

PAUL PATRANELLA and wife, STEPHANIE PATRANELLA  
VOL. 7608, PG. 236

DEWAYNE D. EMERY and wife, TEMPI EMERY  
CALLED "1-1/2 ACRES"  
VOL. 499, PG. 421

LOT 2  
1.96 ACRES

LOT 1  
0.66 ACRE

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT  
STONEHAVEN - VOL. 5289, PG. 129

H&A CONSTRUCTION CO. INC.  
VOL. 2844, PG. 151

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT  
STONEHAVEN - VOL. 5289, PG. 129

CHARLES F. VERNON  
CALLED 0.4447 ACRES  
VOL. 4305, PG. 198

EAST STATE HIGHWAY NO. 21-100' R.O.W.  
(46' WIDE ASPHALT PAVEMENT)

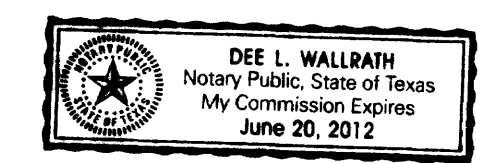
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, 21 Wings Inc., d/b/a Wings N More, the owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed 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.

*Mark Dennard, President*  
Mark Dennard, President

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Mark Dennard, known to me to be the person whose name is 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 23 day of November, 2008.



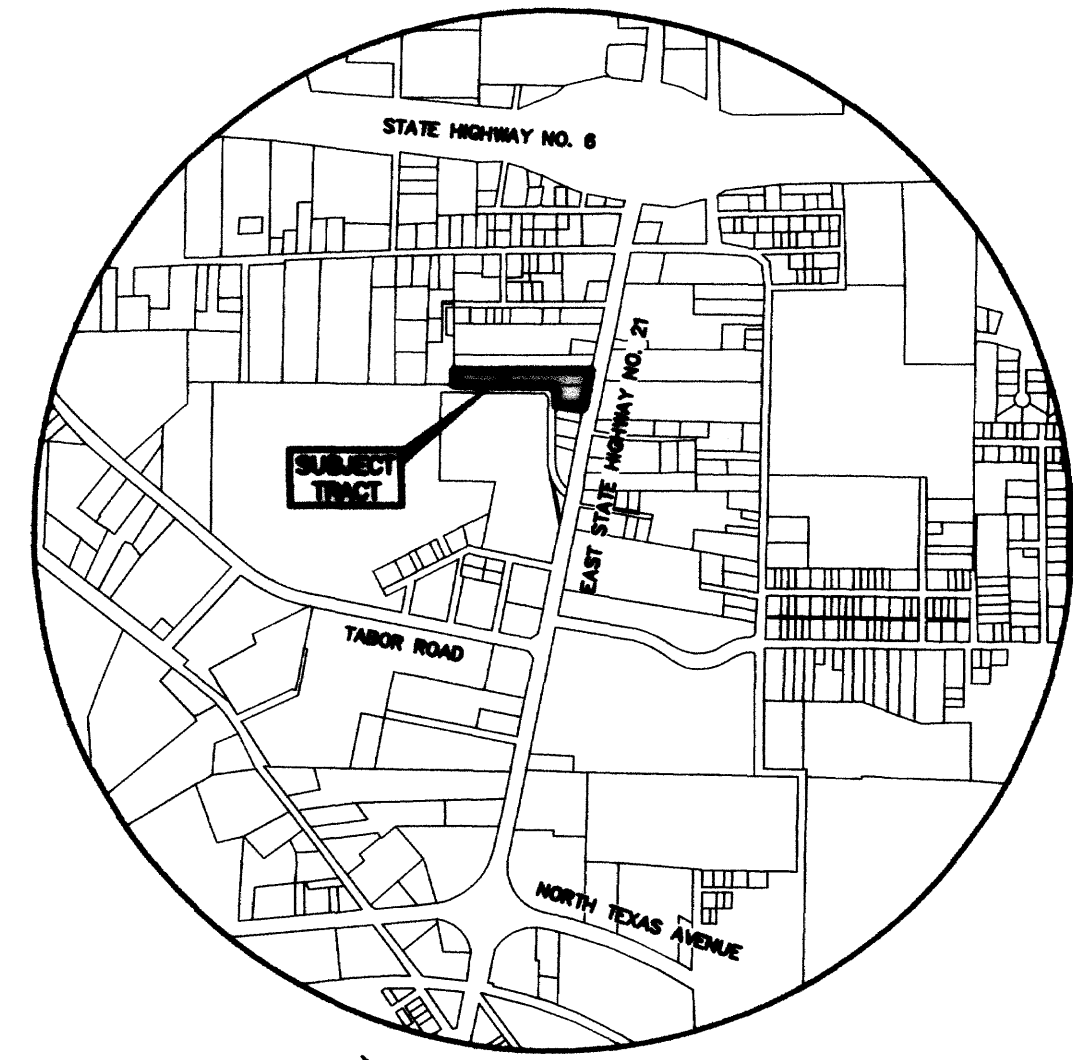
*Dee L. Wallrath*  
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER  
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 24 day of November, 2008.

*W. Paul King*  
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, 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 18 day of November, 2008, in the Official Records of Brazos County, Texas, in Volume 5816, Page 180.

*Karen McQueen, Co. clk*  
Karen McQueen, County Clerk,  
Brazos County, Texas  
*Bj. Betty King*

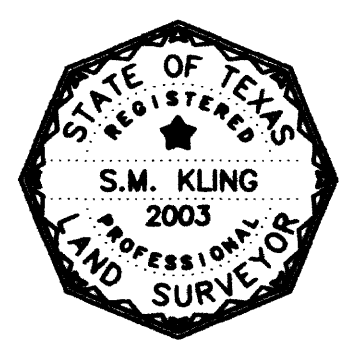


VICINITY MAP  
NOT TO SCALE

APPROVAL OF THE CITY PLANNER  
I, the undersigned, City Planner and/or designated Secretary of the Planning and 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 24 day of November, 2008.

*Keri Russell*  
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed lot in public form.



*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

Doc Bk Vol Ps  
01014239 DR 8866 180

Filed for Record in  
BRAZOS COUNTY

On: Nov 12, 2008 at 09:15A

As a  
Plats

Document Number: 01014239

Amount: 50.00

Receipt Number: 352896

By:  
Betty King

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.

Nov 12, 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

NOTES:

- 1. BASIS OF BEARINGS IS THE RE-ESTABLISHED WEST LINE OF THE TRACT DESCRIBED IN THE DEED TO TRAN HA THI IN VOL. 5592, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°W.
- 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.
- 3. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
- 4. THE CROSS ACCESS EASEMENT SHOWN HEREON IS TO PROVIDE DRIVEWAY ACCESS TO THE ADJACENT PROPERTY TO THE EAST (THE PATRANELLA PROPERTY). THIS EASEMENT WILL ALLOW THE ADJACENT TRACT, ONCE REDEVELOPED, TO CONSOLIDATE DRIVEWAYS WITH THIS PROPERTY.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N44°42'56"E	8.00'
L2	S45°00'00"W	150.00'
L3	S45°00'00"W	8.00'
L4	S45°00'00"E	23.00'
L5	N55°58'47"E	44.82'
L6	S45°00'00"E	31.55'

FINAL PLAT  
OF  
21 WINGS SUBDIVISION  
2.62 ACRE TRACT

S. F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
21 WINGS INC.  
111 UNIVERSITY DRIVE, SUITE 110  
COLLEGE STATION, TEXAS 77840  
(979)-680-1498

SCALE: 1"=30' OCTOBER, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Austin SF A-63\Lot Plat Nguyen 0.46 Acres\Map\Platting\Preliminary & Final Plats.dwg 11/8/2008 11:06:53 AM CST