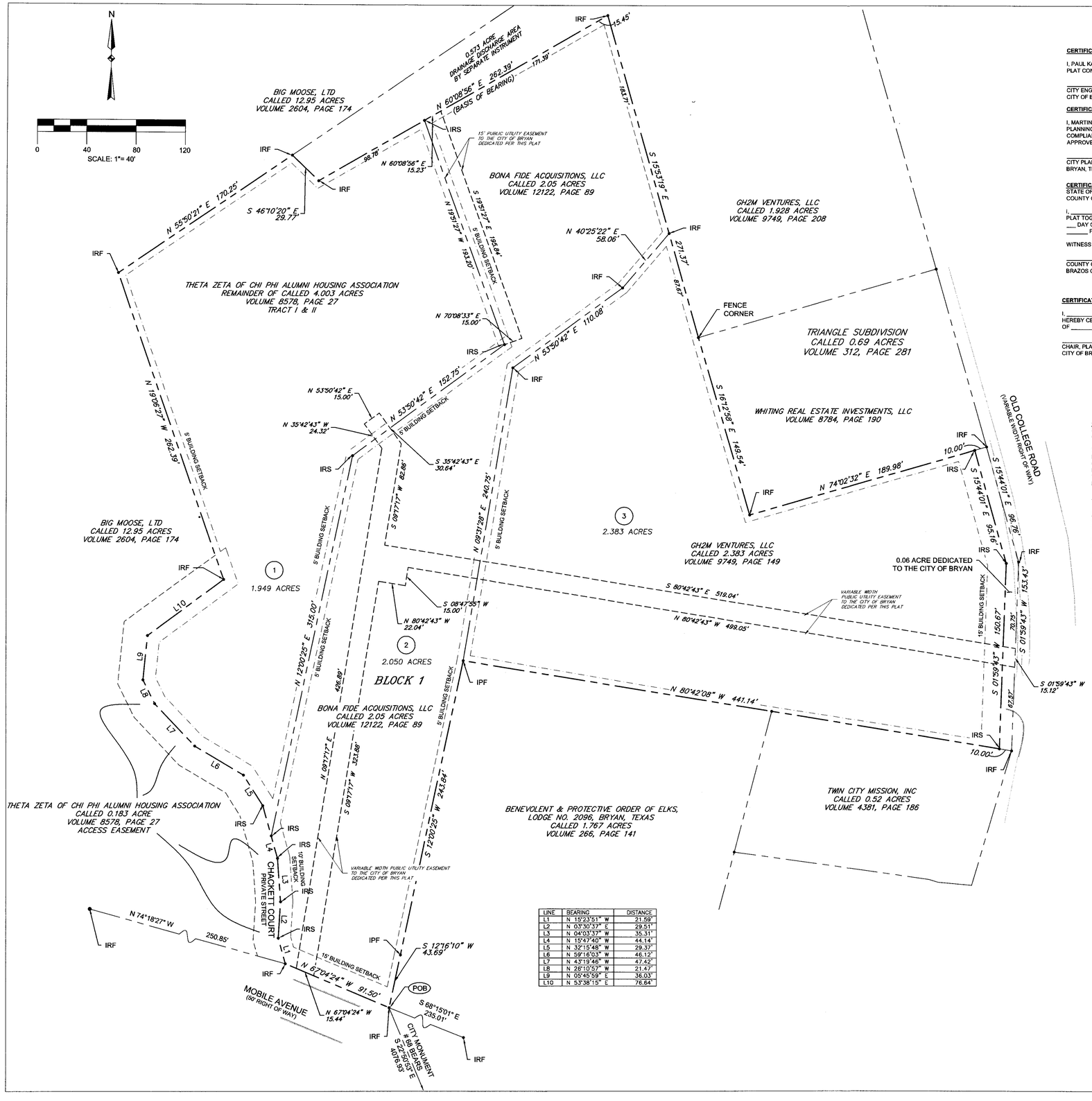


LINE	BEARING	DISTANCE
L1	N 15°23'51" W	21.59'
L2	N 03°30'37" E	29.51'
L3	N 04°03'37" W	35.31'
L4	N 15°47'40" W	44.14'
L5	N 32°15'48" W	29.37'
L6	N 59°16'03" W	46.12'
L7	N 43°19'46" W	47.42'
L8	N 26°10'57" W	21.47'
L9	N 05°45'59" E	36.03'
L10	N 53°38'15" E	76.64'

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, 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, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, 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 _____, 2014.

_____
CITY PLANNER
BRYAN, TEXAS

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 DEED 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 PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE ___ DAY OF _____, 2014.

_____
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____, PAGE ___, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____, PAGE ___, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____, PAGE ___, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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__.

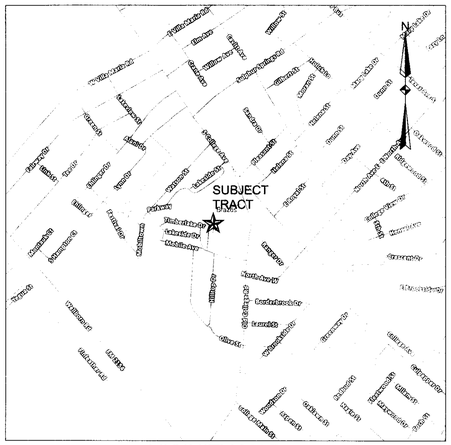
_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

_____
GREGORY HOPCUS R.P.L.S. NO. 6047
MARCH 4, 2014



VICINITY MAP
NOT TO SCALE

FINAL PLAT
NORTH CAMPUS SUBDIVISION
LOTS 1-3, BLOCK 1

6.39 ACRE TRACT
J.E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
SHEET 1 OF 2

NOTES:

1. BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF THE 4.003 ACRE TRACT, ACCORDING TO THE DEED RECORDED IN VOLUME 8578, PAGE 27, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE PROPERTY IS CURRENTLY ZONED SOUTH COLLEGE-BUSINESS (SC-B) AND SOUTH COLLEGE-RESIDENTIAL (SC-R) AS SHOWN ON SURVEY.
3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48041C0215F, REVISED DATE OF APRIL 2, 2014.

PRELIMINARY
"THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT"

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
TBPE F-7451
TBPLS F-10193910

Property Description of 6.39 Acre Tract
J. E. Scott League, A-50
Bryan, Brazos County, Texas

Field notes for that certain tract of land, being an aggregate total 6.39 acres of land, situated in the J. E. Scott League, Bryan, Brazos County, Texas, being a portion of a 4.003 acre tract of land, being called Tract 1 and Tract 2, described in a deed dated April 1, 2008, from Chi Phi Educational Trust, an unincorporated Trust to Theta Zeta of Chi Phi Alumni Housing Association, a Texas Nonprofit Corporation, as recorded in Volume 8578, Page 27 of the Official Records of Brazos County, Texas (ORBCT) and all of a 2.375 acre tract of land described in a deed dated July 26, 2010, from DMC Corporation, a Texas Corporation, to GH2M Ventures, LLC, a Texas Limited Liability Company, as recorded in Volume 9749, Page 149 (ORBCT). Said tract described as follows, to wit:

Beginning at a 1/2-inch iron rod found in the north right-of-way of Mobile Avenue, for the southwest corner of a called 1.767 acre tract of land described in a Deed to the Benevolent and Protective Order of Elks Lodge No. 2096, Bryan, Texas, as recorded in Volume 266, Page 141 of the Deed Records of Brazos County, Texas (DRBCT), same being the southeast corner of the herein described tract. For reference, a 1/2-inch iron rod found for the southeast corner of said 1.767 acre tract bears South 68°15'01" East, 235.01 feet;

THENCE, North 67°04'24" West, 91.50 feet, with the north right-of-way line of Mobile Avenue, to a 1/2-inch iron rod found for the southeast corner of a called 12.95 acre tract of land, described in a Deed to Big Moose, LTD., as recorded in Volume 2604, Page 174 (ORBCT), the southeast corner of a called 0.183 acre Access Easement, described as Tract 3, in a Deed to Theta Zeta of Chi Phi Alumni Housing Association, a Texas nonprofit corporation, as recorded in Volume 8578, Page 27 (ORBCT) for the most southwesterly corner of the herein described tract. For reference, a 5/8-inch iron rod found for the southwest corner of said 12.95 acre tract bears North 74°18'27" West, 250.85 feet;

THENCE, with said 12.95 acre tract and 0.183 acre Access Easement for the following calls:

North 15°23'51" West, 21.59 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point;
North 03°30'37" East, 29.51 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point;
North 04°03'37" West, 35.31 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 15°47'40" West, 44.14 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 32°15'48" West, 29.37 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 59°16'03" West, 46.12 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 43°19'46" West, 47.42 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 26°10'57" West, 21.47 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point,
North 05°45'59" East, 36.03 feet, to a 1/2-inch iron rod set, capped "RPLS 6047" for angle point, and
North 53°38'15" East, 76.64 feet, to a 1/2-inch iron rod found for angle point,

THENCE, with said 12.95 acre tract for the following calls:

North 19°06'27" West, 262.39 feet, to a 1/2-inch iron rod found for angle point, and
North 55°50'21" East, 170.25 feet, to a 1/2-inch iron rod found for angle point, same being the most westerly corner of a called 1.928 acre tract of land, described in a Deed to GH2M Ventures, LLC. as recorded in Volume 9749, Page 208. (ORBCT)

THENCE, with the common line of said 1.928 acre tract for the following calls:

South 16°10'20" East, 29.77 feet, to a 1/2-inch iron rod found, for angle point,
North 60°08'56" East, 262.39 feet (Basis of Bearing), to a 1/2-inch iron rod found for an interior ell corner of said 1.928 acre tract, same being the most northerly corner of the herein described tract, and
South 15°53'19" East, passing at 183.71 feet, a bent 1/2-inch iron rod found for the north corner of said 2.375 acre tract of land, and continuing for a total distance of 271.37 feet, to a fence corner post for the west corner of a called 0.69 acre tract of land, described in a Deed to Whiting Real Estate Investments, LLC, recorded in Volume 8784, Page 190, same being the west corner of the Triangle Subdivision, according to a plat recorded in Volume 312, Page 281(DRBCT), and an interior ell corner of the herein described tract;

THENCE, with the common lines of said Triangle Subdivision for the following calls:

South 16°12'58" East, with the southwest line of said subdivision, 149.54 feet to a 5/8-inch iron rod found, capped "Kerr 4502" for the south corner of said subdivision and an interior ell corner of the herein described tract, and
North 74°02'32" East, with the southeast line of said subdivision, 199.98 feet to a 5/8-inch iron rod found, capped "Kerr 4502" for the most east corner of said subdivision, and the northeast corner of said 2.375 acre tract, being in the west right-of-way of Old College Road;

THENCE, with said west right-of-way, for the following calls:

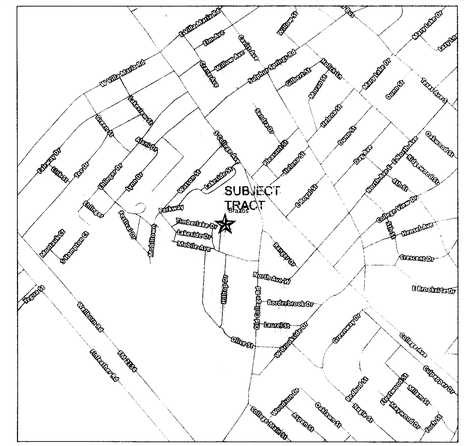
South 15°44'01" East, 96.76 feet to a 1/2-inch iron rod found for corner, and
South 01°59'43" West, 153.43 feet to a 3/8-inch iron rod found for the east corner of a called 0.52 acre tract of land, described in a Deed to Twin City Mission, Inc., recorded in Volume 4381, Page 186 (ORBCT) same being the most easterly south corner of the herein described tract;

THENCE, with the north line of said 0.52 acre tract and a called 1.767 acre tract of land, described in a deed to the Benevolent and Protective Order of Elks Lodge No. 2096, Bryan, Texas, as recorded in Volume 266, Page 141 (DRBCT), North 80°42'43" West, 451.21 feet, to a 3/4-inch pipe found in the east line of said 2.05 acre tract, same being the northwest corner of said 1.767 acre tract of land;

THENCE, with common lines of said 1.767 acre tract, for the following calls;

South 12°00'25" West, 243.84 feet, to a 3/4-inch pipe found for angle point, and
South 12°16'10" West, 43.69 feet to the POINT OF BEGINNING, containing 6.39 acres of land, more or less, as shown on the accompanying plat of even date herewith.

Gregory Hopcus, R.P.L.S. 6047
Gessner Engineering, LLC
September 4, 2014



VICINITY MAP
NOT TO SCALE

FINAL PLAT
NORTH CAMPUS SUBDIVISION
LOTS 1-3, BLOCK 1

6.39 ACRE TRACT
J.E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
SHEET 2 OF 2

NOTES:

1. BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF THE 4.003 ACRE TRACT, ACCORDING TO THE DEED RECORDED IN VOLUME 8578, PAGE 27, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE PROPERTY IS CURRENTLY ZONED SOUTH COLLEGE-BUSINESS (SC-B) AND SOUTH COLLEGE-RESIDENTIAL (SC-R) AS SHOWN ON SURVEY.
3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48041C0215F, REVISED DATE OF APRIL 2, 2014.

PRELIMINARY
"THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT"

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
TBPE F-7451
TBPLS F-10193910