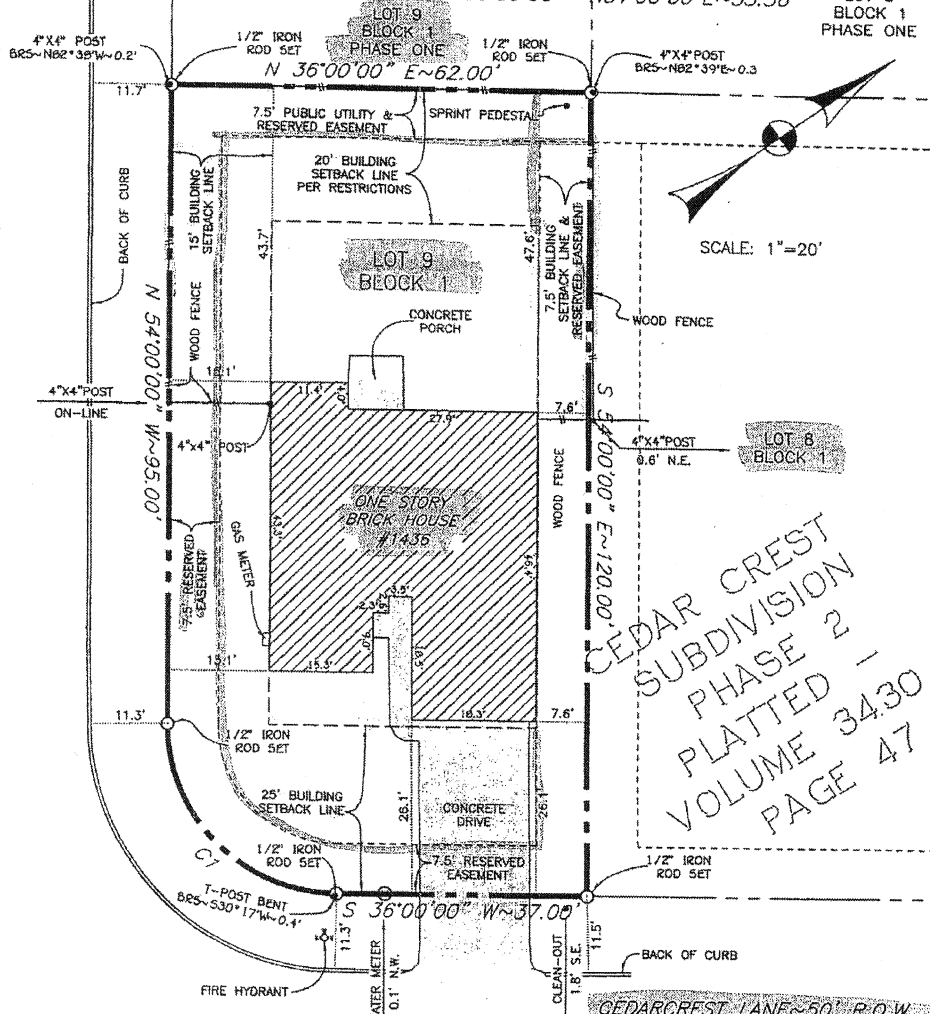


CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	N81°00'00"E ~ 35.36'

CEDARCREST LANE ~ 50' R.O.W.
(27' WIDE ASPHALT PAVEMENT)

CEDAR CREST
SUBDIVISION
PHASE 2
PLATTED -
VOLUME 3430
PAGE 47



- NOTES:
1. BASIS OF BEARINGS ARE THE PLAT CALLED BEARINGS OF THE NORTHWEST RIGHT OF WAY LINE OF CEDARCREST LANE ACCORDING TO THE PLAT OF CEDAR CREST SUBDIVISION, PHASE 2 RECORDED IN VOL. 3430, PG. 47 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 36°00'00" 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. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYER'S TITLE COMPANY, GF #S26294, EFFECTIVE DATE: JANUARY 28, 2004, TO WIT THE FOLLOWING COMMENTS:
 - a.) 25' BUILDING LINE ACROSS FRONT OF PROPERTY ADJACENT TO CEDARCREST LANE; 15' BUILDING LINE ALONG SIDE OF PROPERTY ADJACENT TO CEDARCREST LANE; 7.5' BUILDING LINE ACROSS REAR OF PROPERTY; 7.5' PUBLIC UTILITY EASEMENT ALONG SIDE OF PROPERTY ADJACENT TO LOT 8; 7.5' PUBLIC UTILITY EASEMENT ACROSS REAR OF PROPERTY, AND ANY AND ALL EASEMENTS AS RESERVED ON PLAT RECORDED IN VOLUME 3430, PAGE 47, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

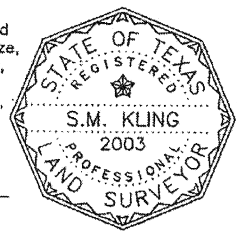
- NOTES (Cont.):
- b.) 25' BUILDING LINE ACROSS FRONT OF PROPERTY; 7.5' BUILDING LINE ALONG SIDE OF PROPERTY ADJACENT TO LOT 8; 15' BUILDING LINE ALONG SIDE OF PROPERTY ADJACENT TO CEDARCREST LANE; 7.5' PUBLIC UTILITY EASEMENT ACROSS REAR OF PROPERTY; 7.5' RESERVED EASEMENT ALONG AND ON EITHER OR BOTH SIDES OF ANY LOT LINE - EASEMENTS COVER ALL LOTS, AND ANY AND ALL RESTRICTIONS AS RECORDED IN VOLUME 3475, PAGE 286; VOLUME 3794, PAGE 74; VOLUME 3800, PAGE 280, ALL IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - f.) EASEMENT FOR STREET PURPOSES (BECK STREET) - CITY OF BRYAN - VOLUME 153, PAGE 142, HAVING A DEFINED LOCATION THIS EASEMENT DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - g.) 10' WIDE SANITARY SEWER EASEMENT - CITY OF BRYAN VOLUME 289, PAGE 707, HAVING A DEFINED LOCATION THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1436 Cedarcrest Lane, in the City of Bryan, Texas, described as follows: LOT NINE (9), BLOCK ONE (1), CEDAR CREST SUBDIVISION, PHASE 2, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 3430, Page 47, of the Official Records of Brazos County, Texas.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. The size, location, and type of buildings and improvements being within the boundaries of the property, and set back from property lines the distances indicated. The distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts, or protrusions, except as noted:

DATE: May 04, 2004

S.M. Kling
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003
STATE OF TEXAS



KLING ENGINEERING & SURVEYING
BRYAN, TEXAS