

PROPERTY DESCRIPTION:

A 0.971 acre (42,294 square feet) tract of land being a portion of Lot 3, Final Plat Of Colony Park Shopping Center, as recorded in Volume 7191, Page 117 of the Official Records of Brazos County, and being a portion of that certain 19.909 acre tract of land described in a deed from Carrabba Interests to NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, as described in Volume 6617, Page 159 of the Official Records of Brazos County, Texas, in the John Austin League, Abstract Number 2, Bryan, Brazos County, Texas, said 0.971 acre tract being more particularly described as follows: (bearings based on the Texas State Plane Coordinate System, Central Zone (NAD83) referenced to the City of Bryan GPS System, monument GPS-32 obtained by GPS observations)

BEGINNING at a 5/8-inch iron rod with "CLR" cap found at the southwest corner of Lot 3, a southeast corner of Lot 2, of said Final Plat Of Colony Park Shopping Center, the southwest corner of the herein described tract, and lying in the northerly right-of-way line of F.M. Highway 158, also called Boonville Road (width varies);

THENCE, NORTH 01 degrees 00 minutes 42 seconds EAST, 56.50 feet along the common boundary line of said Lot 3, and said Lot 2 to a 5/8-inch iron rod with "CLR" cap set at an angle point in the westerly line of the herein described tract;

THENCE, NORTH 25 degrees 58 minutes 52 seconds WEST, 91.51 feet along the common boundary line of said Lot 3, and said Lot 2 to a 5/8-inch iron rod with "CLR" cap found at an angle point in the westerly line of the herein described tract;

THENCE, NORTH 00 degrees 02 minutes 05 seconds WEST, 88.67 feet along the common boundary line of said Lot 3, and said Lot 2 to a 5/8-inch iron rod with "CLR" cap found at the northwest corner of the herein described tract;

THENCE, NORTH 60 degrees 57 minutes 49 seconds EAST, 108.92 feet along the common boundary line of said Lot 3, and said Lot 2 to a cut "X" in concrete set at the northeast corner of the herein described tract;

THENCE, SOUTH 29 degrees 06 minutes 36 seconds EAST, 230.55 feet to a cut "X" in concrete set at an angle point in the easterly line of the herein described tract;

THENCE, SOUTH 01 degrees 00 minutes 47 seconds WEST, 98.80 feet to a cut "X" in concrete set at the southeast corner of the herein described tract, lying in the southerly line of said Lot 3, and the northerly right-of-way line of said F.M. Highway 158;

THENCE, NORTH 85 degrees 54 minutes 36 seconds WEST, 66.75 feet along the southerly line of said Lot 3, the northerly right-of-way line of said F.M. Highway 158 to a cut "X" in concrete set at an angle point in the southerly line of the herein described tract;

THENCE, NORTH 81 degrees 22 minutes 20 seconds WEST, 101.06 feet continuing along southerly line of said Lot 3, and the northerly right-of-way line of said F.M. Highway 158 to the **POINT OF BEGINNING** and containing a computed area of 0.971 acre (42,294 square feet) of land.

STATE OF TEXAS

COUNTY OF HARRIS

We, NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 6617, Page 159, 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.

NEC HWY. 6 BYPASS/BOONVILLE ROAD, LTD.,
a Texas limited partnership

By: NEC Hwy. 6 Bypass/Boonville Road One, L.C.,
a Texas limited liability company, General partner

By: Herbert D. Weitzman
Manager

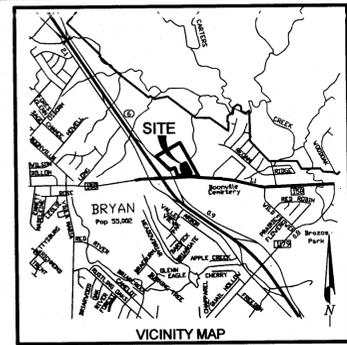
STATE OF TEXAS

COUNTY OF BRAZOS

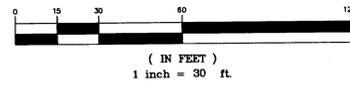
Before me, the undersigned authority, on this day personally appeared Herbert D. Weitzman, Manager of NEC Hwy. 6 Bypass/Boonville Road One, L.C., a Texas limited liability company, general partner of NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes stated.

Given under my hand and seal of office, this _____ day of _____, 2009.

Notary Public, Brazos County, Texas



GRAPHIC SCALE



APPROVAL OF THE CITY PLANNER

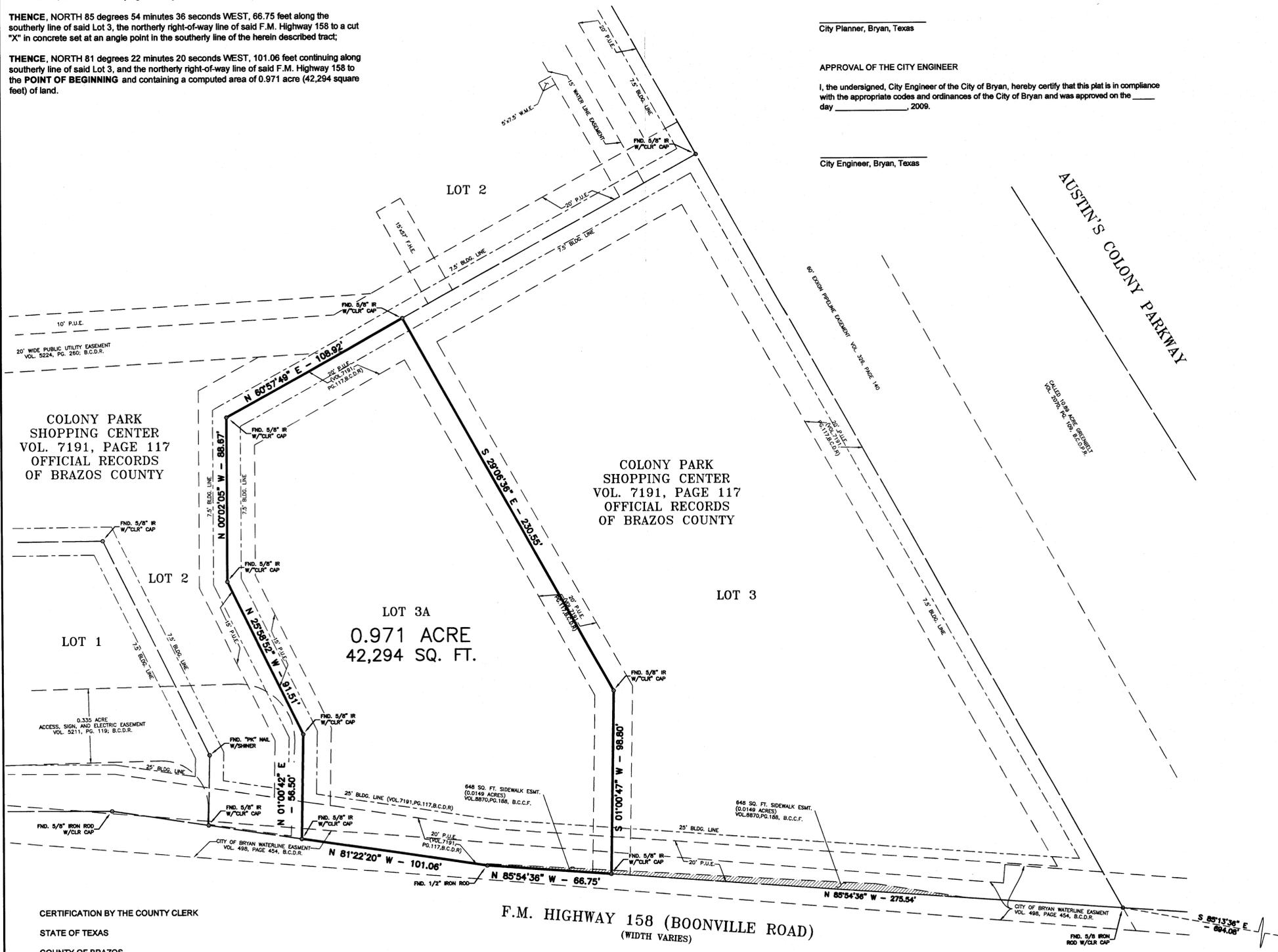
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2009.

City Planner, Bryan, 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 _____, 2009.

City Engineer, 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 duly filed for record in my office the _____ day of _____, 2009, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Kim Casey, Chairman of the Planning & Zoning 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 _____, 2009 and same was duly approved on the _____ day of _____, 2009 by said Commission.

Chairman, Planning & Zoning Commission
Bryan, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

I, Daniel Sullivan, Registered Professional Land Surveyor No. 5828 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 on the ground under my supervision, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Daniel Sullivan, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5828

LEGEND:

1. B.C.D.R. indicates Brazos County Deed Records.
2. BLDG. LINE indicates Building Line.
3. F.H.E. indicates Fire Hydrant Easement.
4. P.U.E. indicates Public Utility Easement.
5. TRANS. ESMT. indicates Transformer Easement.
6. VOL. & PG. indicates Volume & Page.
7. W.M.E. indicates Water Meter Easement.
8. B.C.O.P.R. indicates Brazos County Official Public Records

NOTE:

1. All drive aisles will be shared access between all lots in the Colony Park Shopping Center Subdivision.
2. Pylon signs on Lot 3 are limited to a maximum height of 10 feet.
3. Site subject to Restrictive Covenants contained in documents recorded in Volume 7191, Page 117, Volume 5175, Page 211, Volume 5175, Page 216 and Volume 6617, Page 190 B.C.O.P.R.

REPLAT OF

COLONY PARK CHASE BANK

BEING A PARTIAL REPLAT OF 0.971 ACRES OF LAND
OUT OF LOT 3, COLONY PARK SHOPPING CENTER,
VOLUME 7191, PAGE 117, OFFICIAL RECORDS BRAZOS COUNTY IN THE
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 2 BRYAN, BRAZOS COUNTY, TEXAS

1 BLOCK 1 LOTS

OWNERS:

NEC HWY. 6 BYPASS/BOONVILLE ROAD, LTD.

1800 Bering, Suite 550, Houston, Texas 77057
Phone: 713-781-7111 Fax: 713-781-7119

DATE: SEPTEMBER 2009

SCALE: 1" = 30'

SHEET 1 OF 1

RECEIVED

SEP 30 2009

Development & Engineering Services

ENGINEERS & SURVEYORS:

CLR, Inc.

Architects | Engineers | Surveyors | GIS
7600 West Tidwell, Suite 400, Houston, Texas 77040
Phone: (713) 462-0993 Fax: (713) 462-2732