

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BRAZOS COUNTY, TEXAS, the owners and developers of the land shown on this plat, being part of the called 159.00 Acre Tract as conveyed to us in the Official Records of Brazos County in Volume 4583, Page 287, 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.

Randy Sims, County Judge

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Sims, 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 of office this _____ day of _____, 2008.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
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 _____, 2008, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

Karen McQueen, County Clerk,
Brazos County, 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 _____, 2008.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2008 and same was duly approved on the _____ day of _____, 2008 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

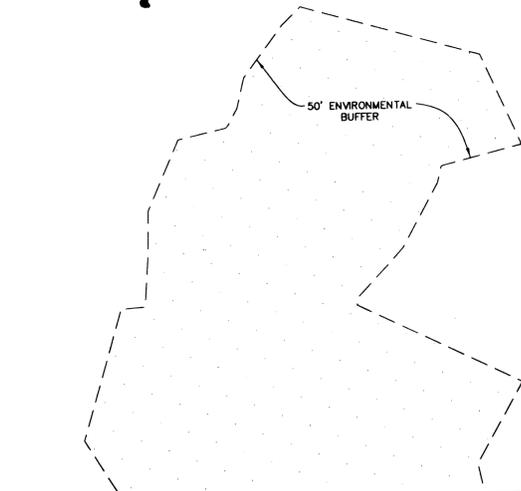
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2008.

City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

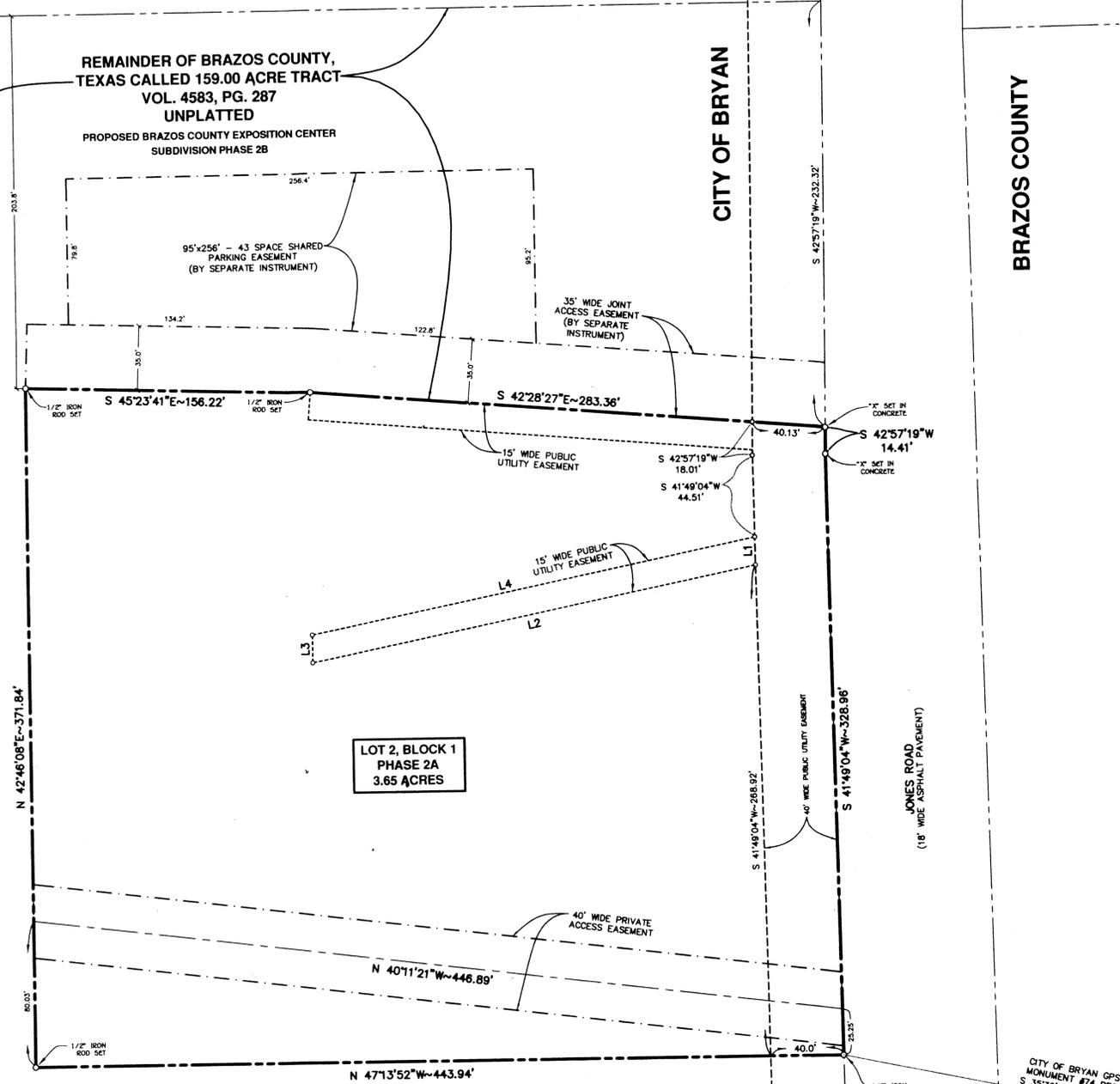
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S.M. Kling, R.P.L.S. No. 2003

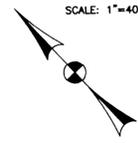


BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION - PHASE 1
VOL. 8205, PG. 9

LOT 1, BLOCK 1
52.84 ACRES



SCALE: 1"=40'



Brazos County Exposition Center Subdivision - Phase 2

3.65 Acre Tract

T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 3.65 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Wit of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 3.65 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron set in the southeast line of the beforementioned 159.00 acre tract, same being the fenced northwest line of Jones Road, a 1/2" iron rod found marking the south corner of Lot 1, Block 1 - 52.84 acre - Brazos County Exposition Center Phase 1, according to the plat recorded in Volume 8205, Page 9, of the Official Records of Brazos County, Texas, bears N 42° 57' 19" E - 232.32 feet;

THENCE continuing along the northwest line of Jones Road, as follows:

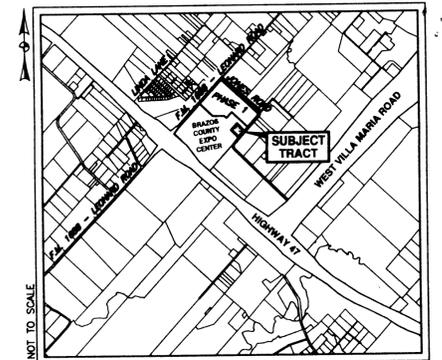
S 42° 57' 19" W for a distance of 14.41 feet to an "x" set in a concrete mow strip,
S 41° 49' 04" W for a distance of 328.96 feet to 1/2" iron rod set;

THENCE N 47° 13' 52" W for a distance of 443.94 feet to a 1/2" iron rod set;

THENCE N 42° 46' 08" E for a distance of 371.84 feet to a 1/2" iron rod set;

THENCE S 45° 23' 41" E for a distance of 156.22 feet to a 1/2" iron rod set;

THENCE S 42° 28' 27" E for a distance of 283.36 feet to the **PLACE OF BEGINNING** containing 3.65 acres of land, more or less.



NOTES:

1. THIS 3.65 ACRE TRACT IS PART OF THE BRAZOS COUNTY, TEXAS 159.02 ACRE TRACT AS RECORDED IN VOL. 4583, PG. 287 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
2. NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 48041C; PANEL NO. 0150C; EFFECTIVE DATE: JULY 2, 1992.
3. CURRENT ZONING: A-O (AGRICULTURAL-OPEN) DISTRICT.
4. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO ALL CITY OF BRYAN.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

Received
MAY 28 2008
Development & Engineering Services
FINAL PLAT
OF
LOT 2, BLOCK 1
3.65 ACRES

**BRAZOS COUNTY
EXPOSITION CENTER
SUBDIVISION
PHASE 2A**

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SCALE: 1"=40' MAY, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-621

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S41°49'04"W	15.26'
L2	N58°46'58"W	248.85'
L3	N42°33'59"E	15.30'
L4	S58°46'58"E	248.64'

H:\Land Projects\F2\041\Wooten T.J. A-59\Expo-Center\Eng-Jones-Leonard\Expo Center\Platting\Phase 2A\Preliminary & Final Plat.dwg 5/27/2008 3:18:34 PM CDT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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Randy Sims, County Judge

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Simms, 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 of office this _____ day of _____, 2008.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
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 _____, 2008, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

Karen McQueen, County Clerk,
Brazos County, 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 _____, 2008.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2008 and same was duly approved on the _____ day of _____, 2008 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

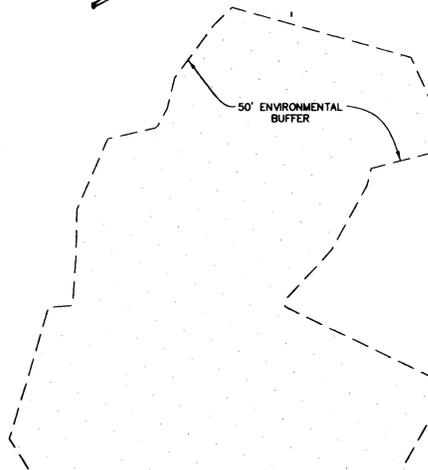
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City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

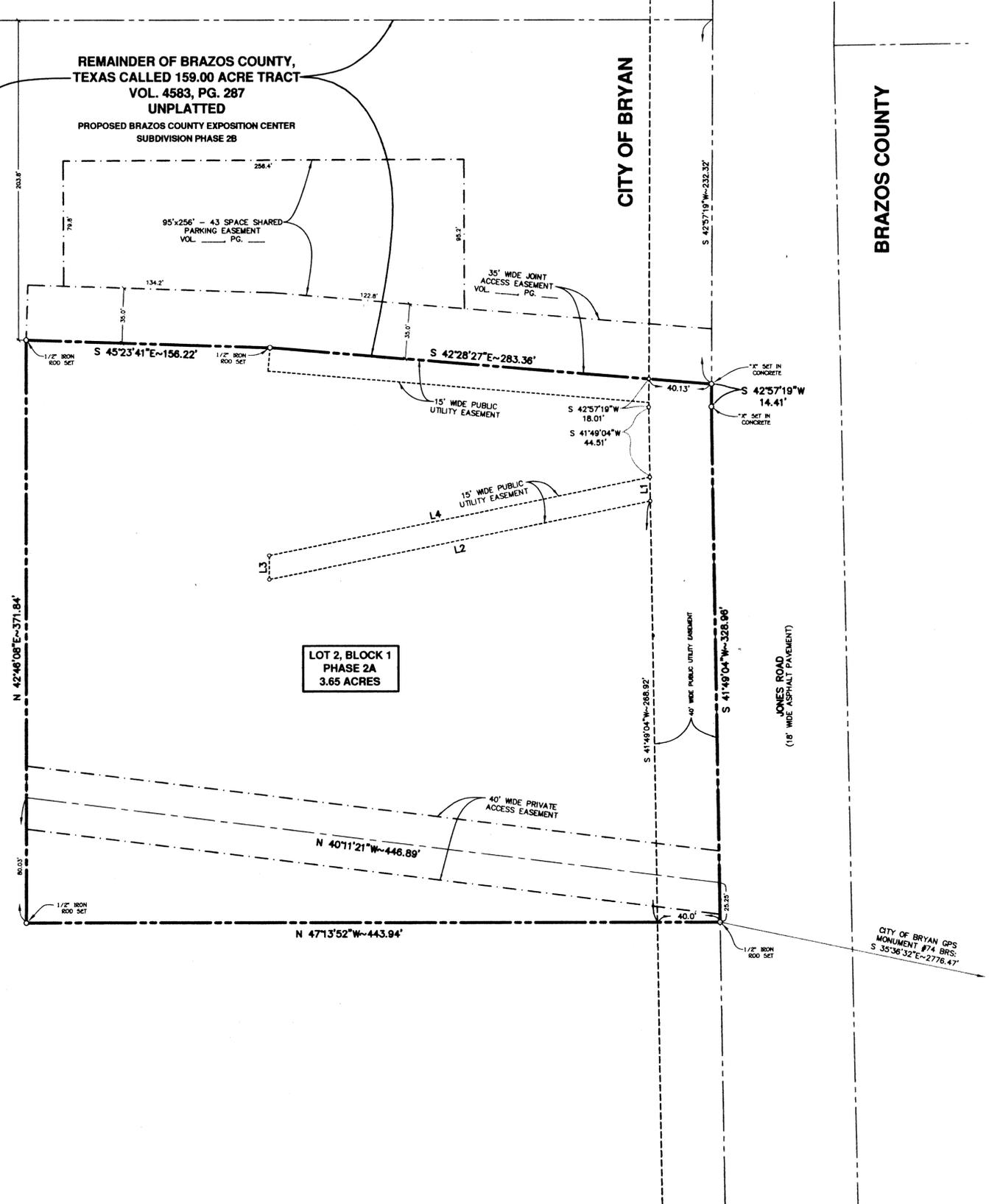
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S. M. Kling, R.P.L.S. No. 2003



BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION - PHASE 1
VOL. 8205, PG. 9

LOT 1, BLOCK 1
52.84 ACRES



SCALE: 1"=40'

BRAZOS COUNTY

CITY OF BRYAN

Brazos County Exposition Center Subdivision - Phase 2

3.65 Acre Tract

T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 3.65 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 3.65 are tract being more particularly described as follows:

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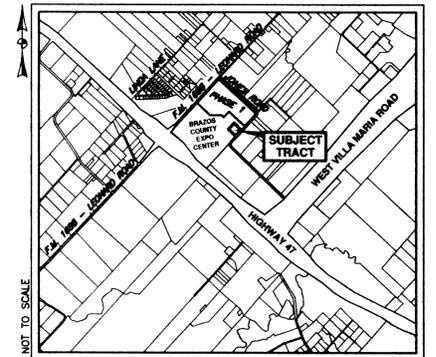
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3. CURRENT ZONING: A-O (AGRICULTURAL-OPEN) DISTRICT.
4. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

FINAL PLAT
OF

LOT 2, BLOCK 1
3.65 ACRES

BRAZOS COUNTY
EXPOSITION CENTER
SUBDIVISION
PHASE 2A

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E. 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-1107

SCALE: 1"=40' JUNE, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-621

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S41°49'04"W	15.26'
L2	N58°46'58"W	248.85'
L3	N42°33'59"E	15.30'
L4	S58°46'58"E	248.64'

Received

JUN 04 2008

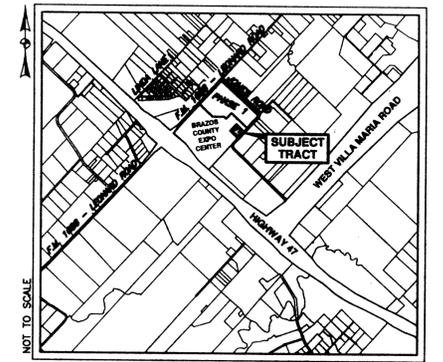
Development & Engineering Services

H:\Land Projects\B2_041\Wooten T.J. A-59\Expo-Center\dwg-jones-leonor-Expo-Center\Plotting\Phase 2A\Preliminary & Final Plat.dwg 6/14/2008 8:34:44 AM CDT

**BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION - PHASE 1
VOL. 8205, PG. 9**

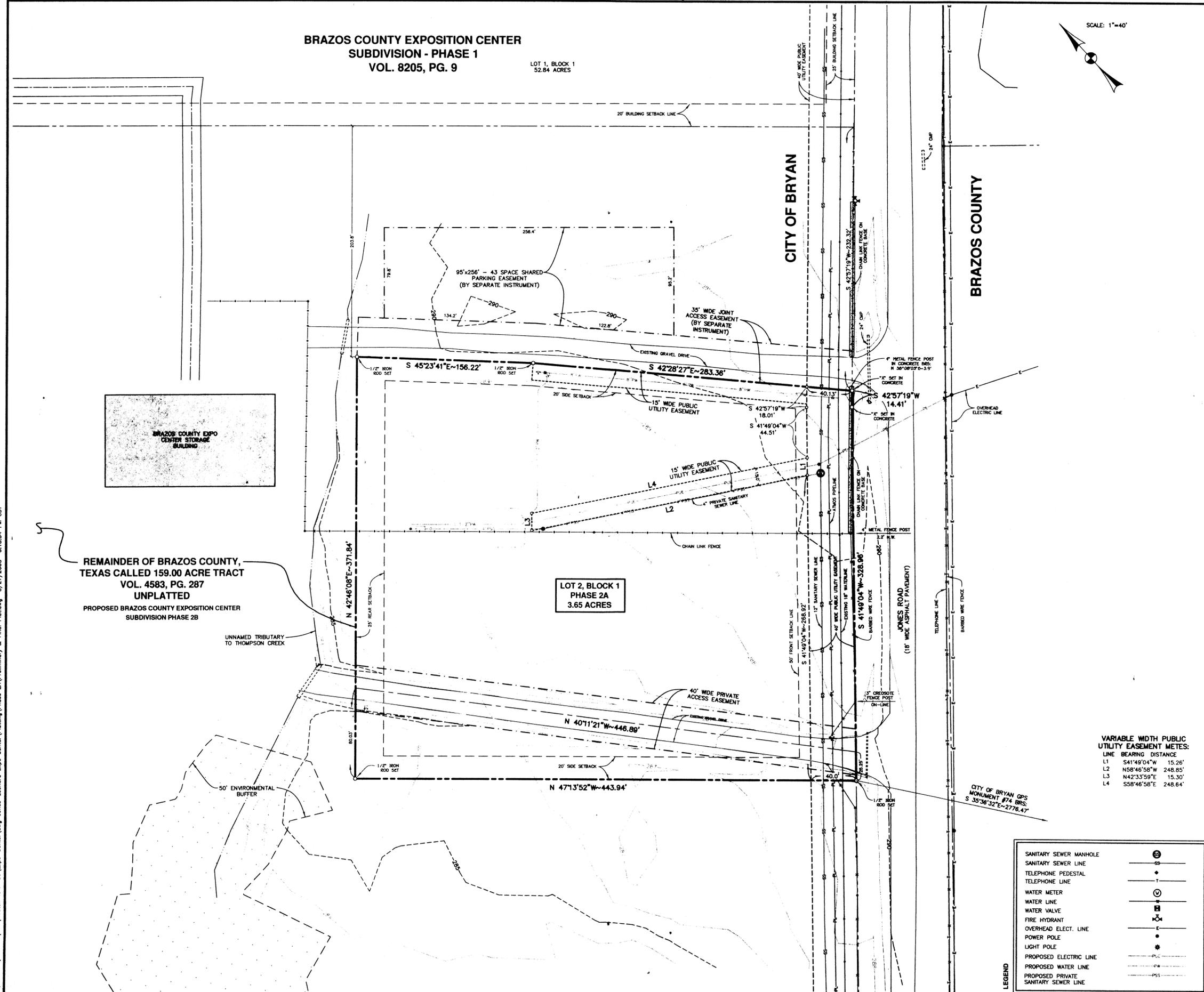
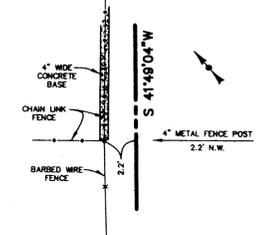
LOT 1, BLOCK 1
52.84 ACRES

SCALE: 1"=40'



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4. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
6. THE EXISTING GROUND TOPOGRAPHY SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY CONDUCTED NOVEMBER, 2007 (BASIS OF ELEVATION-CITY OF BRYAN GPS MONUMENTATION SYSTEM).
7. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



REMAINDER OF BRAZOS COUNTY, TEXAS CALLED 159.00 ACRE TRACT VOL. 4583, PG. 287 UNPLATTED
PROPOSED BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION PHASE 2B

**LOT 2, BLOCK 1
PHASE 2A
3.65 ACRES**

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S 41°49'04\"/>	

LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—SS—
TELEPHONE PEDESTAL	•
TELEPHONE LINE	—T—
WATER METER	⊕
WATER LINE	—W—
WATER VALVE	⊕
FIRE HYDRANT	⊕
OVERHEAD ELECT. LINE	—E—
POWER POLE	•
LIGHT POLE	⊕
PROPOSED ELECTRIC LINE	—P—
PROPOSED WATER LINE	—PW—
PROPOSED PRIVATE SANITARY SEWER LINE	—PSS—

Received
MAY 8 2008
Development & Engineering Services

**PRELIMINARY PLAN
(NOT FOR RECORD)**
OF
**LOT 2, BLOCK 1
3.65 ACRES**
**BRAZOS COUNTY
EXPOSITION CENTER
SUBDIVISION
PHASE 2A**

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
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4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

H:\Land Projects R2\041\Wooten TJ A-59\Expo-Center\Jung-Jones-Leonard Expo Center\Plotting\Phase 2A\Preliminary & Final Plat.dwg 5/27/2008 3:18:34 PM CDT