David and Josefine Page tract of land as recorded in Volume 2858, Page 253 of the B.C.O.R.;

THENCE along the common line between this tract and the said Page tract, passing said Page tract and continuing along the common line between this tract and the Jim David and Josefine Page tract of land as recorded in Volume 2343, Page 240 of the B.C.O.R., North 48°11'22" West, a distance of 185.03 feet to 5/8" iron rod found for the west corner of this tract, also being the south corner of the Alice Rogers, DBA tract of land as recorded in Volume 1753, Page 188 of the B.C.O.R.;

THENCE along the common line between this tract and the said Rogers tract the following calls and distances:

North 45°32'56" East, a distance of 398.07 feet to a 3/4" iron rod found for the north corner of this tract;

South 48°19'03" East, a distance of 70.73 feet to a 1/2" iron rod found for an angle point of this tract, also being the southeast corner of the said Rogers tract, also being the east corner of the Guadalupe and Martha A. Trevino tract of land as recorded in Volume 1993, Page 227 of the B.C.O.R.;

THENCE along the common line between this tract and the said Trevino tract, South 47°04'40" East, a distance of 79.15 feet to a 1/2" iron rod found for a northeast exterior corner of this tract, also being the north corner of Lot One (1) of the said Shady Oaks Subdivision;

THENCE along the common line between this tract and the said Lot 1 the following calls and distances:

South 45°00'00" West, a distance of 50.00 feet to the northeast interior corner of this tract, also being the west corner of the said Lot 1;

South 47°04'40" East, a distance of 125.00 feet to a 1/2" iron rod found for the east corner of this tract, also being the south corner of the said Lot 1, also being a point along the said northwest right-of-way of Cottonwood Street;

THENCE along the said northwest right-of-way of Cottonwood Street, South 45°00'00" West, a distance of 430.45 feet to the PLACE OF BEGINNING containing or 2.844 acres.

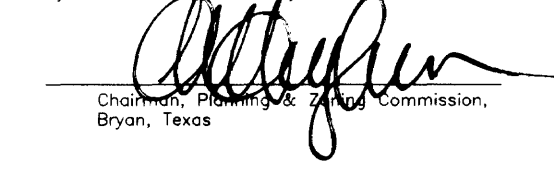
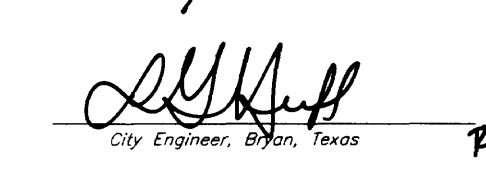
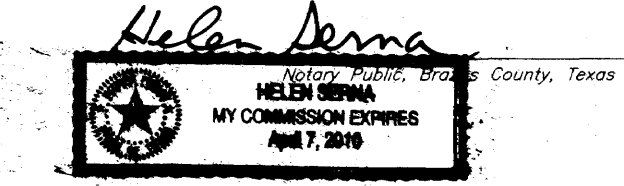
LEGEND

- FOUND ROD
- 5/8" IRON ROD SET
- POWER POLE
- POWER BOX
- ⊕ GAS METER
- ⊖ WATER METER
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- P.U.E. = PUBLIC UTILITY EASEMENT

40 0 40 80 120 Feet

REPLAT OF
LOT 2
SHADY OAKS SUBDIVISION
into
LOTS 2A, 2B & 2C
2.844 TOTAL ACRES
VOL. 5616, PAGE 82
STEPHEN F. AUSTIN LEAGUE NO. 9
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'

File Name: 06125.dwg
Plot Date: 05/23/2006 at 10:00
Revised: 04/13/2006



OWNER
PATRICK DIXON
1704 COTTONWOOD
BRYAN, TX, 77803
(979)779-9363

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

DRAWN BY: **A. WALLACE**
J. Bailey

DRAWING NO. 06125
DATE: MARCH 23, 2006