NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE EARL GRAHAM POST NO. 159, AMERICAN LEGION TRACT DESCRIBED IN VOL. 117, PG. 118 OF THE DEED OF BRAZOS COUNTY, TEXAS (RECORD BEARING: N 42°36'26"E

2. CONTOURS TAKEN FROM CITY OF BRYAN ELECTRONIC FILES

3. CURRENT TITLE APPEARS VESTED IN EARL GRAHAM POST NO. 159, AMERICAN LEGION BY VIRTUE OF DEED RECORDED IN VOL. 117, PG. 118 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

4. 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. 480080, PANEL NO. 0113C, MAP NO. 48041C0113C EFFECTIVE DATE: JULY 3, 1992

SUBJECT TRACT LIES WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

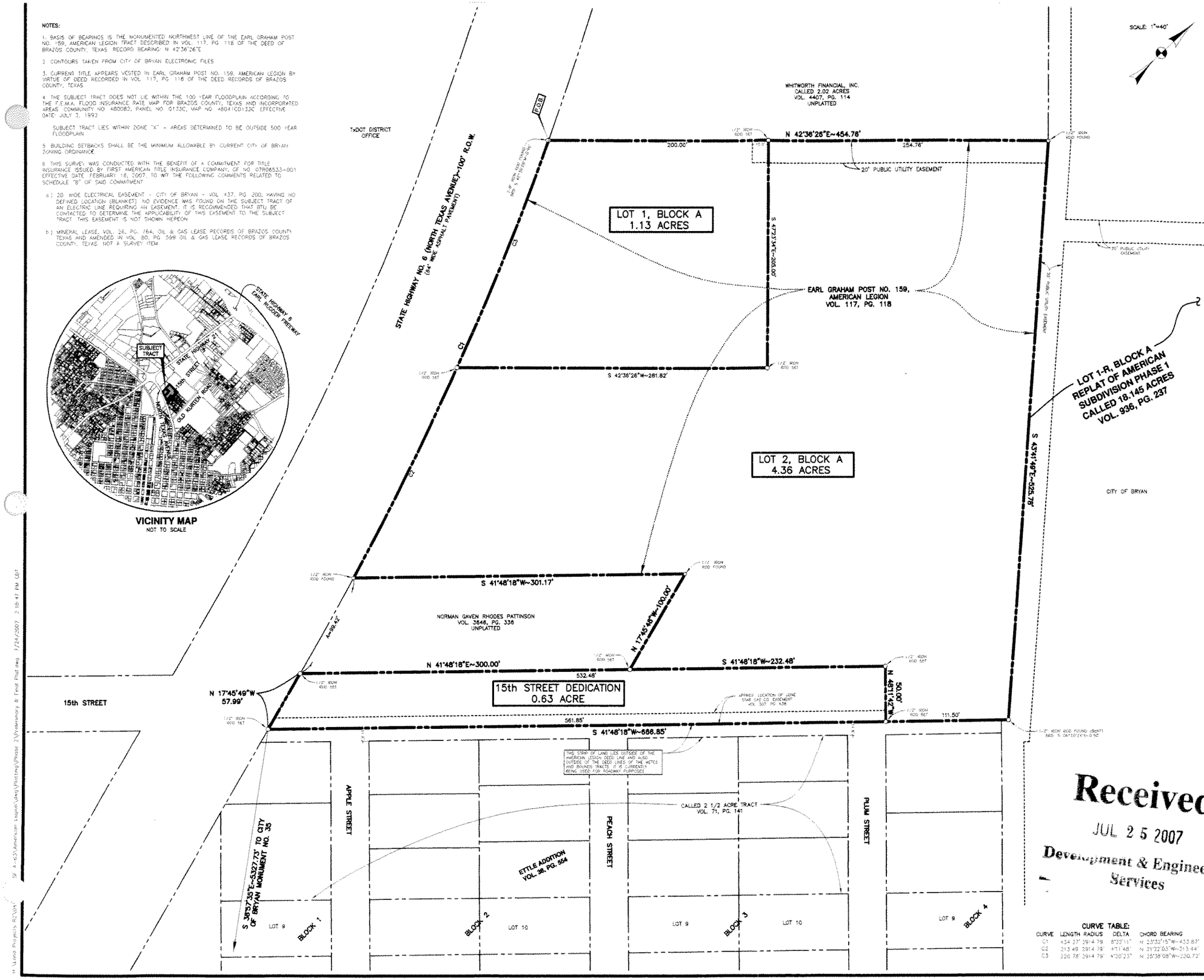
5. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CURRENT CITY OF BRYAN ZONING ORDINANCE

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 07806533-003 EFFECTIVE DATE: FEBRUARY 18, 2007. TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT

a.) 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 437, PG. 200, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE REQUIRING AN EASEMENT. IT IS RECOMMENDED THAT BTU BE CONTACTED TO DETERMINE THE APPLICABILITY OF THIS EASEMENT TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON

b.) MINERAL LEASE, VOL. 26, PG. 764, OIL & GAS LEASE RECORDS OF BRAZOS COUNTY TEXAS AND AMENDED IN VOL. 80, PG. 599 OIL & GAS LEASE RECORDS OF BRAZOS COUNTY, TEXAS. NOT A SURVEY ITEM

VICINITY MAP
NOT TO SCALE



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	434.27'	2914.79'	8°72'51"	N 33°30'15"W~433.83'
C2	313.49'	2914.79'	4°51'48"	N 21°22'03"W~213.44'
C3	220.78'	2914.79'	4°20'23"	N 26°38'08"W~220.72'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, EARL GRAHAM POST NO. 159, AMERICAN LEGION, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 117, Page 118, 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.

_____

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 _____ day of _____, 2007

_____
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 _____ day of _____, 2007

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and 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 _____ day of _____, 2007 and same was duly approved on the _____ day of _____, 2007 by said Commission

_____
Chair, Planning & Zoning Commission
City of 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 _____ day of _____, 2007 in the Official Records of Brazos County, Texas, in Volume _____, Page _____

_____
Karen McQueen, County Clerk,
Brazos County, Texas

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 _____ day of _____, 2007

_____
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 geometric form.

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

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

Received
JUL 25 2007
Development & Engineering Services

FINAL PLAT
OF
AMERICAN SUBDIVISION
PHASE 2

6.12 ACRE TRACT

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

OWNED AND DEVELOPED BY:

AMERICAN LEGION POST NO. 159
101 WACO STREET
BRYAN, TEXAS 77806
979.778.1936

SCALE: 1"=40' JULY, 2007

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-8212

M:\Long Projects, R2\Gs\SF A-63\American Legion\dwg\Plotting\Phase 2\Preliminary & Final Plat.dwg 7/24/2007 2:18:47 PM CDT