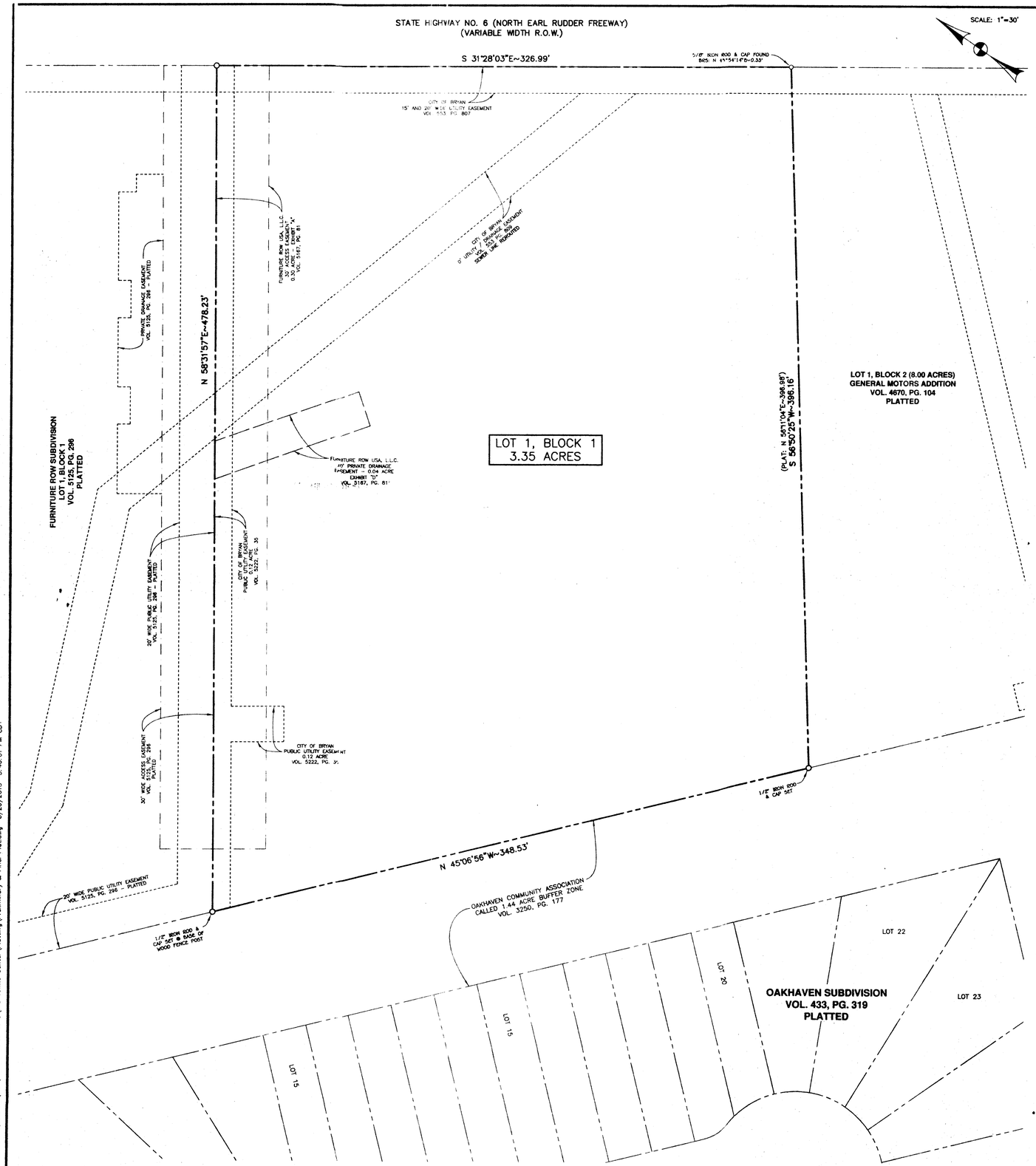


H:\Land Projects R2\041\Richard Carter A-8\Mid Towne Center\Platting\Preliminary & Final Plat.dwg 8/26/2013 3:40:01 PM CDT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, PATRICIA GAYE LESTER, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 2779, Page 107, 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.

_____
Patricia Gaye Lester, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared PATRICIA GAYE LESTER, 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 _____, 2013.

_____
Notary Public, Brazos County, 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 _____, 2013 and same was duly approved on the _____ day of _____, 2013 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, 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 _____, 2013, 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 _____, 2013.

_____
City Engineer, 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 _____, 2013.

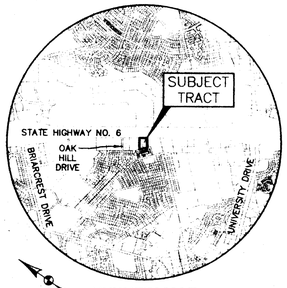
_____
City Planner, City of Bryan, Texas.

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

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

Mid Towne Center Subdivision
3.35 Acres
Richard Carter Survey, Abstract No. 8
Bryan, Brazos County, Texas

Field notes of a 3.35 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the called 17.67 acre tract described in the Option Agreement, recorded in Volume 2446, Page 203, of the Official Records of Brazos County, Texas, which is a portion of the called 449.81 acre tract described in the deed to Jack Webster Lester, Jr., and Patricia Gaye Lester, as recorded in Volume 191, Page 465, of the Deed Records of Brazos County, Texas, and said 3.35 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Furniture Row Subdivision according to the plat recorded in Volume 5125, Page 296, of the Official Records of Brazos County, Texas, same being in the northeast line of the beforementioned 17.67 acre tract in the southwest right-of-way line of Earl Rudder Freeway (State Hwy No. 6 - East By-Pass);

THENCE S 31° 28' 03" E along the southwest right-of-way line of the Earl Rudder Freeway, same being the northeast line of the beforementioned 17.67 acre tract for a distance of 326.98 feet to a 1/2" iron rod set, from which a 1/2" iron rod found marking the east corner of the 17.67 acre tract bears S 31° 28' 03" E - 532.60 feet;

THENCE S 56° 50' 14" W across the beforementioned 17.67 acre tract, for a distance of 396.16 feet to a 1/2" iron rod set in the northeast line of the Oakhaven Community Association - called 1.44 acre tract, Volume 3250, Page 177, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found marking the east corner of the 1.44 acre tract bears S 45° 06' 56" E - 143.70 feet;

THENCE N 45° 06' 56" W along the northeast line of the beforementioned 1.44 acre tract for a distance of 348.54 feet to a 1/2" iron rod found marking the south corner of the beforementioned Furniture Row Subdivision;

THENCE N 58° 31' 57" E along the southeast line of the beforementioned Furniture Row Subdivision for a distance of 478.23 feet to the PLACE OF BEGINNING, containing 3.35 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF THE 1.44 ACRE TRACT TO OAKHAVEN COMMUNITY ASSOCIATION ACCORDING TO THE DEED RECORDED IN VOL. 3250, PG. 177 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 44°53'04"E.

2. CURRENT TITLE APPEARS VESTED IN PATRICIA GAYE LESTER BY VIRTUE OF DEED RECORDED IN VOL. 2779, PG. 107 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. 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. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.

4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

5. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

6. THIS PROPERTY IS CURRENT ZONED "C-3 - COMMERCIAL"
SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 7.5'
REAR: 7.5'

OCT 15 2013

FINAL PLAT
OF
MID TOWNE CENTER SUBDIVISION

3.35 ACRES

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

PATRICIA GAYE LESTER
% KAHANEK FRANKE & ASSOCIATES
2727 ALLEN PARKWAY, STE 1500
HOUSTON, TEXAS 77019

SCALE: 1"=30' AUGUST, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212