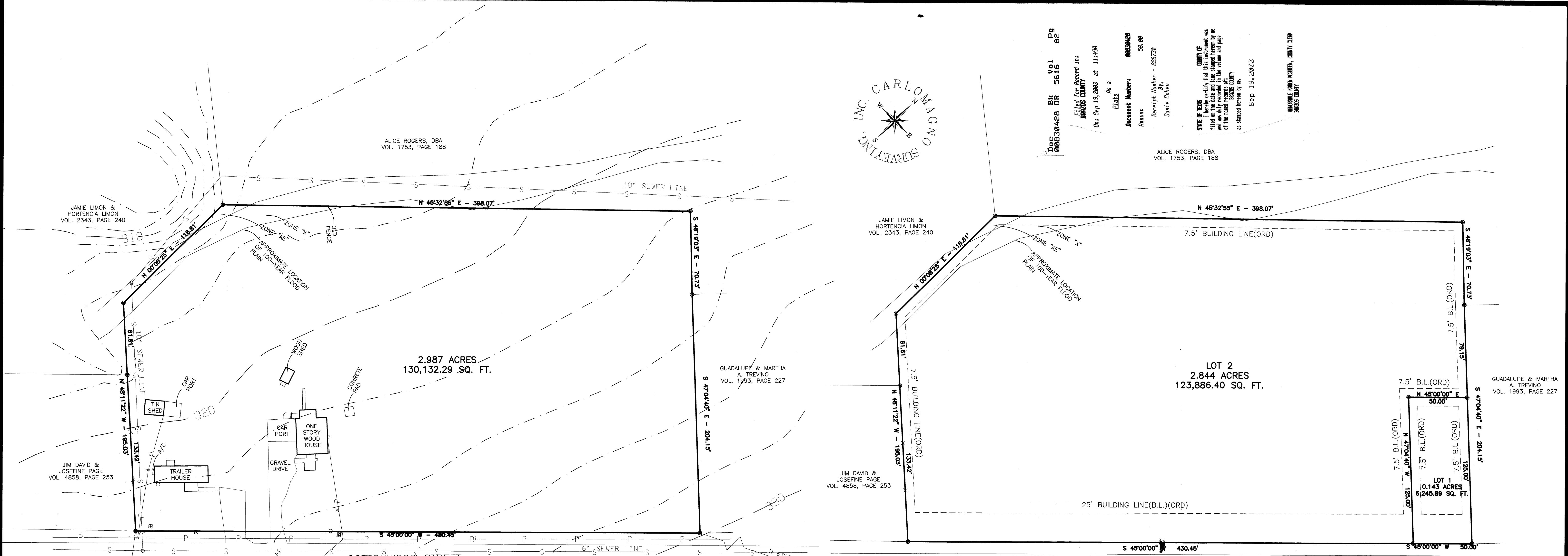


00630428 BK Vol 1 Pg 82
 Filed for Record in:
 BRAZOS COUNTY
 On: Sep 19, 2003 at 11:49A
 As a
 PLATS
 Document Number: 0633433
 Receipt Number: 25739
 Recd. By: Susie Cohen

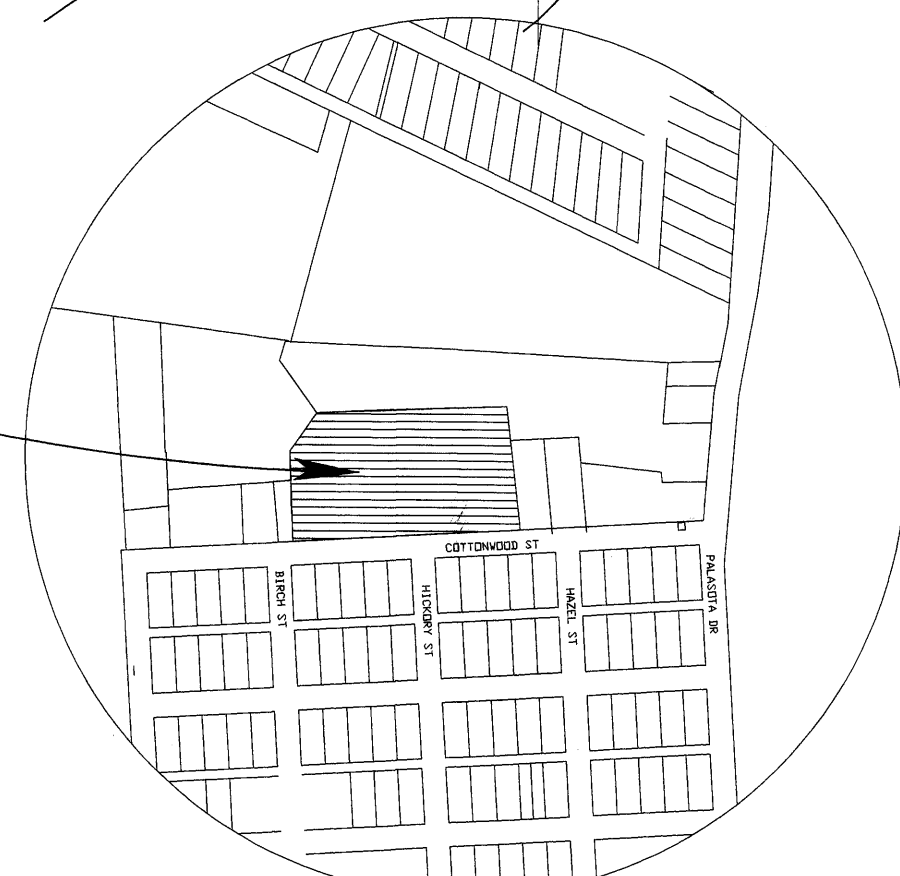
STATE OF TEXAS
 COUNTY OF
 I hereby certify that this instrument was
 filed in the date and time stamped herein by me
 and the volume and page
 of the said records of
 BRAZOS COUNTY
 as stamped herein by me.
 Sep 19, 2003
 HONORABLE SUSIE COHEN, COUNTY CLERK
 BRAZOS COUNTY

ALICE ROGERS, DBA
 VOL. 1753, PAGE 188



PLAT

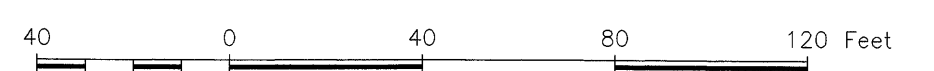
REPLAT



VICINITY MAP
 NOT TO SCALE

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



REPLAT
 SHADY OAKS SUBDIVISION
 LOTS 1, 2

2.987 TOTAL ACRES
 VOL. 354, PAGE 109
 STEPHEN F. AUSTIN LEAGUE NO. 9
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 40' July 16th, 2003

- NOTE:
- 1) ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED.
 - 2) 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.
 - 3) THIS PROPERTY IS ZONED MU1- MIXED USE RESIDENTIAL.
 - 4) 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.
 - 5) DEVELOPMENT ON LOT 2 WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT AND AN ASSOCIATED ELEVATION CERTIFICATE CERTIFYING THAT THE PROPOSED MINIMUM FINISH 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 herein for the purposes identified.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, the undersigned authority, on this day personally appeared Patrick Dixon 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 19 day of September, 2003.

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.

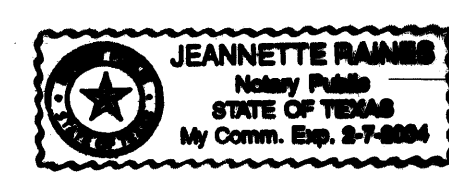
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, the County Clerk, do and for said County, do hereby certify that this plat together with the certificate of authentication was filed for record in my office the 19 day of September, 2003, in the Official Records of Brazos County in Volume 354, Page 109.

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 19 day of September, 2003.

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 19 day of September, 2003.

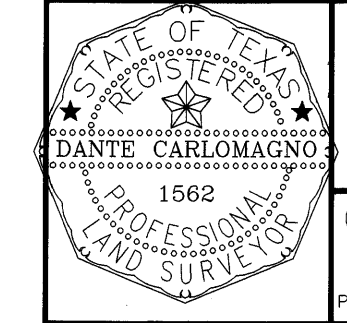
I, Ray Flores, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 19 day of September, 2003, by said Commission.

Jeannette Raines
 Notary Public, Brazos County, Texas



Karen McQueen
 County Clerk, Brazos County, Texas
Susie L. Cohen

Ray Flores
 Chairman, Planning & Zoning Commission, City of Bryan, Texas



OWNER
 PATRICK DIXON
 1704 COTTONWOOD
 BRYAN, TX, 77803
 (979) 778-6583

1562
 DANTE CARLOMAGNO
 PROFESSIONAL LAND SURVEYOR

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