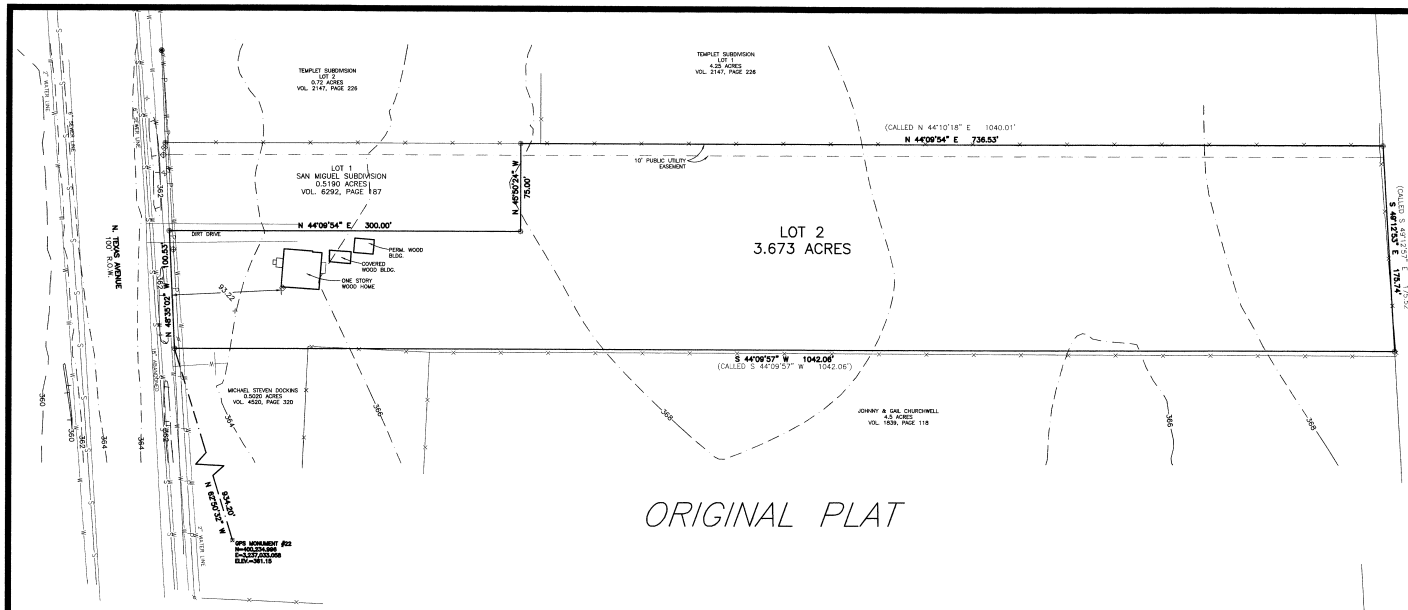

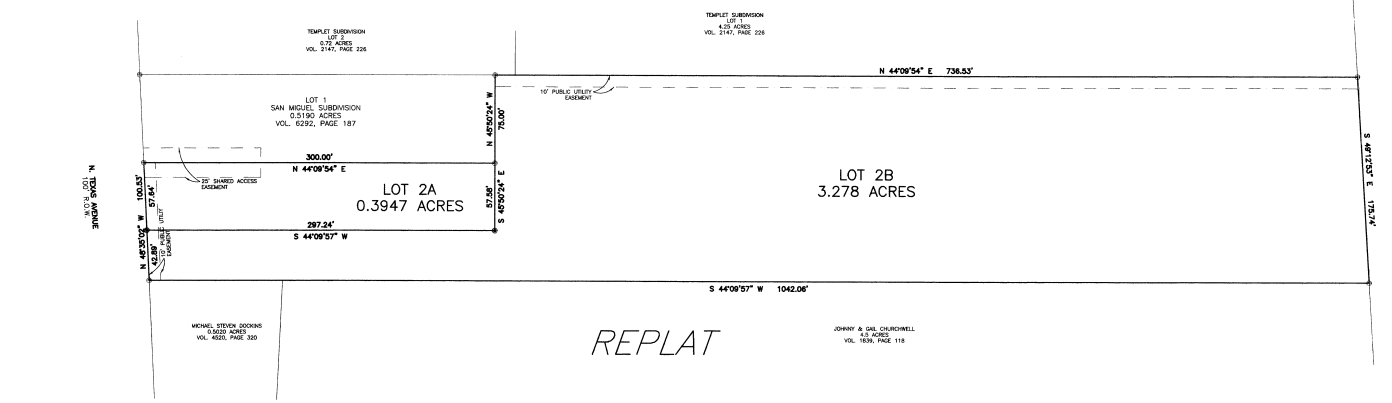

CARLOMAGNO SURVEYING, INC.

METES AND BOUNDS DESCRIPTION

All that tract or parcel of land lying and being situated in Brazos County, Texas, being a replat of Lot 2, of the San Miguel Subdivision, as recorded in Vol. 6292, Page 187, of the Brazos County Official Records(B.C.O.R.), out of the Moses Baine Survey, A-3, and being a part of the same tract of land conveyed to Miguel & Rosa Salazar, and now more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point on the northeast right-of-way line of N. Texas Avenue(100' R.O.W.), also being the south corner of the 0.5190 acre tract, called Lot 1, of said San Miguel Subdivision,

THENCE North 44°09'54" East, a distance of 300.00 feet along the common line between this tract and said Lot 1 to a 5/8" iron rod found for an interior corner of this tract, also being the east corner of said Lot 1;

THENCE North 45°50'24" West, a distance of 75.00 feet along the common line between this tract and said Lot 1 to a 5/8" iron rod found for a west corner of this tract, also being the north corner of said Lot 1, also being a point on the southeast line of a 0.72 acre tract, called Lot 2, of the Templet Subdivision, as recorded in Vol. 2147, Page 226, of the B.C.O.R.;

THENCE North 44°09'54" East, a distance of 736.53 feet along the common line between this tract and said Lot 2 of the Templet Subdivision, and then along the common line between this tract and Lot 1 of said Templete Subdivision to a 1/2" iron rod found for the north corner of this tract, also being the east corner of said Lot 1 of the Templet Subdivision, also being a point on the southwest line of the Robert C. and Margaret A. Reese called 10 acre tract, as recorded in Vol. 391, Page 314 of the B.C.O.R.;

THENCE South 49°12'53" East, a distance of 175.74 feet along the common line between this tract and said called 10 acre tract to a 5/8" iron rod found for the east corner of this tract, also being the north corner of the Johnny and Gail Churchwell called 4.5 acre tract, as recorded in Vol. 1639, page 118, of the B.C.O.R.;

THENCE South 44°09'57" West, a distance of 1042.06 feet along the common line between this tract and said Churchwell tract, and continuing along the common line between this tract and said the Michael Steven Dockens called 0.5020 acre tract, as recorded in Vol. 4520, Page 320 of the B.C.O.R., to a 1/2" iron rod found for the south corner of this tract, also being the west corner of said Dockens tract, also being a point on the northeast right-of-way line of N. Texas Avenue;

THENCE North 48°35'02" West, a distance of 100.53 feet along the common line between this tract and said right-of-way line of N. Texas Avenue to the PLACE OF BEGINNING containing 3.673 acres.

VICINITY MAP
NOT TO SCALE

SEP 08 2006

NOTES:
1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.

2) THIS TRACT IS NOT 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. 48041C0131 C, EFFECTIVE DATE: JULY 2, 1992.

3) The bearings for this survey are based on rods found and matched to previous deed, recorded in Vol. 6292, Page 187, of the Brazos County Official Records

4) All setbacks shall be in accordance with the City of Bryan Ordinances

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 _____, 2006.

City Planner
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Vol. 6292, Page 187, 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.

MIGUEL & ROSA SALAZAR

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 _____, 2004, in the Official Records of Brazos County in Volume _____ Page _____

County Clerk, Brazos County, Texas

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was submitted for approval with the Planning & Zoning Commission of the City of Bryan, Texas, and that the _____ day of _____, 20__, was duly approved _____ day of _____, 20__, by said Commission.

Chairman, Planning & Zoning Commission,
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

LEGEND

- 5/8" IRON ROD SET
- IRON ROD FOUND
- POWER POLE
- FIRE HYDRANT
- WATER METER
- GAS METER
- T — T — TELEPHONE LINE
- P — P — POWER LINE
- X — X — FENCE LINE
- W — W — CITY WATER LINE
- S — S — CITY SEWER LINE

(CITY LINES FROM CITY OF BRYAN PLANS)

REPLAT
OF LOT 2
SAN MIGUEL SUBDIVISION
TO
LOTS 2A and 2B

MOSES BAINE SURVEY, A-3
VOL 6292, PAGE 187

TOTAL – 3.673 ACRES

BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' – August, 2006

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
www.CarlomagnoSurveying.com
Phone (979)775-2873, Fax (979)775-4787, CS@CarlomagnoSurveying.com

DRAWN BY: *A. WALLACE*
DRAWING NO. *06330-FinalPlat*
SHEET *1* OF *1*

File name: 06330-FINALPLAT.DWG
Plot date: 08/22/2006
Revised: 09/06/2006