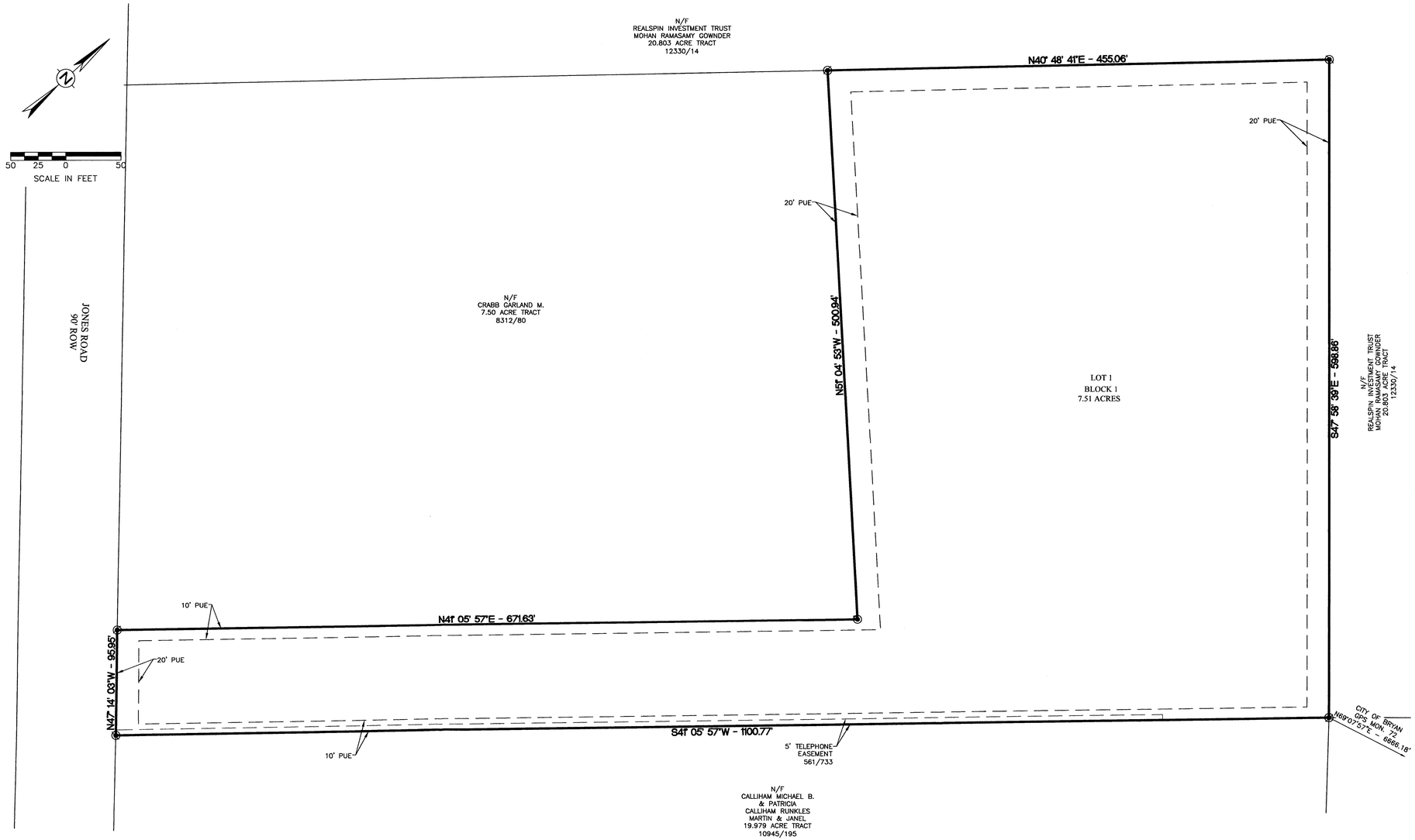


METES AND BOUNDS DESCRIPTION
OF A
7.507 ACRE TRACT
T. J. WOOTEN LEAGUE, A-59
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 7.50 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EDWIN CHURCHILL AND YVONNE M. CHURCHILL RECORDED IN VOLUME 5930, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 7.50 ACRE TRACT BEING ALL OF TRACTS 1 AND 2 AS DESCRIBED BY A DEED RECORDED IN VOLUME 4058, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF JONES ROAD MARKING THE SOUTHWEST CORNER OF SAID 7.50 ACRE TRACT AND THE SOUTH OF A CALLED 7.50 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GARLAND M. CRABB RECORDED IN VOLUME 8312, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 05' 57" E ALONG THE COMMON LINE OF SAID 7.50 ACRE TRACTS FOR A DISTANCE OF 671.63 FEET (DEED CALL: N 44° 34' 00" E - 671.72 FEET, 4058/151) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 7.50 ACRE TRACT (8312/80);

THENCE: N 51° 04' 53" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 500.94 FEET (DEED CALL: N 47° 35' 45" W - 501.11 FEET, 4058/151) TO A POINT ON THE SOUTHEAST LINE OF 20.803 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MOHAN RAMASAMY GOWNDER, TRUSTEE OF REALSPIN INVESTMENT TRUST RECORDED IN VOLUME 12330, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE NORTH CORNER OF SAID 7.50 ACRE TRACT (8312/80). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 51° 04' 53" E FOR A DISTANCE OF 0.09 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 7.50 ACRE TRACT (8312/80) AND SAID 20.803 ACRE TRACT BEARS: S 40° 48' 41" W FOR A DISTANCE OF 638.16 FEET;

THENCE: N 40° 48' 41" E ALONG THE COMMON LINE OF SAID 7.50 ACRE TRACT (5930/191) AND SAID 20.803 ACRE TRACT FOR A DISTANCE OF 455.06 FEET (DEED CALL: N 44° 14' 00" E - 452.74 FEET, 4058/181) TO A 1 INCH IRON ROD FOUND;

THENCE: S 47° 58' 39" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 598.86 FEET (DEED CALL: S 44° 43' 55" E - 599.44 FEET, 4058/181) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 20.803 ACRE TRACT AND THE NORTH CORNER OF A CALLED 19.979 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL B. CALLIHAM, PATRICIA CALLIHAM MARTIN AND JANET CALLIHAM RUNKLES RECORDED IN VOLUME 10945, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: N 57° 39' 58" E FOR A DISTANCE OF 0.23 FEET;

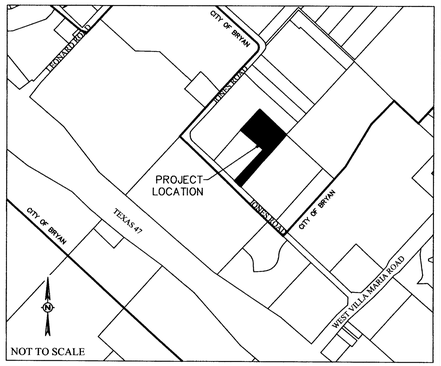
THENCE: S 41° 05' 57" W ALONG THE NORTHWEST LINE OF SAID 19.979 ACRE TRACT, AT 150.75 FEET PASS A POINT MARKING THE COMMON CORNER OF SAID TRACTS 1 AND 2 (4058/181), FROM WHICH, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 12' 54" E FOR A DISTANCE OF 0.37 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 1100.77 FEET (DEED CALL: S 44° 34' 00" W - 1101.01 FEET, 4058/151) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF JONES ROAD MARKING THE WEST CORNER OF SAID 19.979 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 74° 17' 28" W FOR A DISTANCE OF 1.10 FEET;

THENCE: N 47° 14' 03" W ALONG THE NORTHEAST LINE OF JONES ROAD FOR A DISTANCE OF 95.95 FEET (DEED CALL: N 43° 46' 00" W - 96.05 FEET, 4058/151) TO THE **POINT OF BEGINNING** CONTAINING 7.507 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2015. SEE PLAT PREPARED MAY, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS. THE LOT WILL BE SERVED BY CITY OF BRYAN SANITARY SEWER.
6. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
7. BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT.
8. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
9. STORMWATER DETENTION WILL BE PROVIDED. THE ACTUAL LOCATION AND SIZE WILL BE DETERMINED BY THE STORM WATER DETENTION FACILITY DESIGN TO BE PROVIDED BY THE LOT OWNERS ENGINEER. STORM WATER DETENTION DESIGN SHALL BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Larakeyah Investments, LLC, owner and developer of the land shown on this plat, and designated herein as the Jones Road Business Park in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Larakeyah Investments, LLC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larakeyah Investments, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20___, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Courty of Brazos County, Texas, as the Final Plat of such subdivision on _____ day of _____, 20___.
Signed this the day of _____, 20___.

_____
County Judge, Brazos County

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20___.

_____
Chairman

CERTIFICATE OF CITY PLANNER

I, _____, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

_____
City Planner

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

_____
City Engineer
City of Bryan

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- PROPERTY CORNER

MINOR PLAT
JONES ROAD BUSINESS PARK
7.507 ACRES
T.J. WOOTEN LEAGUE, A-59
BRAZOS COUNTY, TEXAS
LOT 1, BLOCK 1

MAY 11 2016
RECEIVED

SCALE 1" = 50'
MAY, 2016

OWNER/DEVELOPER:
Larakeyah Investments LLC
3515-B Longmire Dr PMB541
College Station, TX 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
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(979) 764-3900