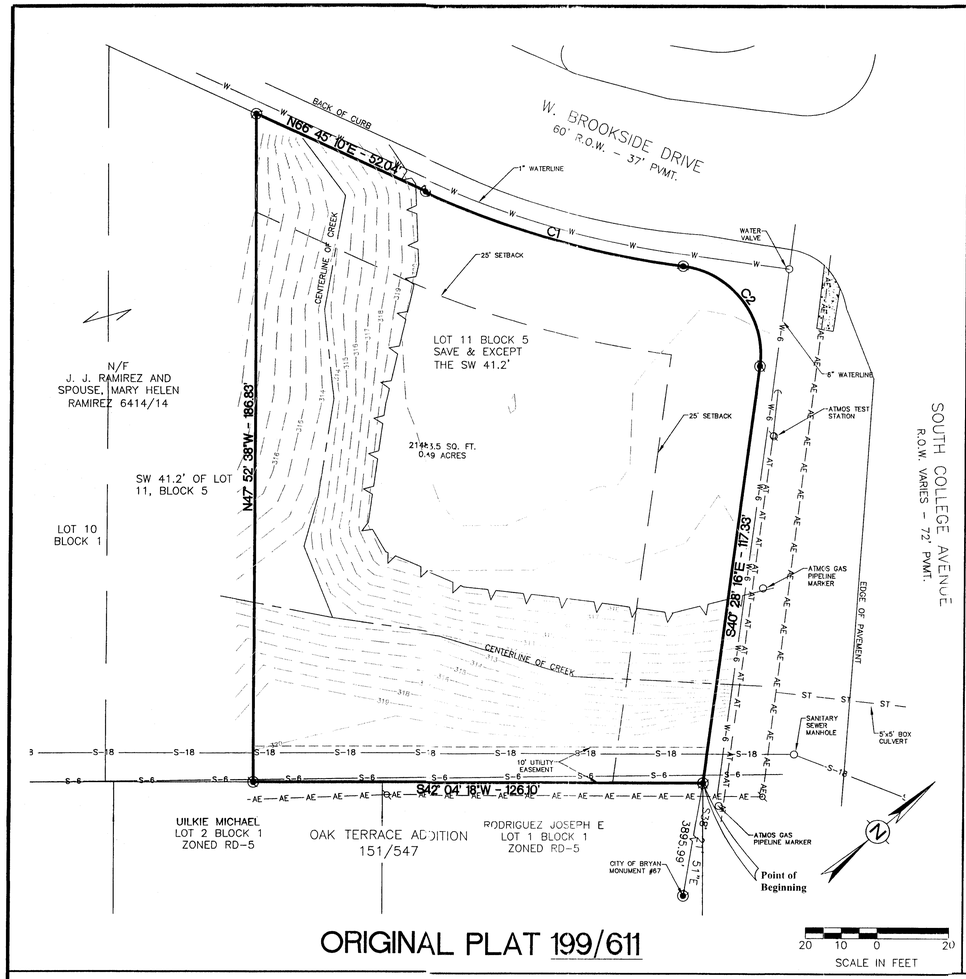
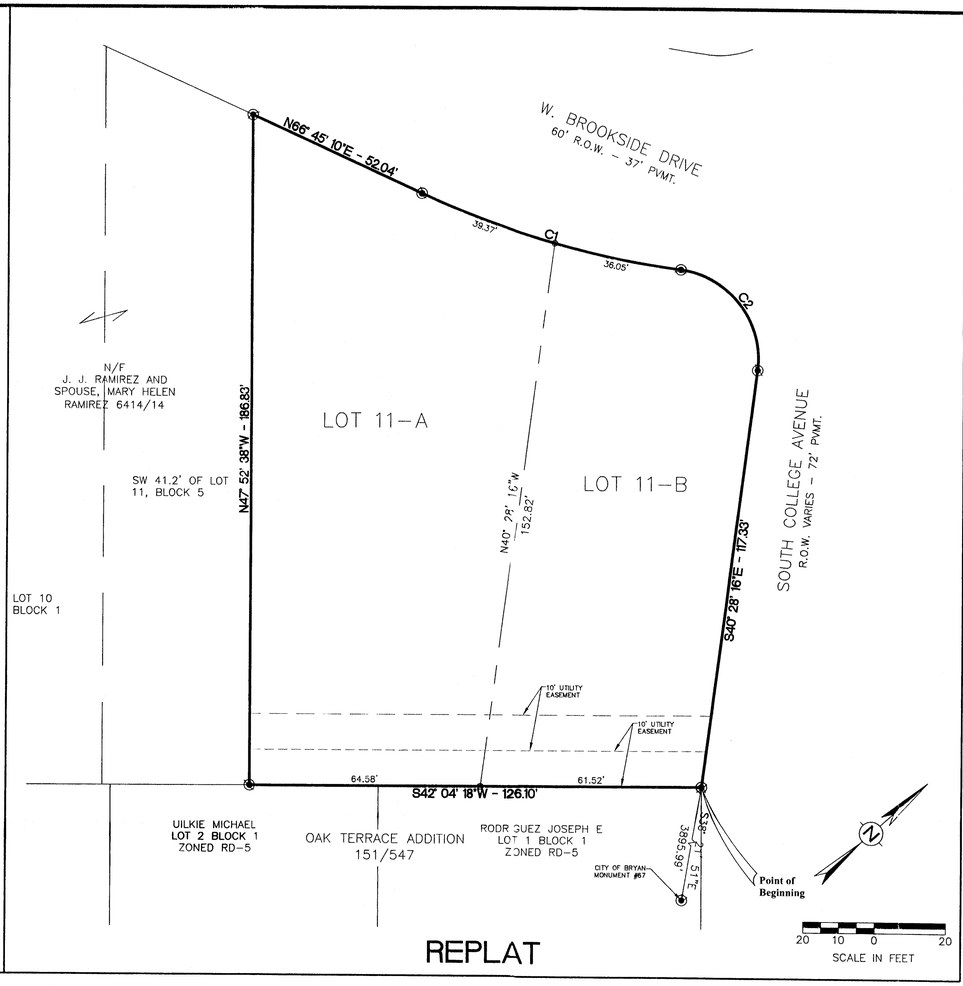


ORIGINAL PLAT 199/611



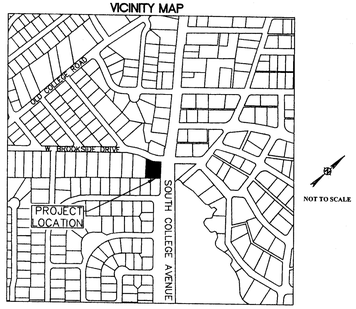
REPLAT

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	75.49'	249.78'	017°19'00"	38.04'	75.20'	N58°05'40"E
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S85°33'50"E

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, EFFECTIVE DATE: 05–16–2012.
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT–OF–WAY LINES ARE CHORD LENGTHS.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
6. THIS PROPERTY IS ZONED SF–5.

VICINITY MAP



LEGEND

	PLAT BOUNDARY
	PROPERTY SETBACK
	LOT LINE
318	EXISTING CONTOURS
	PUBLIC UTILITY EASEMENT
	CENTER OF CREEK
	TOP OF BANK
AE	OVERHEAD ELECTRIC LINE
AT	OVERHEAD TELECOMUNICATIONS
S	SANITARY SEWER LINE
W	WATER LINE
	PROPERTY CORNER
	CONCRETE
ST	BOX CULVERT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I Justin Whitworth Manager of Bona Fide Acquisitions, LLC, owner and developer of the land shown on this plat, and designated herein as the Borderbrook No. 2 Subdivision Lots 11–A & 11–B, Block 5 to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

By: _____
Justin Whitworth, Manager Bona Fide Acquisitions, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin Whitworth. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designate, 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 _____, 20____.

_____
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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.

_____
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF 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

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 the property markers and monuments were placed under my supervision on the ground.

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

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 the _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A 0.49 ACRE TRACT
PORTION OF LOT 11, BLOCK 5
BORDERBROOK NO. 2
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 A PORTION OF LOT 11, BLOCK 5, BORDERBROOK NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 199, PAGE 611 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE R.O.W.) MARKING THE EAST CORNER OF SAID LOT 11 AND THE NORTH CORNER OF BLOCK 1, OAK TERRACE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 42° 04' 18" W ALONG THE COMMON LINE OF SAID LOT 11 AND OAK TERRACE ADDITION FOR A DISTANCE OF 126.10 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 52' 38" W THROUGH SAID LOT 11 FOR A DISTANCE OF 186.83 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. BROOKSIDE DRIVE (60' R.O.W.) MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 66° 45' 10" E ALONG THE SOUTHEAST LINE OF W. BROOKSIDE DRIVE FOR A DISTANCE OF 52.04 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 249.78 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 19' 00" FOR AN ARC DISTANCE OF 75.49 FEET (CHORD BEARS: N 58° 05' 40" E - 75.20 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 85° 33' 50" E - 35.36 FEET) TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE MARKING THE END OF SAID CURVE;

THENCE: S 40° 28' 16" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 117.33 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.49 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

REPLAT
OF
BORDERBROOK NO. 2
LOT 11, BLOCK 5
SAVE & EXCEPT THE SW 41.2'
0.49 ACRES

LOT 11-A = 0.288 ACRES
LOT 11-B = 0.202 ACRES

RECEIVED
JAN 30 2013
Development & Engineering Services

JE SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
JANUARY, 2013

OWNER/DEVELOPER:
Bona Fide Acquisitions, LLC
4400 Old College Rd
Bryan, Texas 77801
(979) 703–8925

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268–3195

ENGINEER:
SCHULTZ ENGINEERING LLC
TBPE Firm Reg. No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
...
P.O. Box 11995, College Station, Texas 77842
(979) 764–3900 Fax: (979) 764–3910