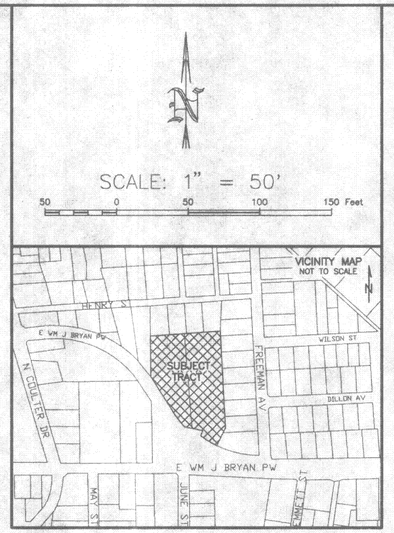
ORIGINAL PLAT



C1
R=450.00'
D=11°07'27"
ARC=87.37'
T=43.82'
CHORD=87.23'
BRG=N 58°37'20" W
PLAT CALL CHORD
N 58°37'28" W - 87.28'

C2
R=192.83'
D=07°40'29"
ARC=25.83'
T=12.93'
CHORD=25.81'
BRG=N 18°40'49" E
PLAT CALL CHORD
N 18°48'04" E - 25.90'

C3
R=470.00'
D=09°22'46"
ARC=76.94'
T=38.56'
CHORD=76.85'
BRG=N 37°49'26" W
PLAT CALL CHORD
N 37°52'18" W - 76.75'

C4
R=530.00'
D=00°01'41"
ARC=0.26'
T=0.13'
CHORD=0.26'
BRG=N 34°01'46" W
PLAT CALL CHORD:
N 33°12'48" W - 0.26'

L1
N 78°26'13" W 49.96' MEASURED
N 78°23'23" W 49.75' PLAT CALL

L2
N 78°26'13" W 35.81' MEASURED
N 78°23'23" W 36.12' PLAT CALL

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL #48041C0133 DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS FOR ZONING DISTRICT.
4. WATER AND SEWER LINES SHOWN HEREON PER DIGITAL MAPS ON ON-THE-GROUND EVIDENCE.
5. CONTOURS SHOWN HEREON PER AN ON-THE-GROUND SURVEY.
6. THE 45' BUFFER SHOWN HEREON WAS A CONDITION OF THE PLANNED DEVELOPMENT ZONING ORDINANCE NO. 1419.

METES AND BOUNDS DESCRIPTION
OF A
3.11 ACRE TRACT
LOTS 14 AND 15, BLOCK E
ROHDE'S ADDITION REPLAT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 14 AND 15, BLOCK E, ROHDE'S ADDITION REPLAT ACCORDING TO THE PLAT RECORDED IN VOLUME 6900, PAGE 272 OF THE OFFICIAL 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 EAST LINE OF A CALLED 0.4709 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO REBECCA SUSAN HUBLEY RECORDED IN VOLUME 2613, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF LOT 1 OF SAID ROHDE'S ADDITION REPLAT;

THENCE: N 85°52' 21" E ALONG THE NORTH LINE OF SAID LOT 15 FOR A DISTANCE OF 159.03 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST LINE OF SAID LOT 15 AND THE NORTHWEST LINE OF SAID LOT 14;

THENCE: N 85° 52' 21" E ALONG THE NORTH LINE OF SAID LOT 14 FOR A DISTANCE OF 167.20 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF LOT 6 OF SAID ROHDE'S ADDITION REPLAT MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND THE SOUTHEAST CORNER OF LOT 4 OF SAID ROHDE'S ADDITION REPLAT;

THENCE: S 03° 03' 25" E ALONG THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 449.79 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF LOT 12 OF SAID ROHDE'S ADDITION REPLAT;

THENCE: S 25°48' 39" W CONTINUING ALONG THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 92.10 FEET TO A POINT ON THE EDGE OF A CONCRETE DRAINAGE STRUCTURE ON THE NORTHEAST LINE OF E. WILLIAM JOEL BRYAN PARKWAY (R.O.W. VARIES). SAID POINT MARKING THE COMMON CORNER OF SAID LOT 14 AND LOT 13 OF SAID ROHDE'S ADDITION REPLAT AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 450.00 FEET. FOR REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 34 BEARS: S 81° 34' 13" E FOR A DISTANCE OF 965.50 FEET;

THENCE: ALONG THE NORTHEAST LINE OF E. WILLIAM JOEL BRYAN PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 07' 27" FOR AN ARC DISTANCE OF 87.37 FEET (CHORD BEARS: N 58° 37' 20" W – 87.23 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 192.83 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 40' 29" FOR AN ARC DISTANCE OF 25.83 FEET (CHORD BEARS: N 18° 40' 49" E – 25.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 78° 26' 13" W FOR A DISTANCE OF 49.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 14 AND 15;

N 78° 26' 13" W FOR A DISTANCE OF 35.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 470.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 22' 46" FOR AN ARC DISTANCE OF 76.94 FEET (CHORD BEARS: N 37° 49' 28" W – 76.85 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 33° 09' 30" W FOR A DISTANCE OF 201.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 530.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 01' 41" FOR AN ARC DISTANCE OF 0.26 FEET (CHORD BEARS: N 34° 01' 46" W – 0.26 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE COMMON CORNER OF SAID LOT 15 AND SAID 0.4709 ACRE TRACT;

THENCE: N 00° 31' 23" W ALONG THE COMMON LINE OF SAID LOT 15 AND SAID 0.4709 ACRE TRACT FOR A DISTANCE OF 192.24 FEET TO THE POINT OF BEGINNING CONTAINING 3.11 ACRES OF LAND AS SURVEYED ON THE GROUND NOVEMBER, 2011. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT

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 (We) _____, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume _____, Page _____, 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 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
LOTS 14 & 15, BLOCK E
ROHDE'S ADDITION REPLAT
VOLUME 6900, PAGE 272
TO CREATE
LOT 14R, BLOCK E
ROHDE'S ADDITION REPLAT
3.11 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: NOV. 2011
PLAT DATE: 02-13-12
REVISED: 04-03-12
JOB NUMBER: 12-068
CAD NAME: 12-068
CR5 FILE: 11-574

RECEIVED
APR 04 2012
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER:
CARRABBA BROTHERS LTD.
P.O. BOX 663
BRYAN, TEXAS 77806
PHONE (979) 778-8850