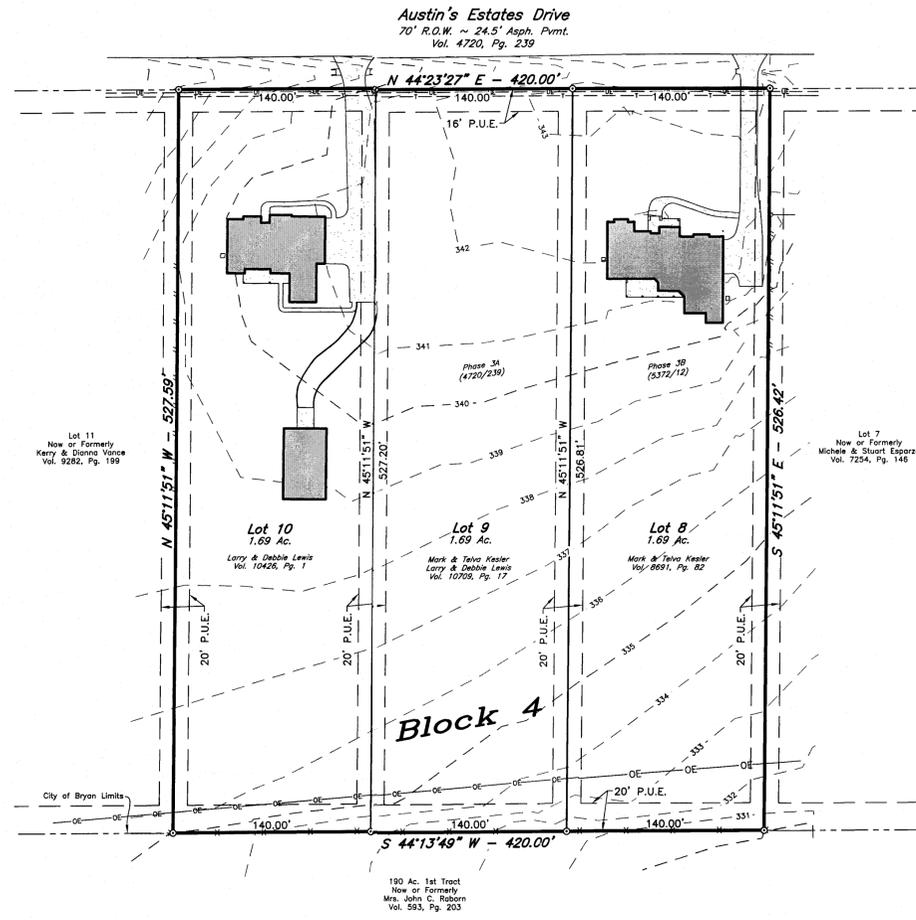
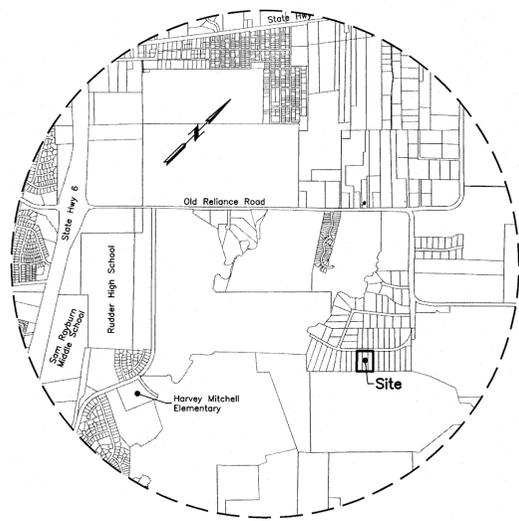


LEGEND
 O - 1/2" Iron Rod Found
 O - 1/2" Iron Rod Set
 --- Overhead Electrical
 --- Underground Electrical
 --- Underground Telephone



ORIGINAL PLAT

LOTS 9 AND 10, BLOCK 4, AUSTIN'S ESTATES SUBDIVISION
 PHASE 3A RECORDED IN VOLUME 4720, PAGE 239 AND
 LOT 8, BLOCK 4, AUSTIN'S ESTATES SUBDIVISION PHASE 3B
 RECORDED IN VOLUME 5372, PAGE 12



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2 in Bryan, Brazos County, Texas and being all of Lot 8, Block 4, AUSTIN'S ESTATES SUBDIVISION, PHASE 3B as recorded in Volume 5372, Page 12 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 8 also being the same land conveyed to Mark and Telva Kesler recorded in Volume 8691, Page 82 (O.R.B.C.), all of Lot 9, Block 4, AUSTIN'S ESTATES SUBDIVISION, PHASE 3A as recorded in Volume 4720, Page 239 (O.R.B.C.), said Lot 9 also being the same land conveyed to Mark and Telva Kesler and Larry and Debbie Lewis recorded in Volume 10709, Page 17 (O.R.B.C.) and all of Lot 10, Block 4 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 3A, said Lot 10 also being the same land conveyed to Larry and Debbie Lewis recorded in Volume 10426, Page 1 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

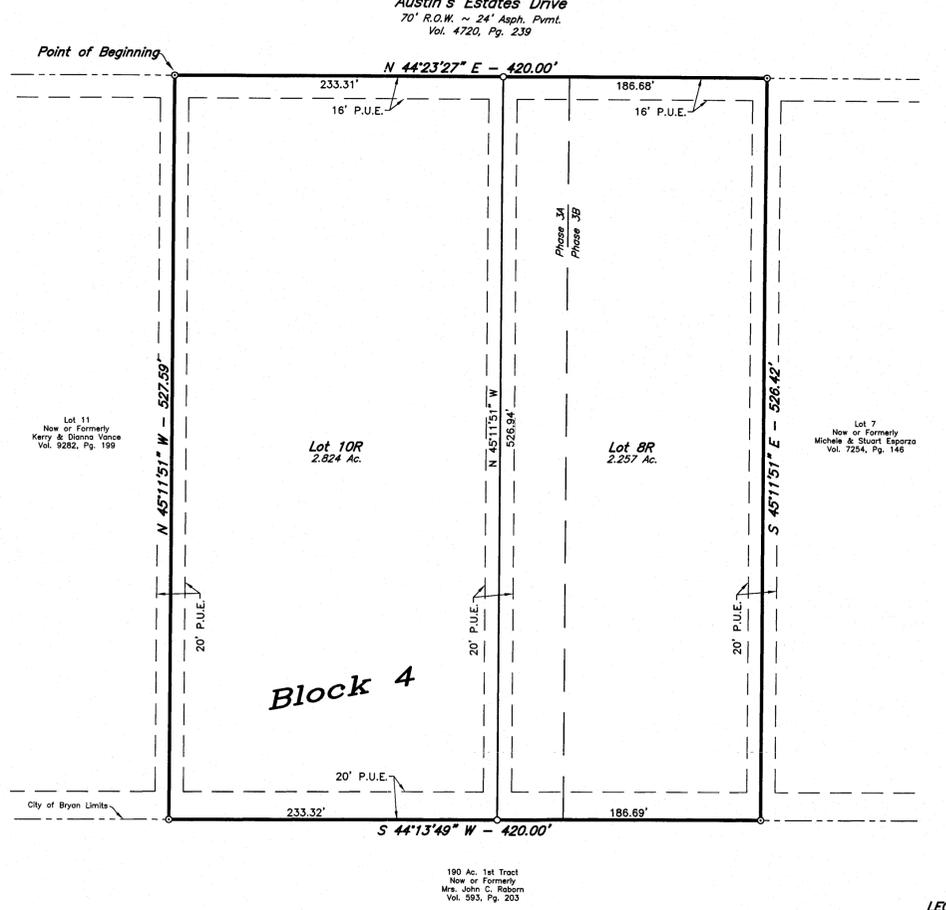
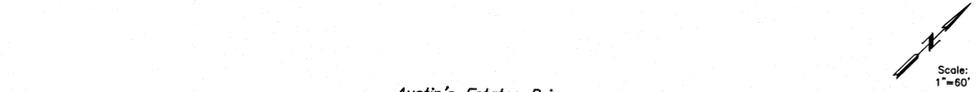
BEGINNING: at a found 1/2-inch iron rod marking the common most northerly corner of Lots 10 and 11, Block 4 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 3A (4720/239) and being in the southeast right-of-way line of Austin's Estates Drive (based on a 70-foot width);

THENCE: N 44° 23' 27" E along the southeast line of said Austin's Estates Drive for a distance of 420.00 feet to a found 1/2-inch iron rod marking the common most northerly corner of Lots 7 and 8, Block 4 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 3B (5372/12);

THENCE: S 45° 11' 51" E along the common line of said Lots 7 and 8 for a distance of 526.42 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lots 7 and 8, said iron rod also being in the southeast line of Block 4;

THENCE: S 44° 13' 49" W along the southeast line of said Block 4 for a distance of 420.00 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lots 10 and 11, Block 4;

THENCE: N 45° 11' 51" W along the common line of said Lots 10 and 11 for a distance of 527.59 feet to the POINT OF BEGINNING and containing 5.081 acres of land, more or less.



REPLAT

LEGEND
 O - 1/2" Iron Rod Found
 O - 1/2" Iron Rod Set

RECEIVED
 SEP 12 2012
 Surveying & Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Mark and Telva Kesler, owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 8691, Page 82 and Volume 10709, Page 17 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.

Mark Kesler
 Telva Kesler

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Kesler and Telva Kesler, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Larry and Debbie Lewis, owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 10426, Page 1 and Volume 10709, Page 17 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.

Larry Lewis
 Debbie Lewis

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larry Lewis and Debbie Lewis, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Notary Public, Brazos County, 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 filed for record in my office the _____ day of _____, 20____ in the Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

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 _____, 20____.

City Planner, Bryan, 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

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, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

PRELIMINARY - This document shall not be recorded for any purpose.
 Kevin R. McClure, R.P.L.S. No. 5650

GENERAL NOTES:
 1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plots in Volume 4720, Page 239 (Phase 3A) and Volume 5372, Page 12 (Phase 3B) of the Official Records of Brazos County, Texas were used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. The building setback requirements are established by the City of Bryan Code of Ordinances.

FINAL PLAT

**LOT 8-R, BLOCK 4 AND
 LOT 10-R, BLOCK 4**
 BEING A REPLAT OF LOT 8, BLOCK 4
 AUSTIN'S ESTATE SUBDIVISION, PHASE 3A
 AND LOT 9 AND 10, BLOCK 4
 AUSTIN'S ESTATE SUBDIVISION, PHASE 3B

5.081 ACRES

JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2012
 SCALE: 1" = 60'

Owners:
 Mark and Telva Kesler
 4024 Austin's Estates Drive
 Bryan, TX 77808

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838