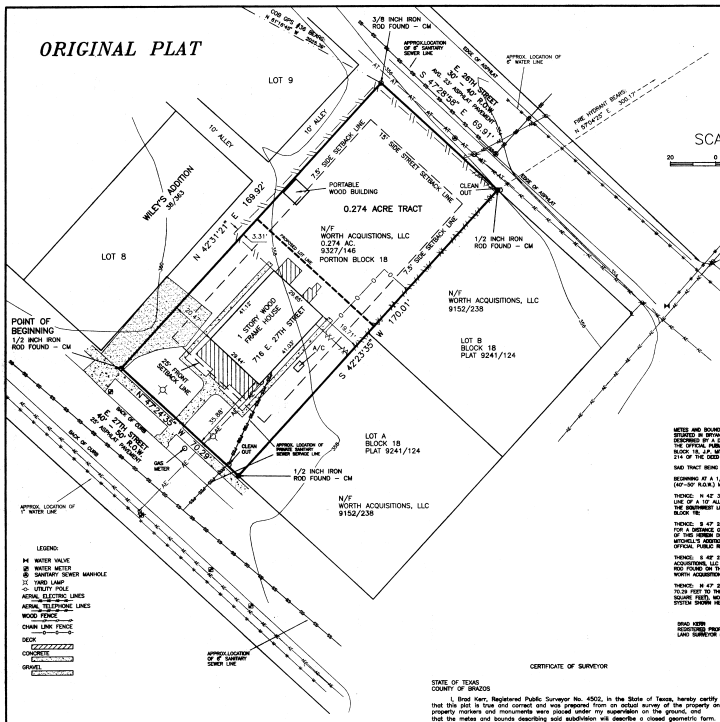
ORIGINAL PLAT



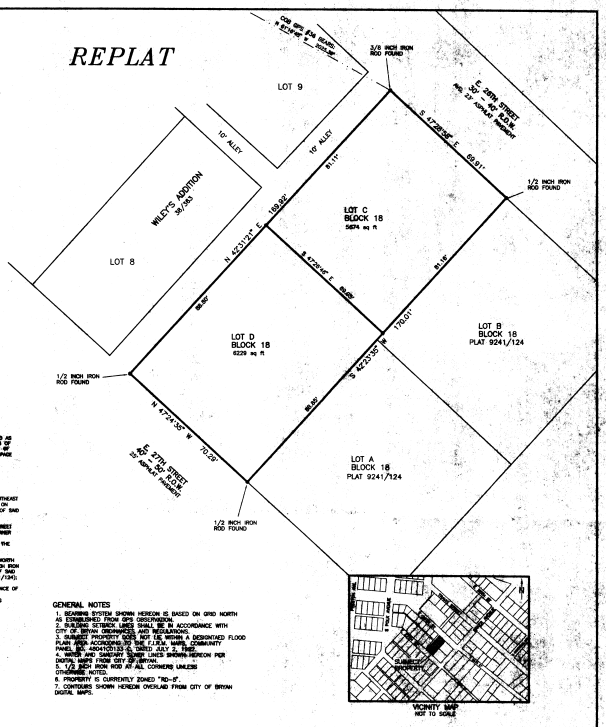
SCALE: 1" = 20'

20 0 20 40 60 Feet

LEGEND:

- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- YARD LAMP
- UTILITY POLE
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE
- GRAVEL

REPLAT



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A
0.274 ACRE TRACT
J.P. MITCHELL'S ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED TO WORTH ACQUISITIONS, LLC RECORDED IN VOLUME 9327, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 18, J.P. MITCHELL'S ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME "O", PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 27TH STREET (40'-50' R.O.W.) MARKING THE WEST CORNER OF SAID BLOCK 18;

THENCE: N 42° 31' 31" E ALONG THE NORTHWEST LINE OF SAID BLOCK 18 AND THE SOUTHEAST LINE OF A 10' ALLEY FOR A DISTANCE OF 169.92 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF E. 28TH STREET (30'-40' R.O.W.) MARKING THE NORTH CORNER OF SAID BLOCK 18;

THENCE: S 47° 25' 55" E ALONG THE CORNER LINE OF SAID BLOCK 18 AND E. 28TH STREET FOR A DISTANCE OF 69.91 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF LOT 9, BLOCK 18, J. P. MITCHELL'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 39/583, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 23' 30" W THROUGH SAID BLOCK 18 AND ALONG THE DIVISION OF SAID WORTH ACQUISITIONS, LLC TRACT AND SAID LOT 9 FOR A DISTANCE OF 170.01 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 27TH STREET MARKING THE SOUTH CORNER OF SAID WORTH ACQUISITIONS, LLC TRACT AND THE WEST CORNER OF LOT A, BLOCK 18 (PLAT 9241/124);

THENCE: N 47° 24' 30" W ALONG THE NORTHEAST LINE OF E. 27TH STREET FOR A DISTANCE OF 70.29 FEET TO THE POINT OF BEGINNING CONTAINING 0.274 OF AN ACRE OF LAND (11918 SQUARE FEET), MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2009. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY 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. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ZONING ORDINANCE.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN PER ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0153 D, DATED JULY 2, 1992.
4. WATER AND SANITARY SEWER LINES SHOWN HEREON PER BRYAN GIS DATA AND FIELD VERIFICATION.
5. 1/2" INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. PROPERTY IS CURRENTLY ZONED "RD-F".
7. CONTOURS SHOWN HEREON OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.

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 describing said subdivision will describe a closed geometric form.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I _____ owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County, in Volume 9327, Page 146, 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

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 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 _____, 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 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

REPLAT

OF A 0.274 ACRE TRACT
PORTION OF BLOCK 18
J. P. MITCHELL'S ADDITION
VOLUME O, PAGE 214
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 09-16-09
PLAT DATE: 10-23-09
REVISED: 11-03-09
JOB NUMBER: 09-816
CAD NAME: 09-816
CRS FILE: BOT (cont): 09-256 & 09-816(job)

RECEIVED
NOV - 4 2009
Development & Engineering Services

PREPARED BY: KSC SURVEYING, LLC
300 CHURCH STREET, P.O. BOX 2368
COLLEGE STATION, TEXAS 77841
PHONE (979) 696-3184

PREPARED FOR: WORTH ACQUISITIONS, LLC
P.O. BOX 11061
COLLEGE STATION, TEXAS 77842
PHONE (979) 739-8520