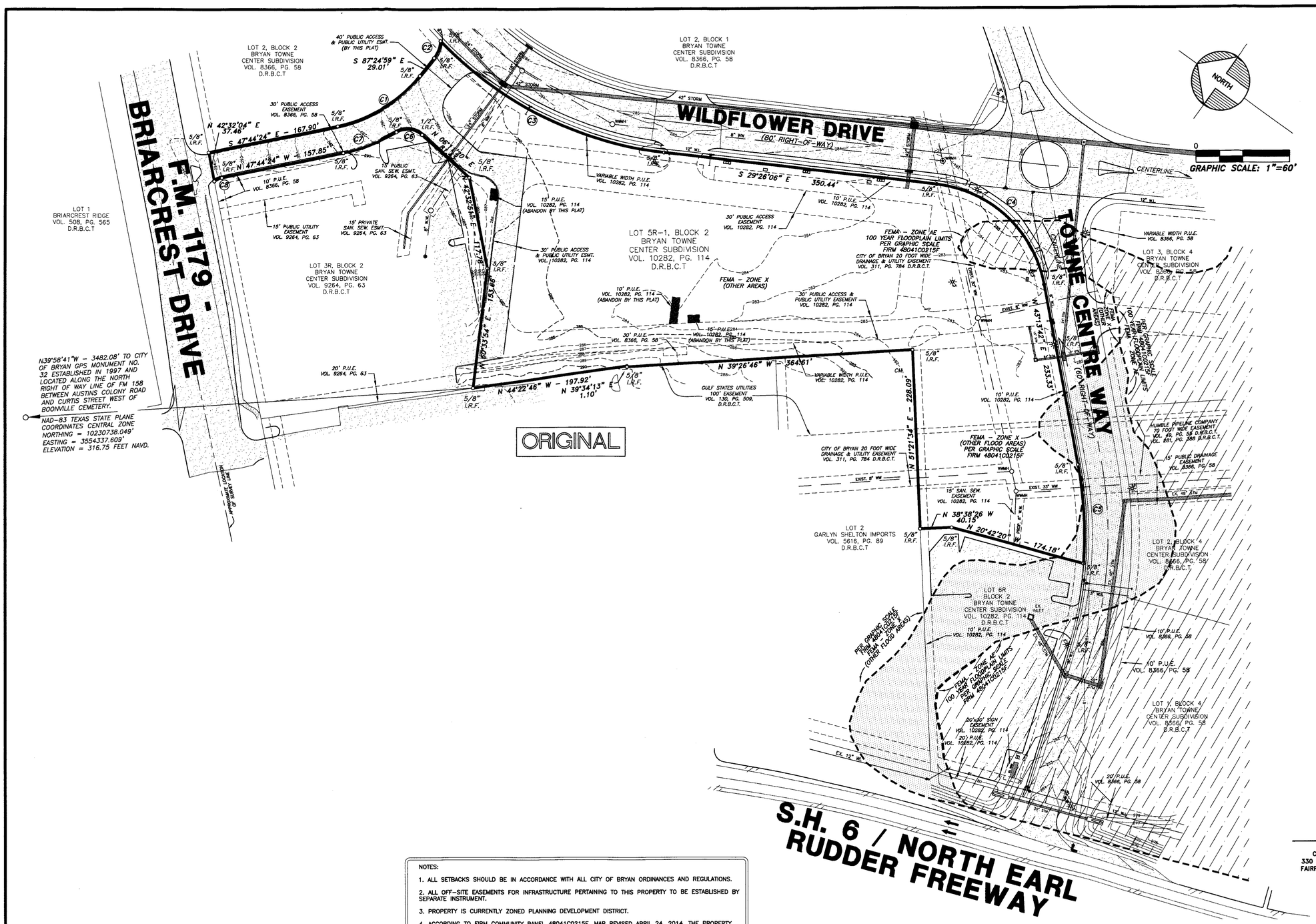
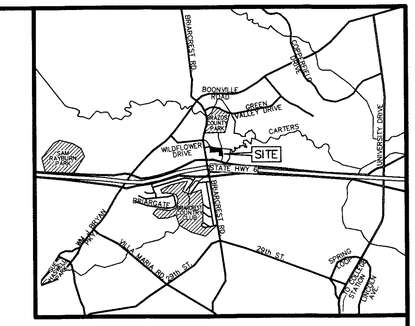




VICINITY MAP
NOT-TO-SCALE

LEGEND

- P.U.E. – PUBLIC UTILITY EASEMENT
- I.R.F. – IRON ROD FOUND
- I.R.S. – IRON ROD SET
- CM – CONTROLLING MONUMENT
- EX. FIRE HYDRANT
- WMH EX. WASTEWATER MANHOLE
- 291 EX. CONTOURS
- EX. STORM SEWER
- EX. 12" WL EX. WATER LINE
- EX. LIGHT POLE
- EX. FIRE HYDRANT

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	182.50'	39°40'34"	126.38'	S 67°34'42" E	123.87'
C2	37.50'	35°46'52"	23.42'	N 74°41'35" E	23.04'
C3	470.00'	39°36'08"	324.86'	S 09°36'08" E	318.43'
C4	158.00'	72°39'48"	200.38'	S 08°53'48" W	187.22'
C5	490.00'	14°50'05"	126.87'	S 50°38'44" W	126.51'
C6	27.50'	73°28'27"	35.27'	N 30°32'53" W	32.90'
C7	217.50'	19°32'42"	74.19	N 57°30'45" W	73.84'
C8	22.50'	27°02'54"	10.62'	N 61°15'52" W	10.52'

NOTES:

1. ALL SETBACKS SHOULD BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

3. PROPERTY IS CURRENTLY ZONED PLANNING DEVELOPMENT DISTRICT.

4. ACCORDING TO FIRM COMMUNITY PANEL 48041C0215F, MAP REVISED APRIL 24, 2014, THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREAS:

ZONE "AE": BASE FLOOD ELEVATIONS DETERMINED

ZONE "X" (OTHER FLOOD AREAS): AREAS OF 0.2% ANNUAL THENCE FLOOD; AREAS 01 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.)

PURPOSE OF REPLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS FOR COMMERCIAL USE.

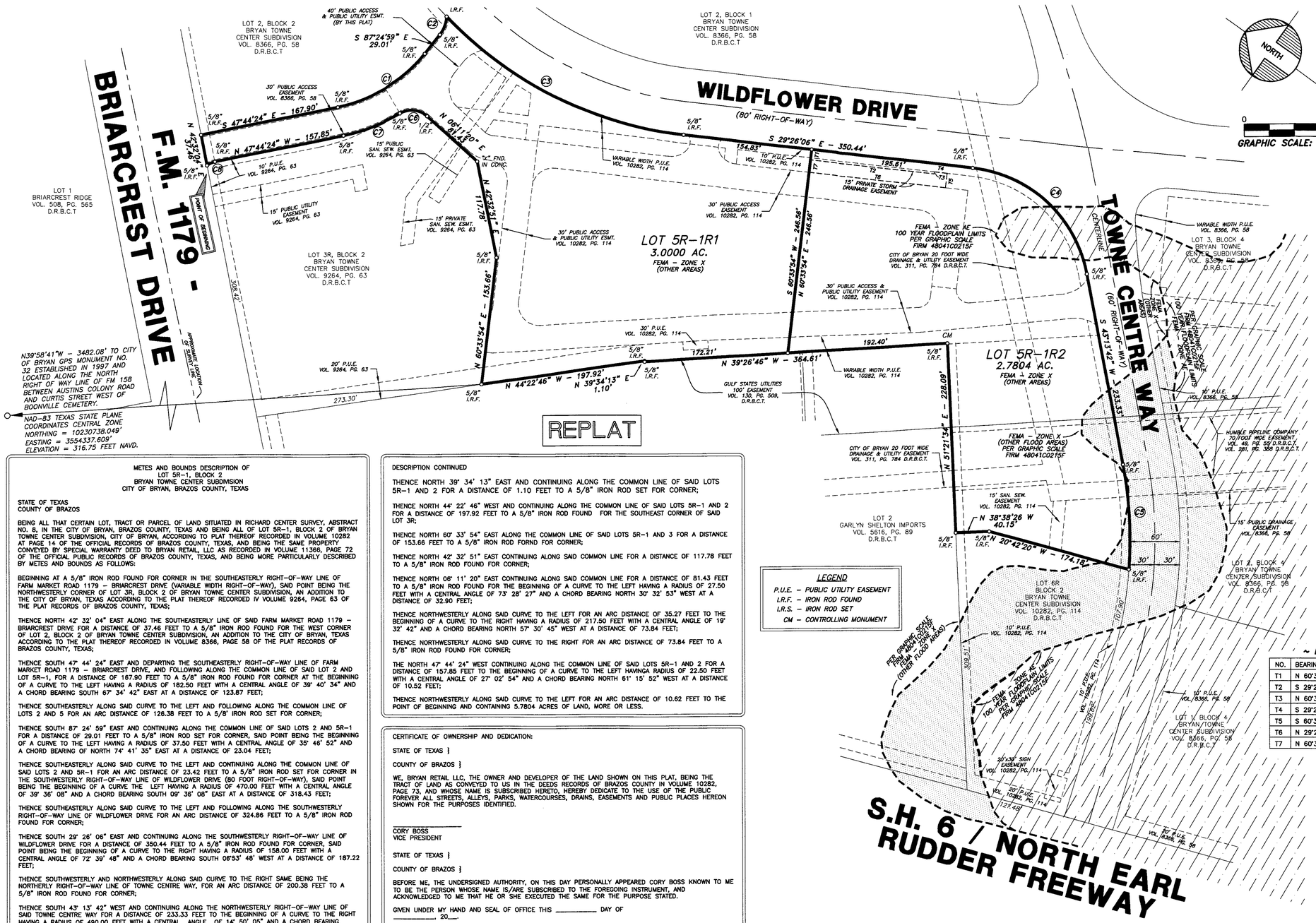
OWNER
BRYAN RETAIL, LLC
C/O LAMAR COMPANIES
330 PASSAIC AVE., SUITE 110
FAIRFIELD, NEW JERSEY 07004
(973) 285-0660

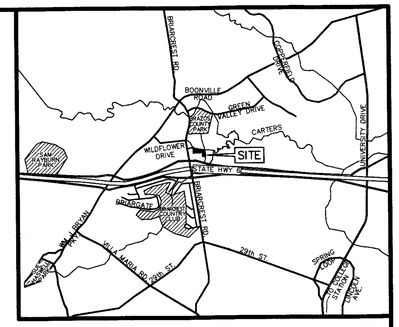
ENGINEER/SURVEYOR
DAVID PETREE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID PETREE, R.P.L.S.

REPLAT
OF
LOT 5R-1 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION INTO LOTS 5R-1R1 & 5R-1R2 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION

BEING 5.7804 ACRES OF LAND,
VOLUME 10282, PAGE 114, P.R.B.C.T.
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER 30, 2014





VICINITY MAP
NOT-TO-SCALE

REPLAT

METES AND BOUNDS DESCRIPTION OF
LOT 5R-1, BLOCK 2
BRYAN TOWNE CENTER SUBDIVISION
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN RICHARD CENTER SURVEY, ABSTRACT NO. 8, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 5R-1, BLOCK 2 OF BRYAN TOWNE CENTER SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 10282 AT PAGE 14 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED TO BRYAN RETAIL, LLC AS RECORDED IN VOLUME 11366, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM MARKET ROAD 1179 – BRIARCREST DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 3R, BLOCK 2 OF BRYAN TOWNE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IV VOLUME 9264, PAGE 63 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 42° 32' 04" EAST ALONG THE SOUTHEASTERLY LINE OF SAID FARM MARKET ROAD 1179 – BRIARCREST DRIVE FOR A DISTANCE OF 37.46 FEET TO A 5/8" IRON ROD FOUND FOR THE WEST CORNER OF LOT 2, BLOCK 2 OF BRYAN TOWNE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8366, PAGE 58 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE SOUTH 47° 44' 24" EAST AND DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM MARKET ROAD 1179 – BRIARCREST DRIVE, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 5R-1, FOR A DISTANCE OF 167.90 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 182.50 FEET WITH A CENTRAL ANGLE OF 39° 40' 34" AND A CHORD BEARING SOUTH 67° 34' 42" EAST AT A DISTANCE OF 123.87 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE COMMON LINE OF LOTS 2 AND 5 FOR AN ARC DISTANCE OF 126.38 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 24' 59" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 2 AND 5R-1 FOR A DISTANCE OF 29.01 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET WITH A CENTRAL ANGLE OF 35° 46' 52" AND A CHORD BEARING OF NORTH 74° 41' 35" EAST AT A DISTANCE OF 23.04 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 2 AND 5R-1 FOR AN ARC DISTANCE OF 23.42 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE (80 FOOT RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE THE LEFT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 39° 36' 08" AND A CHORD BEARING SOUTH 09° 36' 08" EAST AT A DISTANCE OF 318.43 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE FOR AN ARC DISTANCE OF 324.86 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 29° 26' 06" EAST AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE FOR A DISTANCE OF 350.44 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 158.00 FEET WITH A CENTRAL ANGLE OF 72° 39' 48" AND A CHORD BEARING SOUTH 08°53' 48' WEST AT A DISTANCE OF 187.22 FEET;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNE CENTRE WAY, FOR AN ARC DISTANCE OF 200.38 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 43° 13' 42" WEST AND CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TOWNE CENTRE WAY FOR A DISTANCE OF 233.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET WITH A CENTRAL ANGLE OF 14° 50' 05" AND A CHORD BEARING SOUTH 50° 38' 44" WEST AT A DISTANCE OF 126.51 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 126.87 FEET TO A 5/8" IRON ROD FOUND FOR THE EAST CORNE OF LOT 6R, BLOCK 2 OF BRYAN TOWNE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10282, PAGE 114 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 20° 42' 20" WEST DEPARTING THE NORTHWESTERLY LINE OF SAID TOWNE CENTRE WAY ALONG THE NORTHEASTERLY LINE OF SAID LOT 6R FOR A DISTANCE OF 174.18 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 38° 38' 26" WEST CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT 6R FOR A DISTANCE OF 40.15 FEET TO A 5/8" IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOTS 5R-1 AND 6R IN THE SOUHEASTERLY LINE OF LOT 2 OF GARLYN SHELTON IMPORTS AS RECORDED IN VOLUME 5616, PAGE 89 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 51° 21' 34" EAST ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 2 FOR A DISTANCE OF 228.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 39° 26' 46" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 2 OF GARLYN SHELTON IMPORTS FOR A DISTANCE OF 364.61 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

DESCRIPTION CONTINUED

THENCE NORTH 39° 34' 13" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 2 FOR A DISTANCE OF 1.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 44° 22' 46" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 2 FOR A DISTANCE OF 197.92 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R;

THENCE NORTH 60° 33' 54" EAST ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 3 FOR A DISTANCE OF 153.66 FEET TO A 5/8" IRON ROD FORND FOR CORNER;

THENCE NORTH 42° 32' 51" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 117.78 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 06° 11' 20" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 81.43 FEET TO A 5/8" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 27.50 FEET WITH A CENTRAL ANGLE OF 73° 28' 27" AND A CHORD BEARING NORTH 30° 32' 53" WEST AT A DISTANCE OF 32.90 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 35.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 217.50 FEET WITH A CENTRAL ANGLE OF 19° 32' 42" AND A CHORD BEARING NORTH 57° 30' 45" WEST AT A DISTANCE OF 73.84 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 73.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THE NORTH 47° 44' 24" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5R-1 AND 2 FOR A DISTANCE OF 157.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVINGA RADIUS OF 22.50 FEET WITH A CENTRAL ANGLE OF 27° 02' 54" AND A CHORD BEARING NORTH 61° 15' 52" WEST AT A DISTANCE OF 10.52 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 10.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.7804 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS }

COUNTY OF BRAZOS }

WE, BRYAN RETAIL LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 10282, PAGE 73, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____
CORY BOSS
VICE PRESIDENT

STATE OF TEXAS }

COUNTY OF BRAZOS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CORY BOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: _____ EXPIRATION

SURVEYOR'S CERTIFICATION:

I, DAVID PETREE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890 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 SUPERVSION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

FOR PRELIMINARY REVIEW ONLY THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

LEGEND

P.U.E. – PUBLIC UTILITY EASEMENT
I.R.F. – IRON ROD FOUND
I.R.S. – IRON ROD SET
CM – CONTROLLING MONUMENT

NOTES:

1. ALL SETBACKS SHOULD BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

3. PROPERTY IS CURRENTLY ZONED PLANNING DEVELOPMENT DISTRICT.

4. THE PRIVATE DRAINAGE EASEMENT MAY BE RELOCATED WITH THE APPROVAL OF THE CITY OF BRYAN.

5. ACCORDING TO FIRM COMMUNITY PANEL 48041C0215F, MAP REVISED APRIL 24, 2014, THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREAS:

ZONE "AE": BASE FLOOD ELEVATIONS DETERMINED

ZONE "X" (OTHER FLOOD AREAS): AREAS OF 0.2% ANNUAL THENCE FLOOD; AREAS 01 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATE OF TEXAS }

COUNTY OF BRAZOS }

COUNTY CLERK'S CERTIFICATION:

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 _____, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, COUNTY CLERK BRAZOS COUNTY, TEXAS

_____
KAREN McQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER:

I, MARTIN ZIMMERMAN, 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 _____, 20__.

_____
MARTIN ZIMMERMAN
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER:

I, PAUL KASPAR, 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 CITY ENGINEER, BRYAN, TEXAS APPROVED ON THE _____ DAY OF _____, 20__.

_____
PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.)

PURPOSE OF REPLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS FOR COMMERCIAL USE.

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
T1	N 60°33'54" E	12.50'
T2	S 29°26'06" E	150.65'
T3	N 60°33'54" E	2.50'
T4	S 29°26'06" E	15.00'
T5	S 60°33'54" E	17.50'
T6	N 29°26'06" W	165.65'
T7	N 60°33'54" E	15.00'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	182.50'	39°40'34"	126.38'	S 67°34'42" E	123.87'
C2	37.50'	35°46'52"	23.42'	N 74°41'35" E	23.04'
C3	470.00'	39°36'08"	324.86'	S 09°36'08" E	318.43'
C4	158.00'	72°39'48"	200.38'	S 08°53'48" W	187.22'
C5	490.00'	14°50'05"	126.87'	S 50°38'44" W	126.51'
C6	27.50'	73°28'27"	35.27'	N 30°32'53" W	32.90'
C7	217.50'	19°32'42"	74.19	N 57°30'45" W	73.84'
C8	22.50'	27°02'54"	10.62'	N 61°15'52" W	10.52'

OWNER	ENGINEER/SURVEYOR
BRYAN RETAIL, LLC	DAVID PETREE
C/O LAMAR COMPANIES	11015 MIDWAY ROAD
330 PASSAIC AVE., SUITE 110	DALLAS, TEXAS 75229
FAIRFIELD, NEW JERSEY 07004	(214) 358-4500
(973) 285-0660	CONTACT: DAVID PETREE, R.P.L.S.

REPLAT
OF

LOT 5R-1 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION INTO LOTS 5R-1R1 & 5R-1R2 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION

BEING 5.7804 ACRES OF LAND,
VOLUME 10282, PAGE 114, P.R.B.C.T.
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER 30, 2014