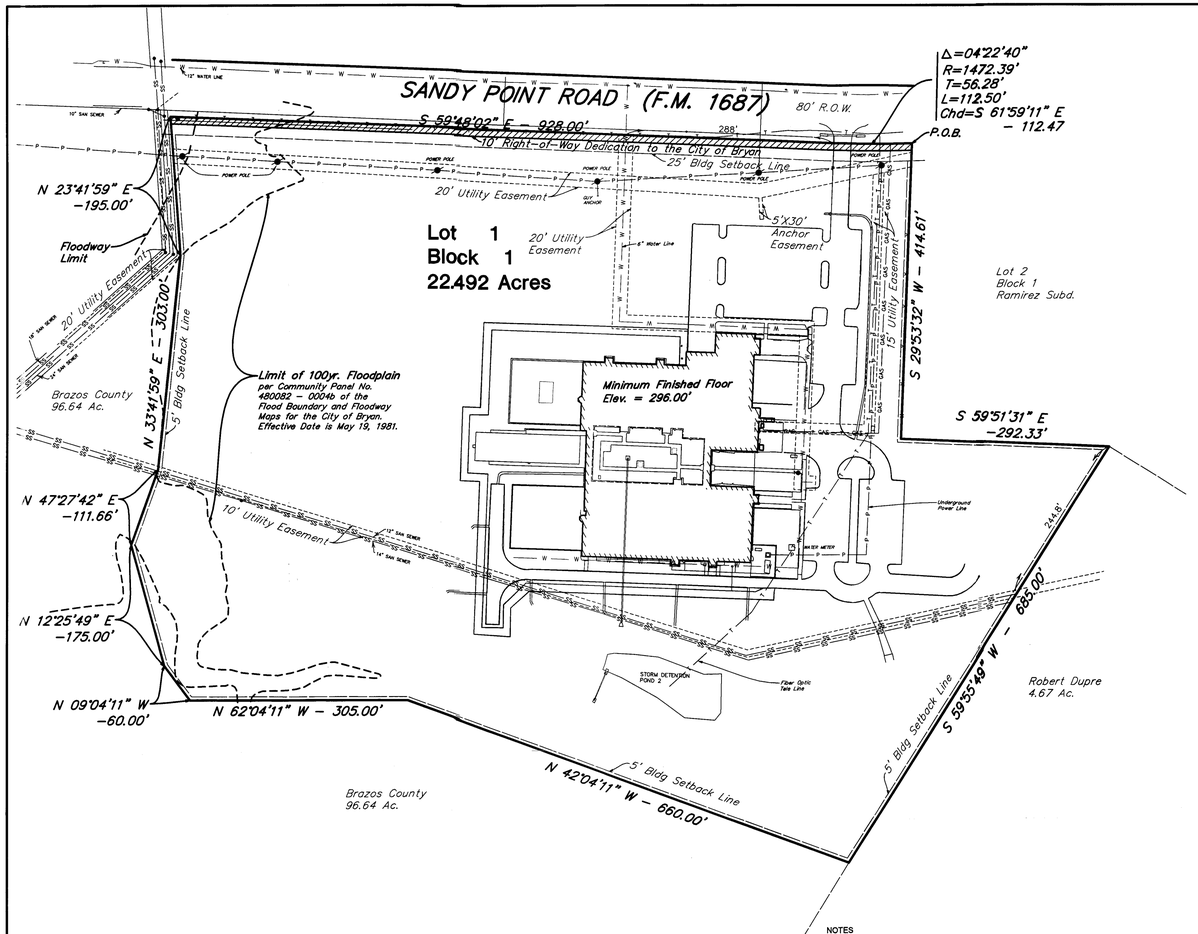
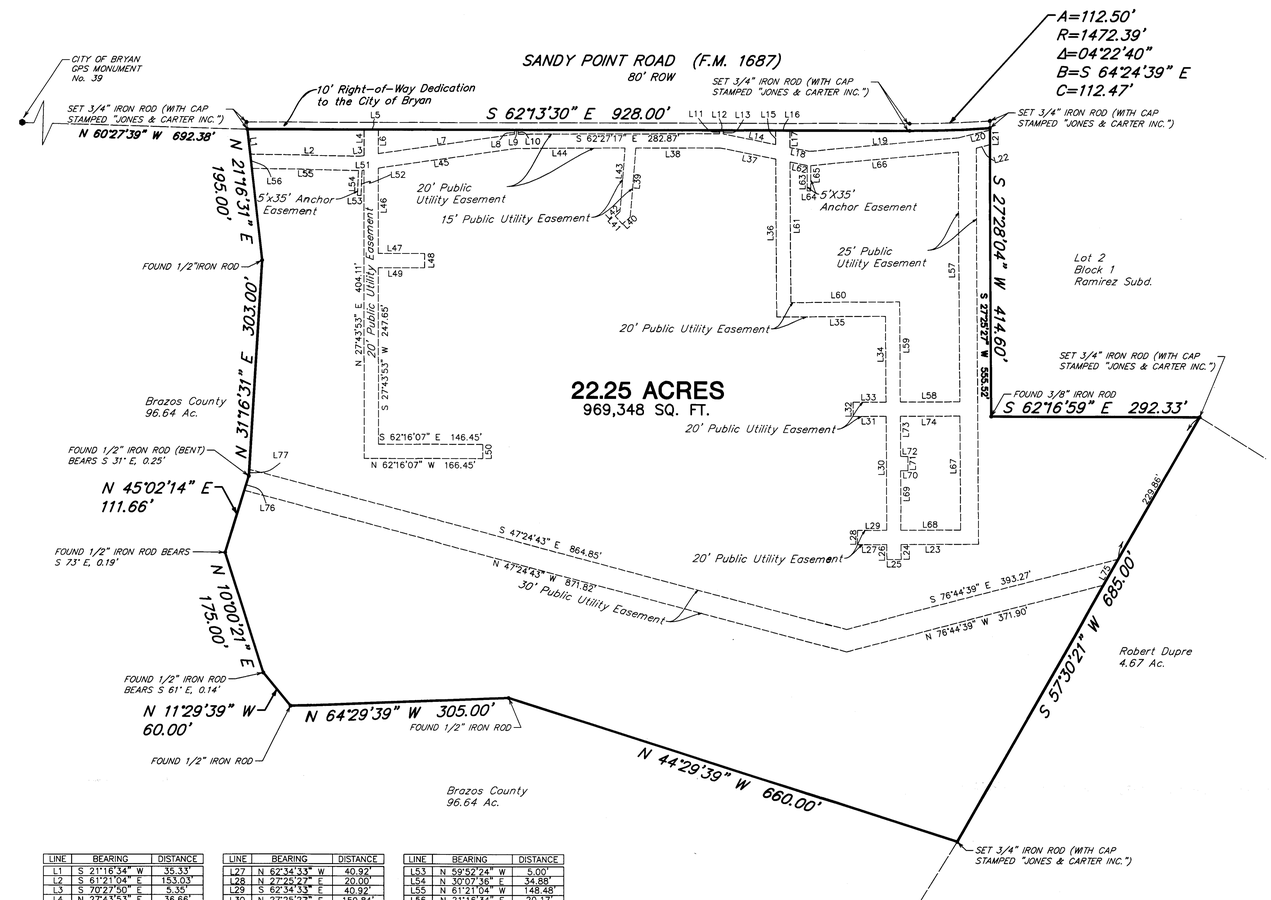




ORIGINAL PLAT

REPLAT

NOTES

1. Bearings are based on the City of Bryan Control Monumentation, Texas Coordinate System, Central Zone (NAD83). All Distances are surface, the scale factor for this project is 0.99989731.
2. According to Map No. 48041C0133 C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, effective date of July 2, 1992, a portion of the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of lass than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood; and Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined.
3. All building setbacks must comply with the City of Bryan Ordinances.
4. All easements shown on the REPLAT are hereby dedicated via this plat and replace all easements shown on the ORIGINAL PLAT.

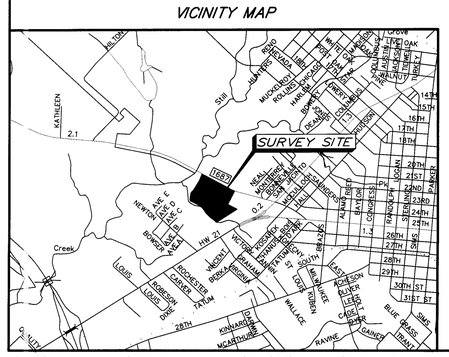
LINE	BEARING	DISTANCE
L1	S 21°16'34" W	35.33'
L2	S 61°21'04" E	153.53'
L3	S 70°27'50" E	5.35'
L4	N 27°43'53" E	36.66'
L5	S 62°16'07" E	20.00'
L6	S 27°43'53" W	33.78'
L7	S 70°27'50" W	192.92'
L8	N 29°39'05" E	6.13'
L9	S 62°13'27" E	5.00'
L10	S 29°39'05" W	5.90'
L11	N 30°47'22" E	4.77'
L12	S 62°13'27" E	5.01'
L13	S 30°47'22" W	5.17'
L14	S 51°00'28" E	75.25'
L15	N 27°24'27" E	19.80'
L16	S 62°13'27" E	20.00'
L17	S 27°24'27" W	23.77'
L18	S 51°00'28" E	27.83'
L19	S 67°37'47" E	209.64'
L20	S 76°30'13" E	44.76'
L21	S 27°28'04" W	20.61'
L22	N 76°30'13" W	19.67'
L23	N 62°34'33" W	108.44'
L24	S 27°25'27" W	21.01'
L25	N 62°34'33" W	20.00'
L26	N 27°25'27" E	21.01'

LINE	BEARING	DISTANCE
L27	N 62°34'33" W	40.92'
L28	N 27°25'27" E	20.00'
L29	S 62°34'33" E	40.92'
L30	N 27°25'27" E	159.84'
L31	N 62°34'33" W	46.06'
L32	N 27°25'27" E	20.00'
L33	S 62°34'33" E	46.06'
L34	N 27°25'27" E	120.24'
L35	N 62°34'33" W	151.91'
L36	N 27°24'27" E	220.81'
L37	N 51°00'28" W	79.43'
L38	N 62°24'34" W	118.69'
L39	S 32°17'24" W	96.89'
L40	S 76°14'30" W	14.97'
L41	N 13°45'30" W	15.00'
L42	N 76°14'30" E	8.91'
L43	N 32°17'24" E	89.59'
L44	N 62°29'24" W	152.23'
L45	N 70°27'50" W	195.85'
L46	S 27°43'53" W	119.34'
L47	S 62°16'07" E	65.03'
L48	S 27°43'53" W	20.00'
L49	N 62°16'07" W	65.03'
L50	S 27°43'53" W	20.00'
L51	N 70°27'50" W	2.60'
L52	S 30°07'36" W	35.24'

LINE	BEARING	DISTANCE
L53	N 59°52'24" W	5.00'
L54	N 30°07'36" E	34.88'
L55	N 61°21'04" W	148.48'
L56	N 21°16'34" E	20.17'
L57	S 27°25'27" W	350.12'
L58	N 62°34'33" W	83.44'
L59	N 27°25'27" E	140.24'
L60	N 62°34'33" W	151.92'
L61	N 27°24'27" E	196.71'
L62	S 51°00'28" E	24.59'
L63	S 28°00'04" W	35.27'
L64	S 61°59'56" E	5.00'
L65	N 28°00'04" E	35.17'
L66	S 67°37'47" E	207.13'
L67	S 27°25'27" W	159.84'
L68	N 62°34'33" W	83.44'
L69	N 27°25'27" E	83.08'
L70	S 62°34'33" E	10.00'
L71	N 27°25'27" E	20.00'
L72	N 62°34'33" W	10.00'
L73	N 27°25'27" E	56.76'
L74	S 62°34'33" E	83.44'
L75	S 57°30'21" W	41.88'
L76	N 45°02'14" E	21.09'
L77	N 31°16'31" E	9.10'

NORTH
SCALE: 1" = 100'
0' 100' 200' 300'

VICINITY MAP



CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I(We), _____ the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume _1152_, Page _427_, and whose name(s) is (are) 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/Representative

(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/she/they executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2011.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2011, in the Official Public Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Conning 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 _____, 2011.

_____
City Planner, Bryan, Texas

APPROVAL OF THE 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 2011 and same was duly approved on the _____ day of _____, 2011 by said Commission.

_____
Chairman, Planning And Zoning Commission
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 _____, 2011.

_____
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

_____
John E. Pledger, III, Registered Professional Land Surveyor No. 2183

STATE OF TEXAS
REGISTERED
JOHN E. PLEDGER, III
2183
PROFESSIONAL
LAND SURVEYOR

RECEIVED
2011 -3 AM
Development & Engineering Services

REPLAT OF FINAL PLAT OF THE BRAZOS COUNTY COMPLEX PHASE ONE

RECORDED IN VOLUME 1152 PAGE 427 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS
BEING

22.49 ACRES

OUT OF THE

S.F AUSTIN LEAGUE, A-9

CITY OF BRYAN, BRAZOS COUNTY, TEXAS
AUGUST 2011

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1716 Briarcrest Drive, Suite 160
Bryan, Texas 77802-2776
(979)731-8000 www.jonescarter.com

OWNER: BRAZOS COUNTY
300 E. 26th Street
Bryan, TX 77803