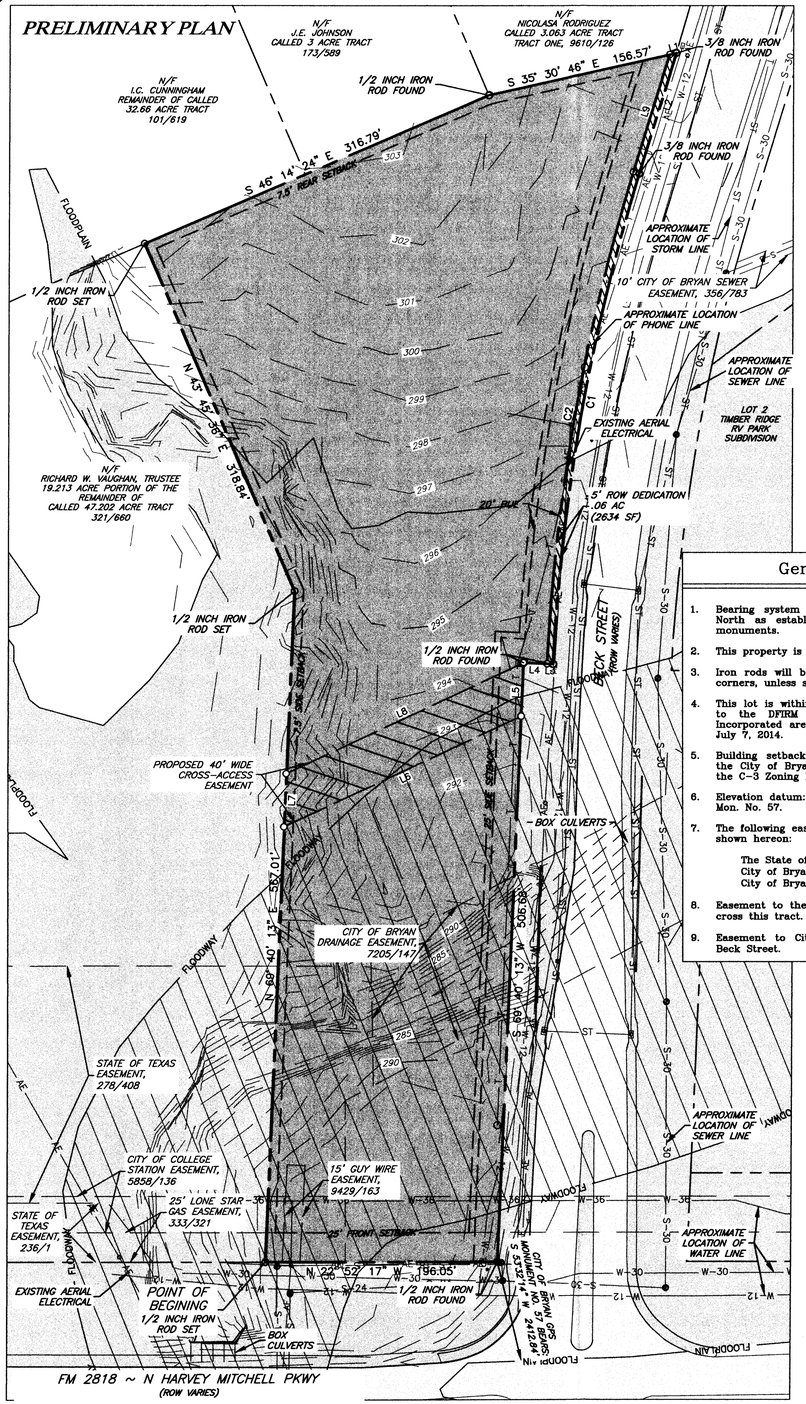
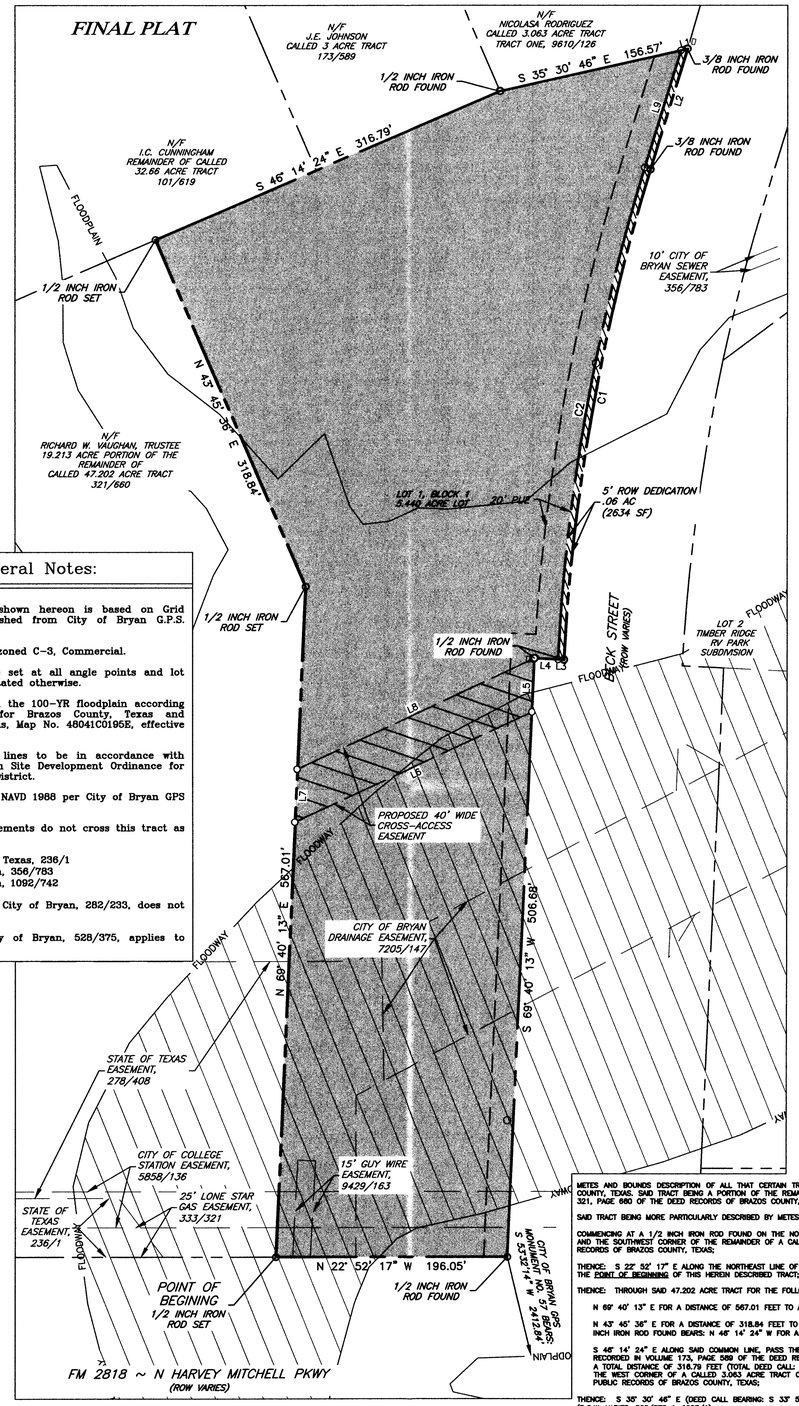




General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is zoned C-3, Commercial.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective July 7, 2014.
5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the C-3 Zoning District.
6. Elevation datum: NAVD 1988 per City of Bryan GPS Mon. No. 57.
7. The following easements do not cross this tract as shown hereon:

   The State of Texas, 236/1
   City of Bryan, 356/783
   City of Bryan, 1092/742

8. Easement to the City of Bryan, 282/233, does not cross this tract.
9. Easement to City of Bryan, 528/375, applies to Beck Street.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	420.98'	1718.99'	14° 01' 54"	S 77° 08' 04" W	419.93'	211.55'
C2	422.21'	1723.99'	14° 01' 54"	N 77° 08' 04" E	421.15'	212.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.76'	S 35° 30' 46" E
L2	106.63'	S 84° 15' 59" W
L3	5.00'	N 19° 53' 17" W
L4	20.00'	N 19° 53' 17" W
L5	45.12'	S 69° 40' 13" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	221.38'	N 47° 53' 57" W
L7	45.12'	N 69° 40' 13" E
L8	221.40'	S 47° 53' 57" E
L9	103.77'	N 84° 15' 59" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dory Howell, President of Morgan Lane LP, owner of the 5.5 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume XXXX, Page XXX, and designated herein as Block 1, Lot 1 Howell Estate, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Dory Howell, President
Morgan Lane LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, XXXX, 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 on this ____ day of _____, 20__.

_____
Notary Public, _____ County, _____

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 the property markers and monuments were placed under my supervision on the ground.

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

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 _____, 20__.

_____
City Planner
Bryan, Texas

CERTIFICATE OF 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, Bryan, Texas

APPROVAL OF 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 and Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission 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 Official Records of Brazos County in Volume _____ Page _____

_____
County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
5.50 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 47.202 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICHARD W. VAUGHAN, TRUSTEE, RECORDED IN VOLUME 321, PAGE 660 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY – FM 2818 (R.O.W. VARIES) MARKING THE WEST CORNER OF SAID 47.202 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 32.66 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO I. C. CUNNINGHAM RECORDED IN VOLUME 101, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 22° 52' 17" E ALONG THE NORTHEAST LINE OF FM 2818 (DEED CALL BEARING: S 21° 08' 48" E, 321/660) FOR A DISTANCE OF 719.52 FEET TO A 1/2 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 47.202 ACRE TRACT FOR THE FOLLOWING CALLS:

N 69° 40' 13" E FOR A DISTANCE OF 567.01 FEET TO A ½ INCH IRON ROD SET;

N 43° 45' 36" E FOR A DISTANCE OF 318.84 FEET TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID 47.202 ACRE TRACT AND SAID 32.66 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 46° 14' 24" W FOR A DISTANCE OF 178.25 FEET;

S 46° 14' 24" E ALONG SAID COMMON LINE, PASS THE COMMON CORNER OF SAID 32.66 ACRE TRACT AND A CALLED 3 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO J. E. JOHNSON RECORDED IN VOLUME 173, PAGE 589 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID 47.202 ACRE TRACT AND SAID 3 ACRE TRACT FOR A TOTAL DISTANCE OF 316.79 FEET (TOTAL DEED CALL: S 44° 38' 06" E – 494.66 FEET, 321/660) TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 3 ACRE TRACT AND THE WEST CORNER OF A CALLED 3.063 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO NICOLASA RODRIGUEZ RECORDED IN VOLUME 9610, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 35° 30' 46" E (DEED CALL BEARING: S 33° 51' 02" E, 321/660) FOR A DISTANCE OF 162.33 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BECK STREET (R.O.W. VARIES, 528/375 & 6985/1);

THENCE: ALONG THE NORTHWEST LINE OF BECK STREET FOR THE FOLLOWING CALLS:

S 84° 15' 59" W FOR A DISTANCE OF 106.63 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 1718.99 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BECK STREET BEARS: S 05° 50' 59" E FOR A DISTANCE OF 100.00 FEET;

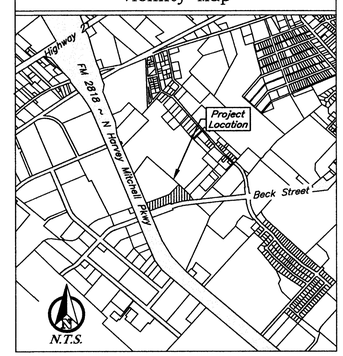
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 01' 54" FOR AND ARC DISTANCE OF 420.98 FEET (CHORD BEARS: S 77° 08' 04" W – 419.93 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 19° 53' 17" W FOR A DISTANCE OF 25.00 FEET (DEED CALL: N 18° 53' 15" W – 25.00 FEET, 6985/1) TO A 1/2 INCH IRON ROD FOUND;

S 69° 40' 13" W FOR A DISTANCE OF 506.68 FEET (DEED CALL: S 70° 42' 56" W – 505.87 FEET, 6985/1) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY – FM 2818 (R.O.W. VARIES). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BECK STREET BEARS: S 22° 53' 42" E FOR A DISTANCE OF 160.15 FEET

THENCE: N 22° 52' 17" W ALONG THE NORTHEAST LINE OF FM 2818 (DEED CALL BEARING: N 21° 08' 48" W, 321/660) FOR A DISTANCE OF 196.05 FEET TO THE POINT OF BEGINNING CONTAINING 5.50 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2015.

Vicinity Map



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Water Line (Size Noted)
- S-6 — Sanitary Sewer (Size Noted)
- AE — Aerial Electrical
- Contour
- Easement
- FLOODWAY — Floodway Boundary
- FLOODPLAIN — Floodplain Boundary
- Property Line
- Power Pole
- Sewer Manhole
- Water Valve
- Hydrant

60 30 0 60

PRELIMINARY PLAN & FINAL PLAT

Prostar Lane

5.50 Acres
Lot 1, Block 1
Being a Portion of SFA #9, A-62
Bryan, Brazos County, Texas
March 2015

Owner:
Morgan Lane LP
1590 N. Harvey Mitchell Parkway
Bryan, TX 77803

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195