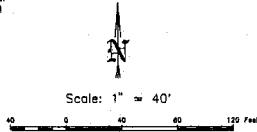
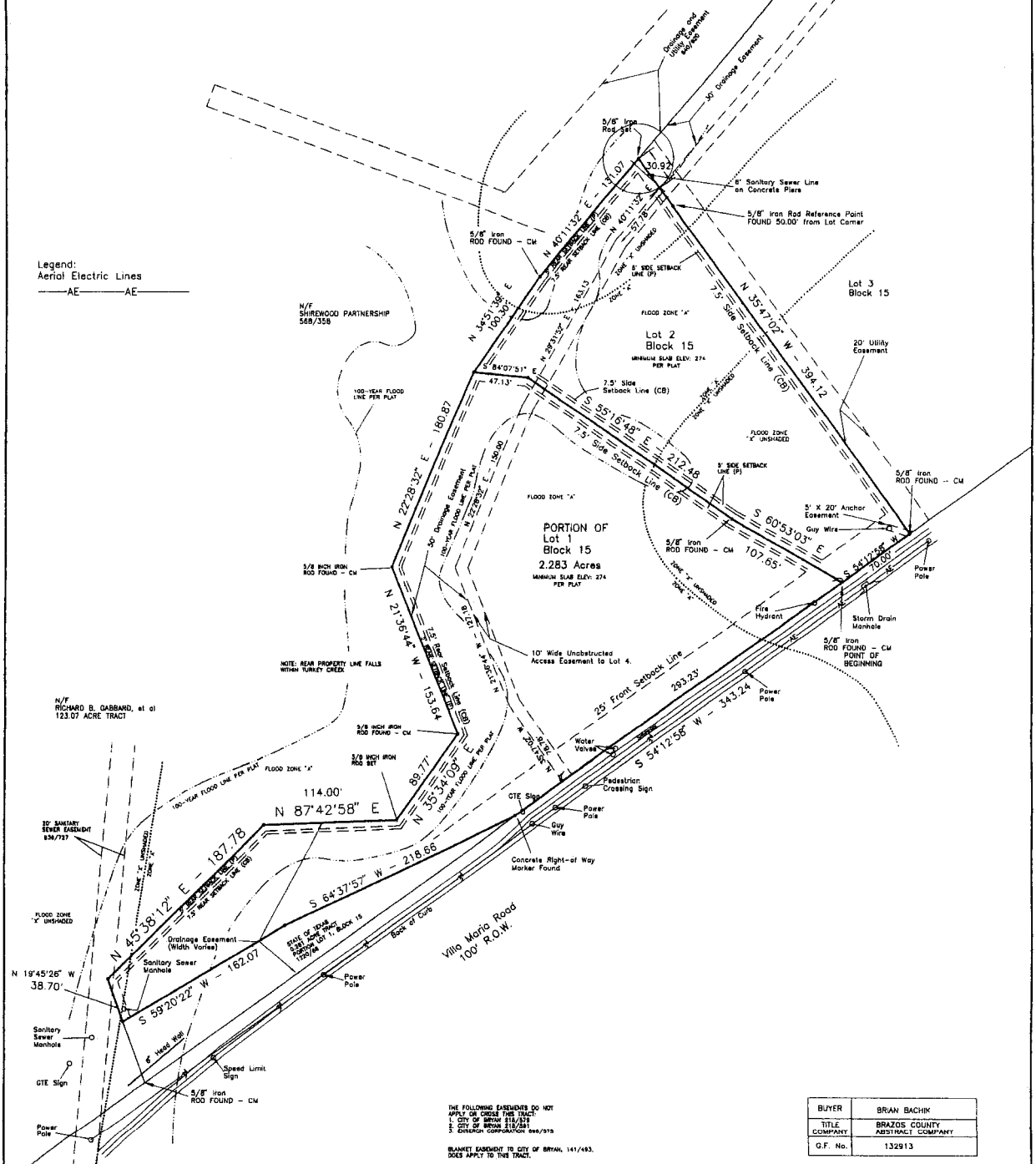


SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NUMBER 48041C0141 G; EFFECTIVE DATE: 07-02-1992.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



Legend:
 Aerial Electric Lines
 — AE — AE —



APPROXIMATE LOCATION OF FLOOD LINE PER F.I.R.M. MAP
 APPROXIMATE LOCATION OF FLOOD LINE PER F.I.R.M. MAP

FLOOD NOTES PER F.I.R.M. MAP
 FLOOD ZONE "X"
 SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.
 FLOOD ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

THE FOLLOWING EASEMENTS DO NOT APPLY OR CROSS THIS TRACT:
 1. CITY OF BRYAN 118/121
 2. CITY OF BRYAN 118/121
 3. BRYAN CORPORATION 888/978

BLANKET EASEMENT TO CITY OF BRYAN, 141/493, DOES APPLY TO THIS TRACT.

UNDESCRIBED EASEMENTS TO CITY OF BRYAN, 334/71, APPLIES TO THE PARTIAL TRACT FOR THE SHARED DRIVE, WORKS TO DETERMINE IF EASEMENT APPLIES TO THIS PROPERTY DUE TO NO DESCRIPTION.

BOUNDARY SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 750 (CR) AND PLAT 845/274 (P).

SEE METES AND BOUNDS PREPARED DECEMBER, 1988, FOR MORE DESCRIPTIVE INFORMATION.

CM - CONTROLLING MONUMENT; MONUMENTED PROPERTY CORNERS FOUND AND USED TO ESTABLISH PROPERTY CORNERS.

BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALLED BEARING AS SHOWN ON THE PLAT RECORDED IN VOL. 848, PG. 245, AND AS MONUMENTED ON THE GROUND.



BUYER	BRYAN BACHIK
TITLE COMPANY	BRAZOS COUNTY ABSTRACT COMPANY
G.F. No.	132913

LAND TITLE SURVEY PLAT
 OF
 A 2.283 ACRE PORTION OF LOT 1
 AND ALL OF LOT 2, BLOCK 15
 SHIREWOOD ADDITION, PHASE 3
 VOLUME 648, PAGE 245
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 12-15-99
 PLAT DATE: 12-15-99
 JOB NUMBER: 12-1597
 CDS NAME: SHIREWOOD
 CDS NAME: 89-1457

PREPARED BY:
 KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 288
 COLLEGE STATION, TEXAS 77841
 PHONE: (409) 268-3165