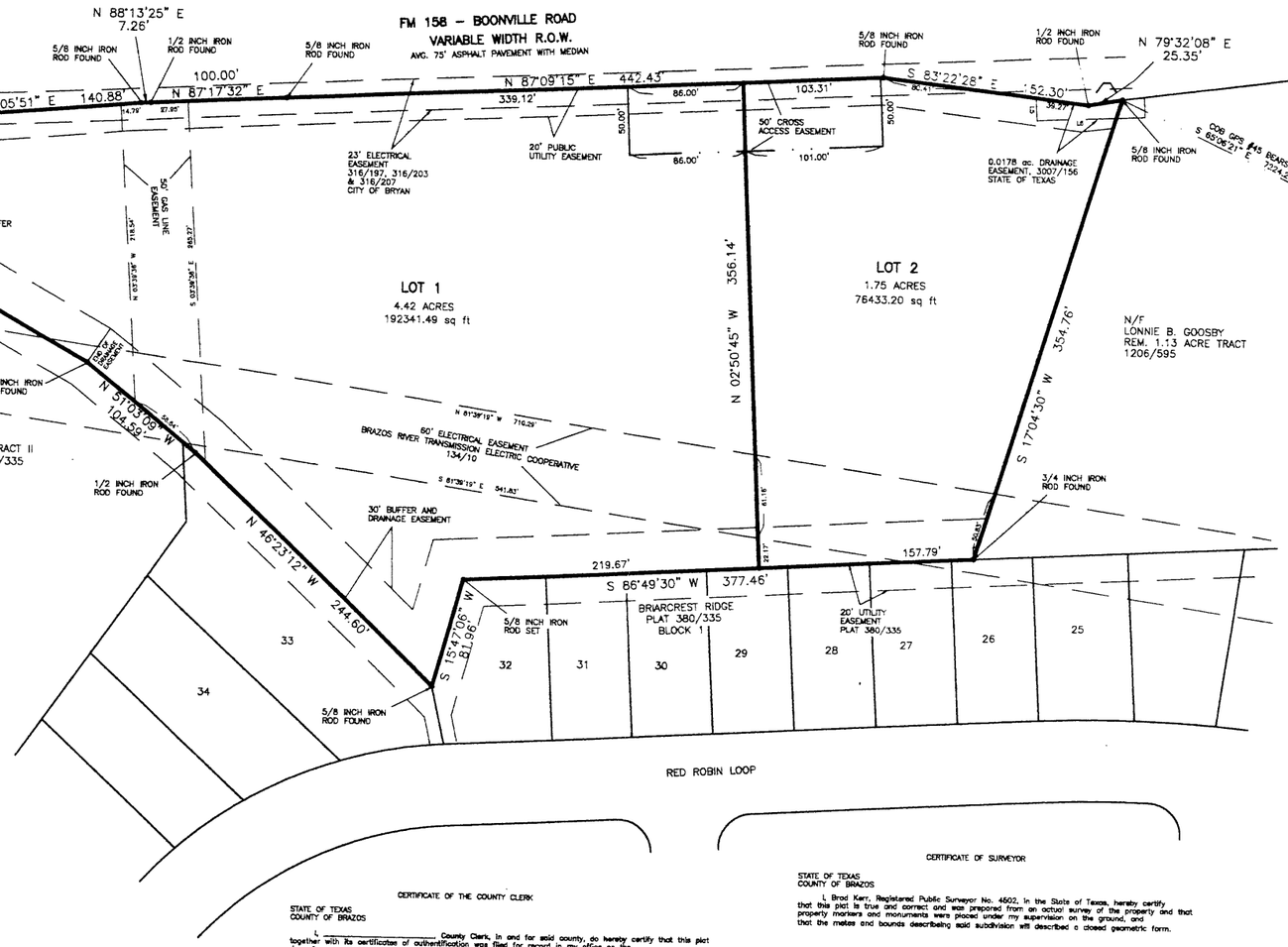
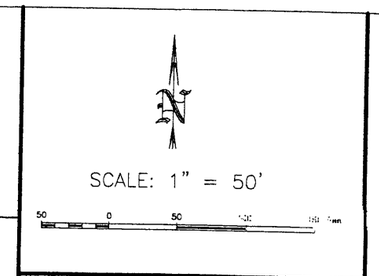
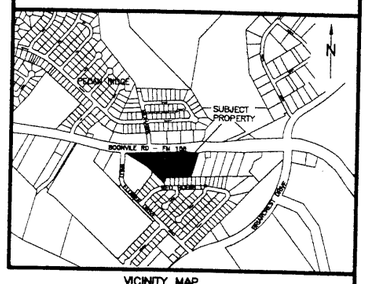






VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A
6.17 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 5.97 ACRE TRACT DESCRIBED AS TRACT ONE AND THE REMAINDER OF A CALLED 0.23 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO LAURA TAYLOR HOLMES AND WALDON L. ROBERTSON RECORDED IN VOLUME 5350, PAGE 233 AND VOLUME 7200, PAGE 206, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 (BOONVILLE ROAD – VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID 5.97 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 1.13 ACRE TRACT AS DESCRIBED BY A DEED TO LONNIE B. GOOSBY RECORDED IN VOLUME 1206, PAGE 595 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 17° 04' 30" W ALONG THE COMMON LINE OF SAID 5.97 ACRE TRACT AND SAID REMAINDER OF 1.13 ACRE TRACT FOR A DISTANCE OF 354.76 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTH LINE OF BLOCK 1, BRIARCREST RIDGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 335 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 5.97 ACRE TRACT AND BRIARCREST RIDGE FOR THE FOLLOWING CALLS:

S 86° 49' 30" W FOR A DISTANCE OF 377.46 FEET TO A 5/8 INCH IRON ROD SET;

S 15° 47' 06" W FOR A DISTANCE OF 81.98 FEET TO A 5/8 INCH IRON ROD FOUND;

N 46° 23' 12" W FOR A DISTANCE OF 244.60 FEET TO A 1/2 INCH IRON ROD FOUND;

N 51° 03' 09" W FOR A DISTANCE OF 104.52 FEET TO A 1/2 INCH IRON ROD FOUND;

N 60° 41' 29" W FOR A DISTANCE OF 362.59 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTH LINE OF FM 158 FOR THE FOLLOWING CALLS:

N 89° 44' 42" E FOR A DISTANCE OF 212.34 FEET TO A 1/2 INCH IRON ROD FOUND;

N 85° 05' 51" E FOR A DISTANCE OF 140.88 FEET TO A 5/8 INCH IRON ROD FOUND;

N 88° 13' 25" E FOR A DISTANCE OF 7.26 FEET TO A 1/2 INCH IRON ROD FOUND;

N 87° 17' 32" E FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND;

N 87° 09' 15" E FOR A DISTANCE OF 442.43 FEET TO A 5/8 INCH IRON ROD FOUND;

S 83° 22' 28" E FOR A DISTANCE OF 152.30 FEET TO A 1/2 INCH IRON ROD FOUND;

N 79° 32' 08" E FOR A DISTANCE OF 25.35 FEET TO THE POINT OF BEGINNING CONTAINING 6.17 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-2 (RETAIL).

LINE	DISTANCE	BEARING
L1	20.00'	N 87°15'35" E
L2	35.00'	S 02°44'25" E
L3	20.00'	S 87°15'35" W
L4	35.00'	N 02°44'25" W
L5	16.44'	S 02°49'49" E
L6	59.03'	N 87°10'11" E

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 authentification was filed for record in my office on the _____ day of _____ 20___, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 describeing said subdivision will described a closed geometric form.

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

RECEIVED

APR – 8 2009

Development & Engineering Services

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman 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 _____ 20___, and same was duly approved on the ____ day of _____ 20___

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Painning & 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 _____ 20___

_____
City Planner, City of Bryan

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 _____ 20___

_____
City Engineer, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 8911, Page 179, 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 5350, Page 233, 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they 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

FINAL PLAT
OF
C–HALL COMMERCIAL ADDITION

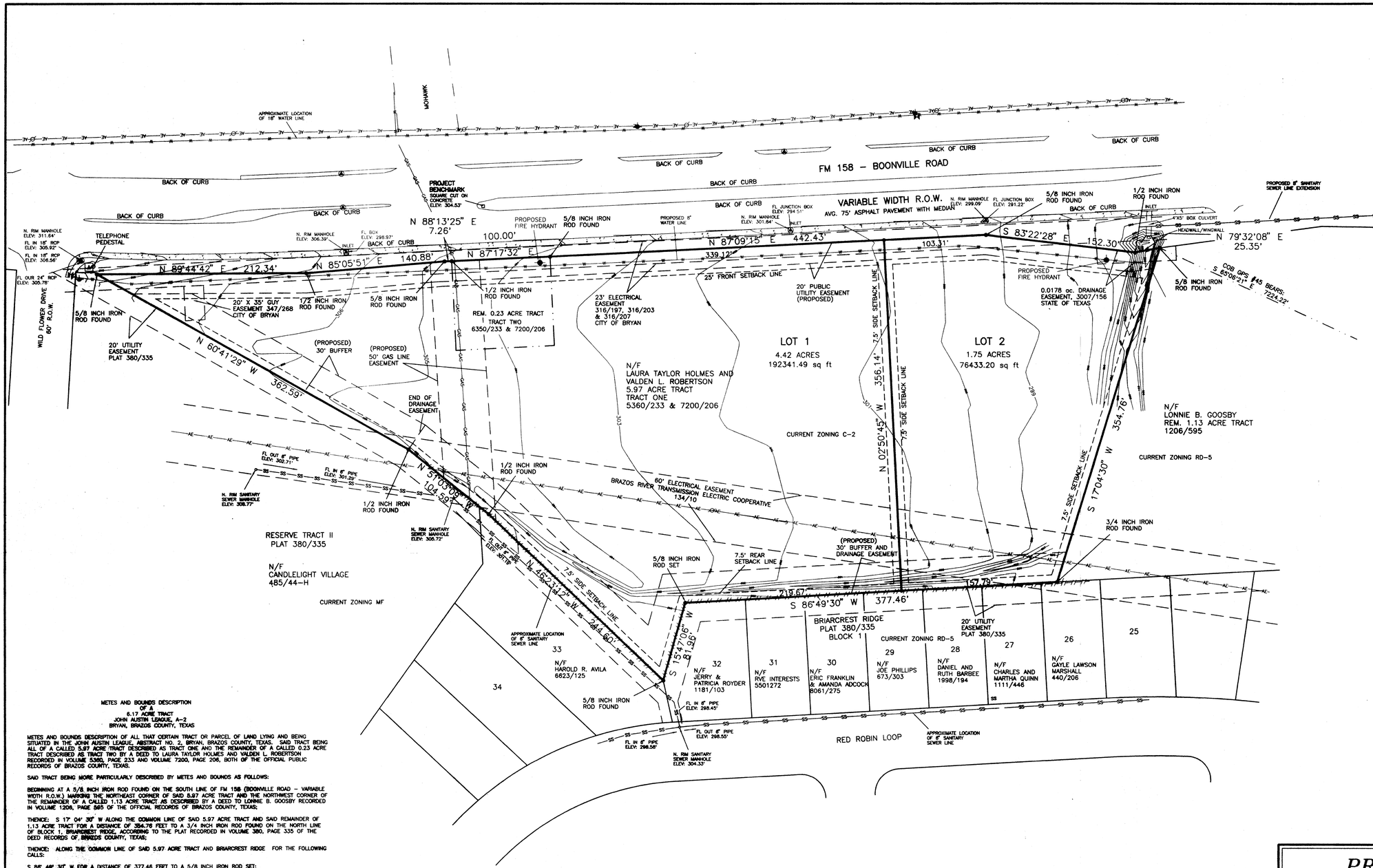
6.17 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: OCTOBER, 2008
PLAT DATE: 02-24-09
REVISED: 04-07-09
JOB NUMBER: 08-706
CAD NAME: 08-706F
CR5 FILE: 08-706 & 08-825 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

OWNER: LAURA TAYLOR HOLMES
3010 DURANGO STREET
COLLEGE STATION, TEXAS 77845

OWNER: CODY HALL
2210 CARLISLE COURT
COLLEGE STATION, TEXAS 77845
PHONE (979) 324-3338



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OF A
6.17 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
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SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4602

GENERAL NOTES

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2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410134 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-2 (RETAIL).
5. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND SURVEY.

PRELIMINARY PLAN
OF
C-HALL COMMERCIAL ADDITION
6.17 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: OCTOBER, 2008
PLAT DATE: 02-12-09
REVISED: 03-03-09
JOB NUMBER: 08-706
CAD NAME: 08-706P
CR5 FILE: 08-706 & 08-825 (job)

Received
MAR 0 4 2009
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: CODY HALL
2210 CARLISLE COURT
COLLEGE STATION, TEXAS 77845
PHONE (979) 324-3336