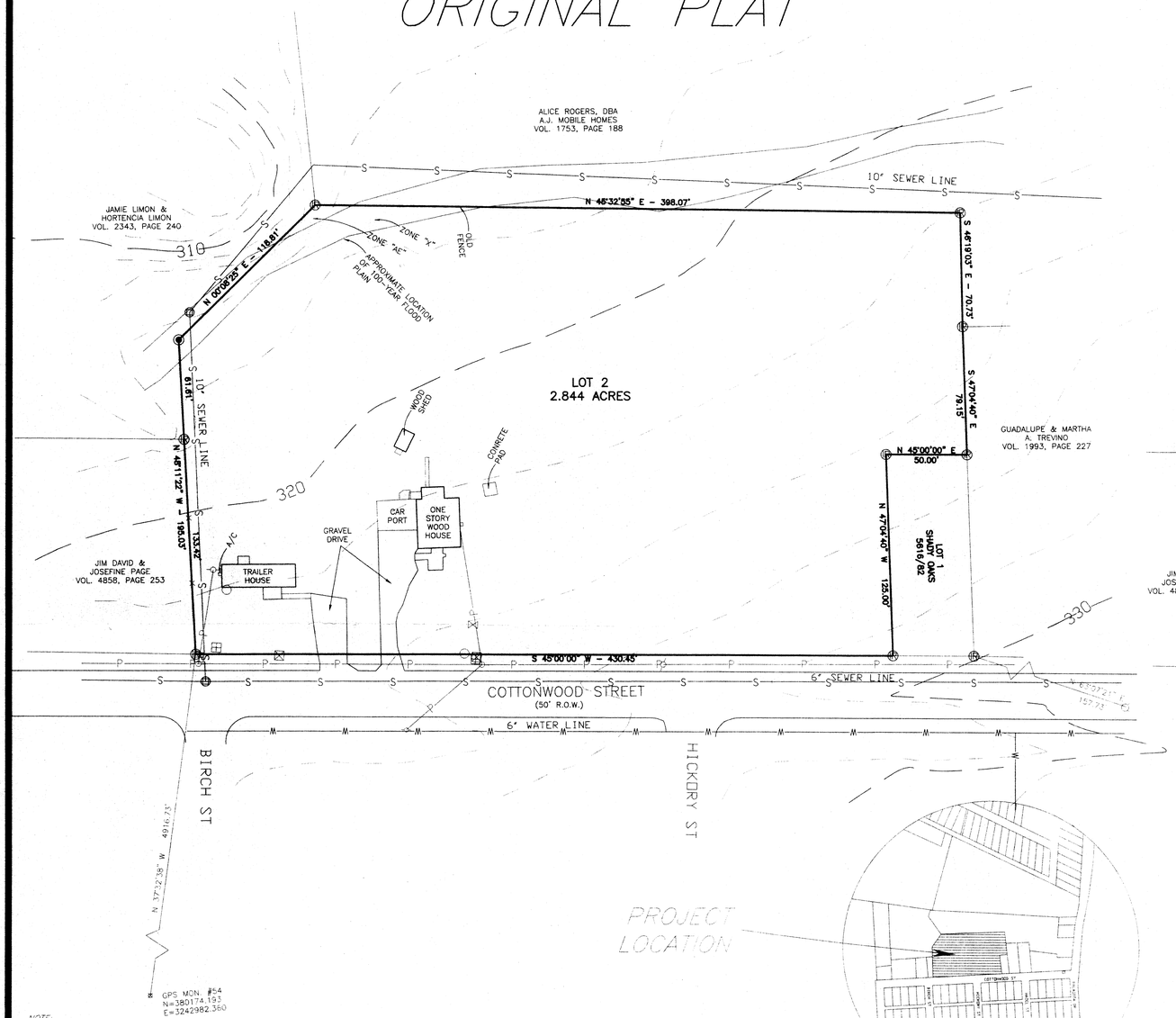
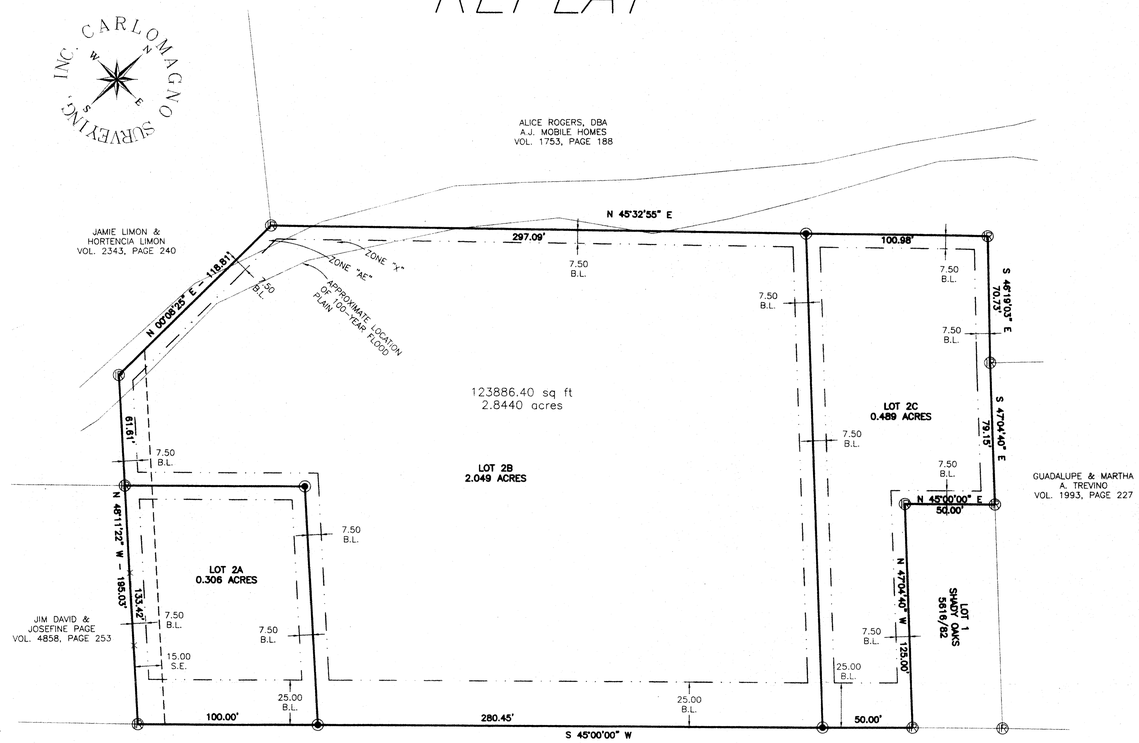
ORIGINAL PLAT



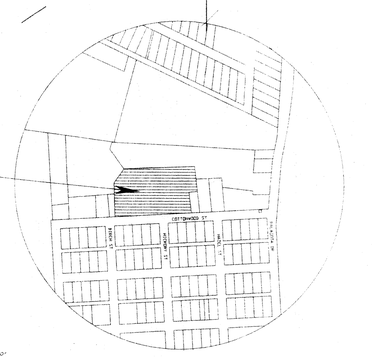
REPLAT



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

40 0 40 80 120 Feet



VICINITY MAP

NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A 2.844 ACRED 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, said being part of a the same tract of land conveyed to Donald E. Schaput and wife, Virginia A. Schaput, 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.D.R.

THENCE along the common line between this tract and the said Page tract, passing the Page tract and continuing along the common line between this tract and the Jamie and Hortencia Limon tract of land as recorded in Volume 2343, Page 240 of the B.C.D.R., North 48°11'22" West, a distance of 198.03 feet to a 5/8" iron rod found for the west corner of this tract, also being a southwest interior corner of the said Limon tract;

THENCE along the common line between this tract and the said Limon tract, North 37°00'25" East, a distance of 118.81 feet to a 1/4" iron rod found for a northwest corner of this tract, also being the east corner of the said Limon 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.D.R.;

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

North 45°32'55" East, a distance of 398.07 feet to a 3/4" iron rod found for the north corner of this tract;

South 46°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 west corner of the Guadalupe and Martha A. Trevino tract of land as recorded in Volume 1993, Page 227 of the B.C.D.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 a 1/2" iron rod found for 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 POINT OF BEGINNING, containing 2.844 acres.

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'

NOTE:

1) All corners are 1/2" iron rods found unless otherwise noted.

2) A portion of this tract is in the 100 Year Flooc 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 2B will require a Flood Plair 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, _____, 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.

_____
Owner

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 _____, 2006.

_____
Notary Public, Brazos County, Texas

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.

Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, The 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 _____, 2006, in the Official Records of Brazos County in Volume _____, Page _____.

_____
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 _____day of _____, 2006.

_____
Planning Administrator, Bryan, Texas

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 _____, 2006.

_____
City Engineer, Bryan, Texas

I, _____, 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 _____day of _____, 20_____, and the same was duly approved by said Commission.

_____
Chairman, Planning & Zoning Commission,
Bryan, Texas

STATE OF TEXAS
DANTE CARLOMAGNO
1562
REGISTERED PROFESSIONAL LAND SURVEYOR

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

CARLOMAGNO Surveying Inc
2714 Finfeather Road, Bryan, Texas 77801
www.CarlomagnoSurveying.com
Phone (979)775-2873, Fax (979)775-4187, E-mail: CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE
J. Bailey

DRAWING NO. 06125
DATE: MARCH 23, 2006

File name: 06125-replat.dwg
Plot date: 03/23/2006 at 10:30
Revised: 04/13/2006

RP06-06 #2

APR 13 2006
Development & Engineering Services