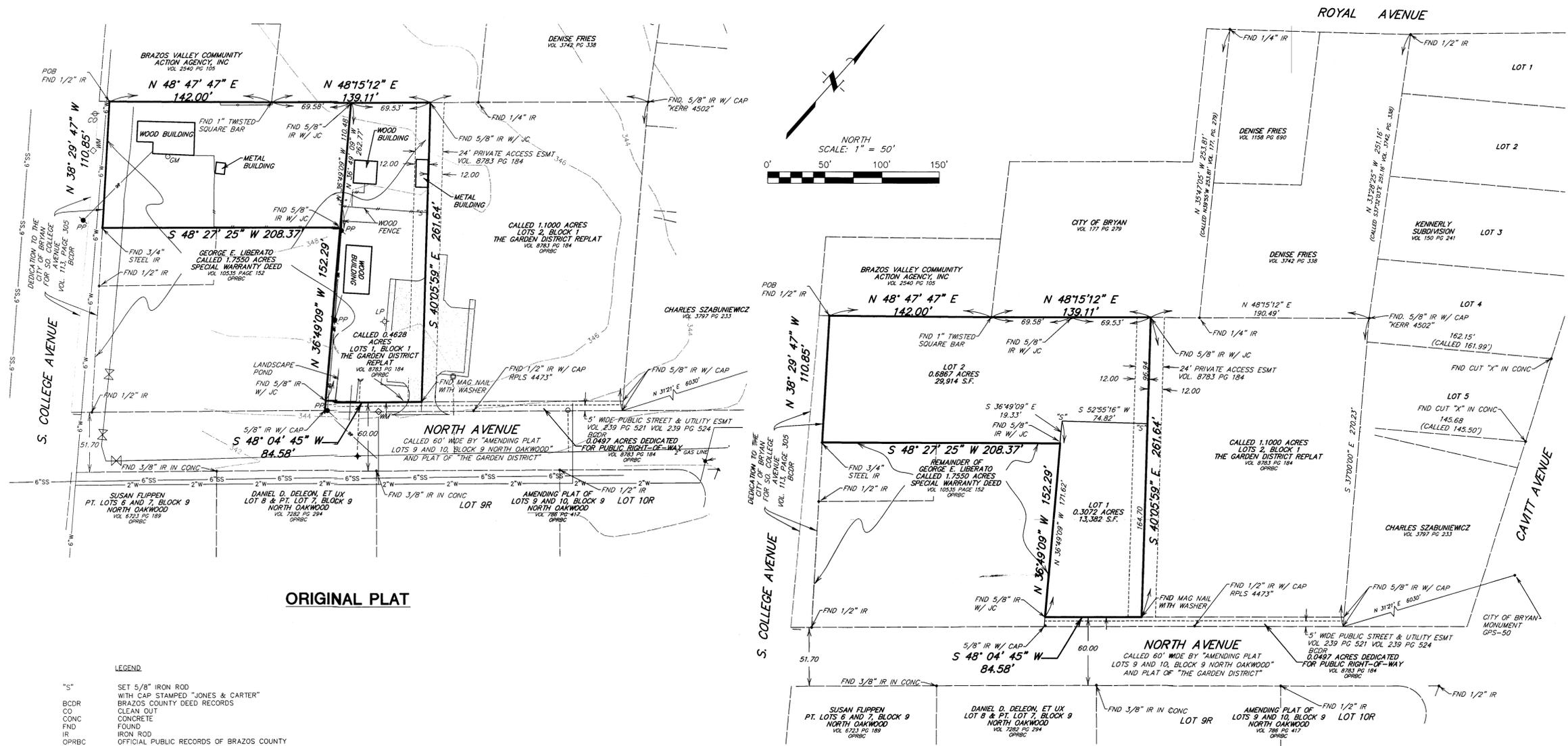


VICINITY MAP



ORIGINAL PLAT

REPLAT

General Notes:  
 1. Bearings shown hereon are based on a call of North 48° 15' 12" East along the north line of the Garden District Replat, recorded under volume 8783, page 184 of the Official Records of Brazos County.  
 2. According to Map No. 48041C0141C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for The City of Bryan in Brazos County Texas, dated July 2, 1992, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.  
 This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.  
 3. This property is currently zoned SC-B, South College - Business. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.  
 4. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.  
 5. Underground gas lines shown hereon were scaled from a map provided by Atmos Energy.  
 6. Water lines and sanitary sewer lines and their respective sizes shown hereon are from maps provided by the City of Bryan and were not field located.  
 7. All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.

STATE OF TEXAS §  
 COUNTY OF BRAZOS §  
 A METES & BOUNDS description of a certain 0.9940 acre tract situated in the J.E. Scott League, Abstract No. 50 in Brazos County, Texas; being a portion of a called 1.7550 acre tract conveyed to George E. Liberato in a Special Warranty Deed recorded in Volume 10535, Page 152 of the Official Public Records of Brazos County; said 0.9940 acre tract being more particularly described as follows with all bearings being based on a call of North 48° 15' 12" East along the north line of The Garden District Replat recorded in Volume 8783, Page 184 of the Official Public Records of Brazos County:  
 BEGINNING at a found 1/2-inch iron rod marking the west corner of the said 1.7550 acre tract also being in the northeast right-of-way line of S. College Avenue recorded in Volume 113, Page 305 of the Brazos County Deed Records.  
 THENCE North 48° 47' 47" East, along the southeast line of the Brazos Valley Community Action Agency, Inc tract recorded in Volume 2540, Page 105 of the Official Public Records of Brazos County a distance of 142.00 feet to a found 1-inch twisted square bar;  
 THENCE North 48° 15' 12" East, along the southeast line of the City of Bryan tract recorded in Volume, 177, Page 279 passing at 69.58 feet a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc." continuing a total distance of 139.11 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc." marking the west corner of Lot 2, Block 1 of the said "The Garden District Replat" and also being in the southeast line of the said City of Bryan tract, from which a found 1/4-inch iron rod bears North 48° 15' 12" East, 42.10 feet, and a found 5/8-inch iron rod with cap stamped "Kerr 4502" bears North 48° 15' 12" East, 190.49 feet;  
 THENCE South 40° 05' 59" East, along the southwest line of said Lot 2, Block 1, a distance of 261.64 feet to a found mag nail with washer marking the south corner of the said Lot 2, Block 1, and also being in the northeast right-of-way of North Avenue recorded in Volume 8783, Page 184 of the Official Public Records of Brazos County.  
 THENCE South 48° 04' 45" West, along the said northeast right-of-way, a distance of 84.58 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc.";  
 THENCE through the said 1.7550 acre tract the following two courses and distances:  
 1. North 36° 49' 09" West, 152.29 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc.";  
 2. South 48° 27' 25" West, 208.37 feet to a found 3/4-inch stainless-steel rod being in the said northeast right-of-way of S. College Avenue;  
 THENCE North 38° 29' 47" West, along the said northeast right-of-way of S. College Avenue a distance of 110.85 feet to the POINT OF BEGINNING, CONTAINING 0.9940 acres of land in Brazos County, Texas, as shown on Drawing No. 1050 in the office of Jones & Carter Inc. in Bryan, Texas.

LEGEND

"S"	SET 5/8" IRON ROD WITH CAP STAMPED "JONES & CARTER"
BCDR	BRAZOS COUNTY DEED RECORDS
CO	CLEAN OUT
CONC	CONCRETE
FND	FOUND
IR	IRON ROD
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
VOL	VOLUME
W/JC	WITH CAP STAMPED "JONES & CARTER"
WM	WATER METER

CERTIFICATION OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS §  
 COUNTY OF BRAZOS §

I, George Liberato, the owner and developer of the land shown on this plat, being part of the tract of land conveyed to me in the Official Public Records of Brazos County, Texas in Volume 10535, Page 152, 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.

GEORGE LIBERATO

STATE OF TEXAS §  
 COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared George E. Liberato, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

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 \_\_\_\_\_ 2012, 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 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 \_\_\_\_\_ 2012.

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 \_\_\_\_\_ 2012.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS §  
 COUNTY OF BRAZOS §

I, Douglas S. Bramwell, Registered Professional Land Surveyor No. 5976 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.

Douglas S. Bramwell  
 Registered Professional Land Surveyor No. 5976

**SOUTH COLLEGE-NORTH AVENUE TRACT**  
**MINOR PLAT**  
 BEING A REPLAT OF  
**THE GARDEN DISTRICT REPLAT**  
 RECORDED IN VOL. 8783 PAGE 184  
 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY  
**0.9940 ACRES**  
 OUT OF THE  
**J. E. SCOTT LEAGUE, A-50**  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH 2012  
 1 BLOCK, 2 LOTS

REASON FOR REPLAT: RECONFIGURE LOT 1

Owner:  
 LMI Group, LLC  
 George Liberato  
 P.O. Box 2873  
 League City, TX 77574

**JC JONES & CARTER, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1716 Briarcrest Drive, Suite 180  
 Bryan, Texas 77802-2776  
 (979) 731-8000  
 www.jonescarter.com

RECEIVED  
 MAR 21 2012  
 Development & Engineering Services