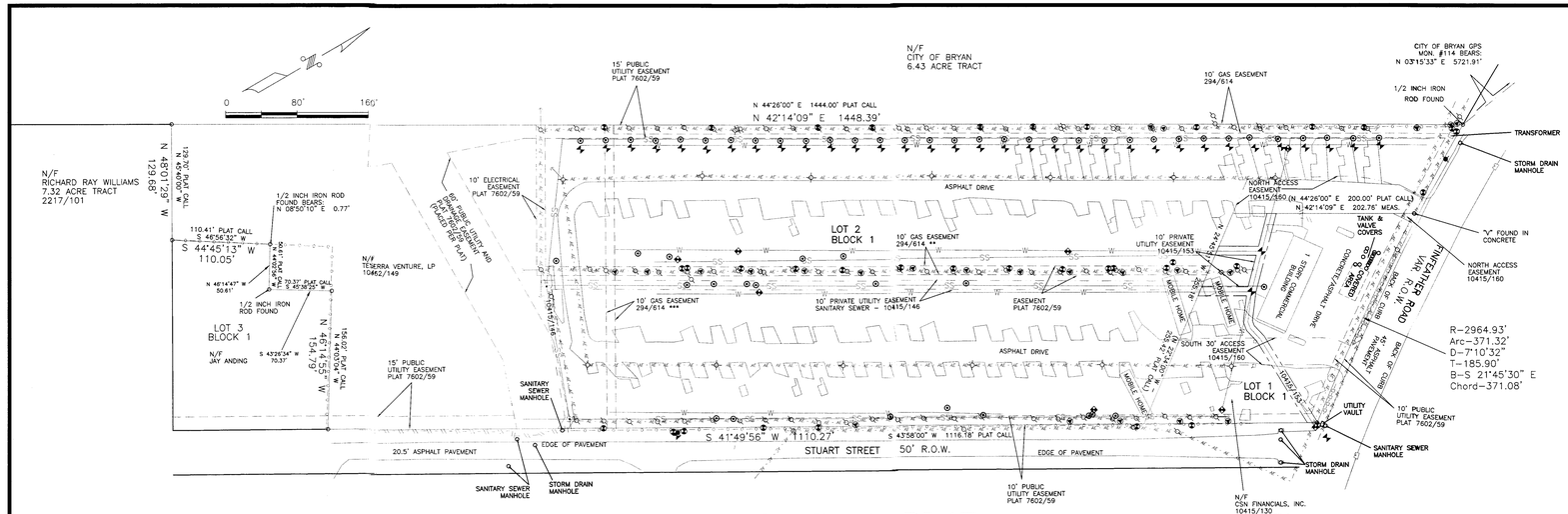
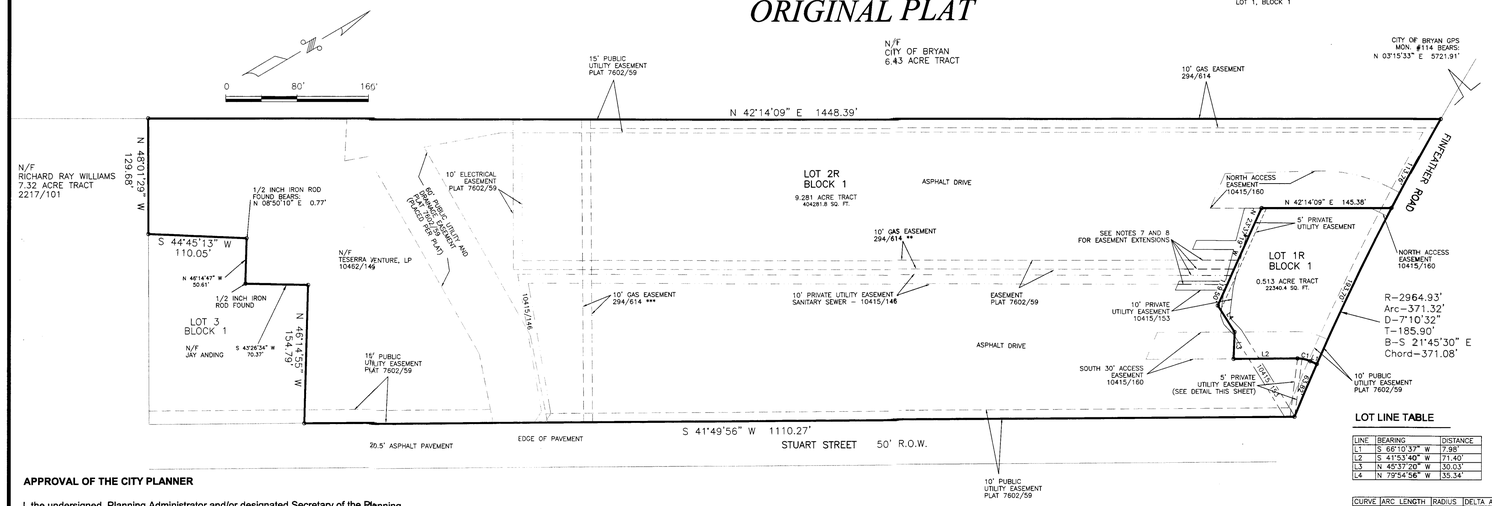


ORIGINAL PLAT

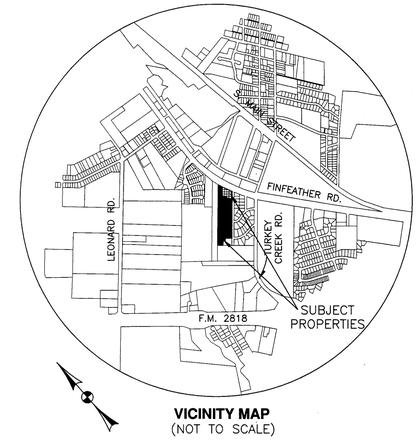


AMENDING PLAT

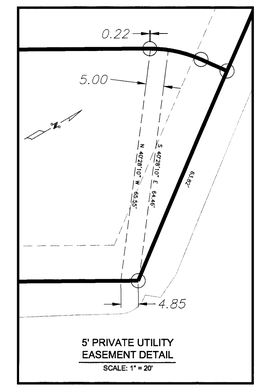
LEGEND:
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE/CONNECTION
- WATER METER
- TELECOMMUNICATIONS/TELEPHONE RISER
- GAS METER/RISER
- GAS VALVE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- RETAINING WALL
- CHAIN LINK FENCE

NOTES:

1. 10' GAS LINE EASEMENT 294/614
   ** PLACED IN LINE WITH EXISTING GAS METERS
   *** PLACED PER DOCUMENT DESCRIPTION
2. ELECTRICAL EASEMENT PER PLAT 7602/59 PLACED PER LOCATION OF EXISTING OVERHEAD ELECTRICAL LINES
3. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195 E, DATED MAY 16, 2012.
5. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
7. 10' GAS EASEMENT 294/614 EXTENDED TO LOT 1 TO PROVIDE SERVICES.
8. 10' PRIVATE UTILITY EASEMENT SANITARY SEWER – 10415/146 EXTENDED EXTENDED TO LOT 1 TO PROVIDE SERVICE.



VICINITY MAP
(NOT TO SCALE)



5' PRIVATE UTILITY EASEMENT DETAIL
SCALE: 1" = 20'

METES AND BOUNDS DESCRIPTION
OF A
9.794 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1 AND ALL OF LOT 2, BLOCK 1, FERRARA'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7602, PAGE 59 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 SOUTHWEST LINE OF FINFEATHER ROAD MARKING THE NORTH CORNER OF SAID LOT 2 AND SOUTHEAST CORNER OF A CALLED 6.43 ACRE TRACT CURRENTLY OWNED BY THE CITY OF BRYAN, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2964.93 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF FINFEATHER ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 10' 32" FOR AN ARC DISTANCE OF 371.32 FEET (CHORD BEARS: S 21° 45' 30" E - 371.08 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STUART STREET (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1;

THENCE: S 41° 49' 56" W ALONG THE NORTHWEST LINE OF STUART STREET FOR A DISTANCE OF 1110.27 FEET TO A 1/2 INCH ROD SET MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND THE EAST CORNER OF LOT 3, BLOCK 1, FERRARA'S ADDITION;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3 FOR THE FOLLOWING CALLS:

N 46° 14' 55" W FOR A DISTANCE OF 154.79 FEET TO A1/2 INCH IRON ROD SET;

S 43° 26' 34" W FOR A DISTANCE OF 70.37 FEET TO A 1/2 INCH IRON ROD FOUND;

N 46° 14' 47" W FOR A DISTANCE OF 50.61 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 08° 50' 10" E FOR A DISTANCE OF 0.77 FEET;

S 44° 45' 13" W FOR A DISTANCE OF 110.05 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 7.32 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD RAY WILLIAMS RECORDED IN VOLUME 2217, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A COMMON CORNER OF SAID LOT 2 AND LOT 3;

THENCE: N 48° 01' 29" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 7.32 ACRE TRACT FOR A DISTANCE OF 129.68 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID CITY OF BRYAN TRACT MARKING THE WEST CORNER OF SAID LOT 2;

THENCE: N 42° 14' 09" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID CITY OF BRYAN TRACT FOR A DISTANCE OF 1448.39 FEET TO THE **POINT OF BEGINNING** CONTAINING 9.794 ACRES OF LAND, MOREORLESS, AS SURVEYED ON THE GROUND APRIL, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO.: 4502

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°10'37" W	7.98'
L2	S 41°53'40" W	71.40'
L3	N 45°37'00" W	30.03'
L4	N 79°54'56" W	35.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.83'	35.00'	24°16'41"	S 54°02'08" W	14.72'

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 _____, 2014.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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 _____, 2014.

City Engineer
City of Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, 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 _____, 2014, in the Deed/official Records of Brazos County Texas, in Volume_____, Page _____.

County Clerk, Brazos County, Texas

AMENDING PLAT

CERTIFICATE OF OWNERSHIP

I/We, Teserra Venture, LP, the Owners and Developers of 8.74 Acres shown on this plat, as conveyed in Volume 10462, Page 149, of the Official Records of Brazos County, Texas, and designated herein as LOT 2, BLOCK 1, FERRARA'S ADDITION, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses and drains, easements and public places shown hereon for the purposes identified.

Joshua J. Lorden
Partner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally apperared JOSHUA J. LORDEN, 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 stated.

Given under my hand and seal this _____ day of _____, 2014.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

I/We, CSN Financials, Inc., the Owners and Developers of 1.054 Acres shown on this plat, as conveyed in Volume 10415, Page 130, of the Official Records of Brazos County, Texas, and designated herein as LOT 1, BLOCK 1, FERRARA'S ADDITION, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses and drains, easements and public places shown hereon for the purposes identified.

Fateh A. Rajan
President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally apperared FATEH A. RAJAN, 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 stated.

Given under my hand and seal this _____ day of _____, 2014.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

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 property markers and monuments were placed under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF THE ENGINEER

I, Diane Lorden, Registered Professional Engineer No. 99700, in the State of Texas, hereby certify the subdivison improvements shown on this sheet reflect any revisions of design of which I authorized, and/or any and all field changes of which I am aware.

Diane Lorden, PE

AMENDING PLAT

OF
LOTS 1 AND 2, BLOCK 1
FERRARA'S ADDITION

VOL. 7602, PAGE 59
BRYAN, BRAZOS COUNTY, TEXAS

9.794 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45

Development Services
MAY 07 2014
RECEIVED

SURVEYED BY:
KERR SURVEYING, LLC
409 N. Texas Avenue
Bryan, Texas 77803
(979) 268-3195

PREPARED BY:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 574-3534

OWNER:
CSN FINANCIALS, INC.
2001 S. College Avenue
Bryan, Texas 77801
(979) 229-3475

OWNER:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 574-3534

 MAY 5, 2014