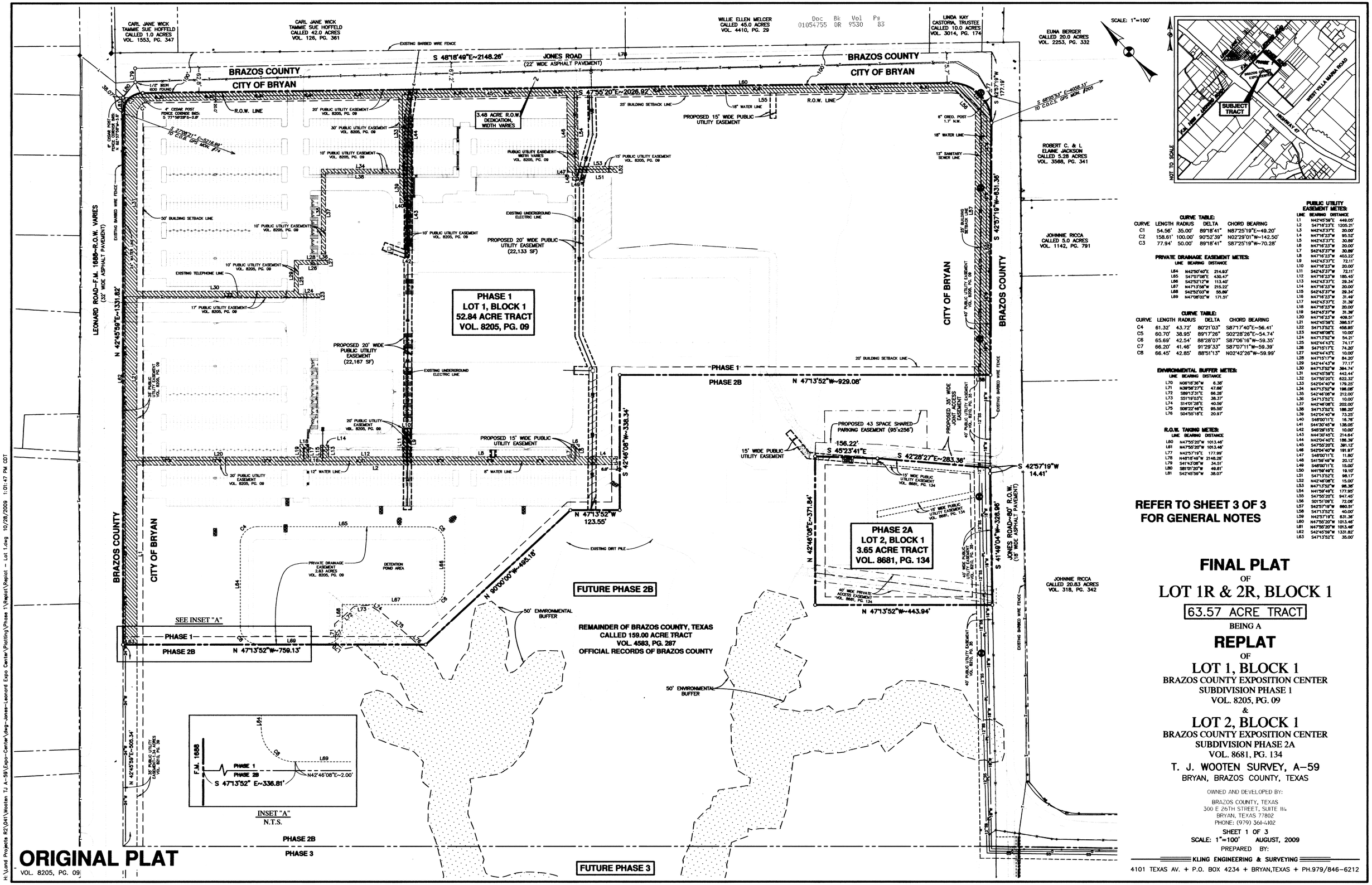


CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	54.56'	35.00'	89°18'41"	N87°25'19"E~49.20'
C2	158.61'	100.00'	90°52'39"	N02°29'01"W~142.50'
C3	77.94'	50.00'	89°18'41"	S87°25'19"W~70.28'

PRIVATE DRAINAGE EASEMENT METES:

LINE	BEARING	DISTANCE
L84	N42°50'40"E	214.93'
L85	S47°07'08"E	430.47'
L86	S42°52'12"W	113.40'
L87	N47°13'56"W	215.22'
L88	S42°52'03"W	55.89'
L89	N47°08'02"W	171.51'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	61.32'	43.72'	80°21'03"	S87°17'40"E~56.41'
C5	60.70'	38.95'	89°17'28"	S02°28'26"E~54.74'
C6	65.69'	42.54'	88°28'07"	S87°06'16"W~59.35'
C7	66.20'	41.46'	91°29'33"	S87°07'11"W~59.39'
C8	66.45'	42.85'	88°51'13"	N02°42'26"W~59.99'

ENVIRONMENTAL BUFFER METES:

LINE	BEARING	DISTANCE
L70	N06°18'36"W	6.38'
L71	N39°56'27"E	47.66'
L72	S89°13'31"E	66.28'
L73	S51°19'03"E	38.37'
L74	S14°01'28"E	40.59'
L75	S06°22'46"E	95.55'
L76	S04°55'18"E	20.97'

R.O.W. TAKING METES:

LINE	BEARING	DISTANCE
L60	N47°55'20"W	1013.46'
L61	N47°55'20"W	1013.46'
L77	N42°57'19"E	177.99'
L78	N48°18'49"W	2148.26'
L79	S41°43'08"W	34.51'
L80	S81°01'20"W	49.81'
L81	S42°45'59"W	38.07'

PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N42°45'59"E	449.05'
L2	S47°16'23"E	1205.21'
L3	N42°43'37"E	20.00'
L4	N47°16'23"W	95.52'
L5	N42°43'37"E	30.89'
L6	N47°16'23"W	20.00'
L7	S42°43'37"W	30.89'
L8	N47°16'23"W	403.22'
L9	N42°43'37"E	72.11'
L10	N47°16'23"W	20.00'
L11	S42°43'37"W	72.11'
L12	N47°16'23"W	185.45'
L13	N42°43'37"E	29.34'
L14	N47°16'23"W	20.00'
L15	S42°43'37"W	29.34'
L16	N47°16'23"W	31.49'
L17	N42°43'37"E	31.39'
L18	N47°16'23"W	20.00'
L19	S42°43'37"W	31.39'
L20	N47°16'23"W	409.51'
L21	N42°45'59"E	398.57'
L22	S47°13'52"E	458.85'
L23	N42°46'08"E	10.00'
L24	N47°13'52"W	54.21'
L25	N42°44'43"E	74.17'
L26	S47°15'17"E	74.20'
L27	N42°44'43"E	10.00'
L28	N47°15'17"W	84.20'
L29	S42°44'43"W	77.17'
L30	N47°13'52"W	394.74'
L31	N42°45'59"E	442.44'
L32	S47°55'20"E	622.32'
L33	S42°04'40"W	179.25'
L34	N47°13'52"W	186.08'
L35	S42°46'08"W	212.00'
L36	S47°13'52"E	10.00'
L37	N42°46'08"E	202.00'
L38	S47°13'52"E	188.20'
L39	S42°04'40"W	73.25'
L40	S48°00'11"E	16.76'
L41	S44°30'45"W	138.05'
L42	S46°29'15"E	10.00'
L43	N44°30'45"E	214.44'
L44	N42°04'40"E	188.39'
L45	S47°55'20"E	391.12'
L46	S42°04'40"W	191.97'
L47	S48°00'11"E	11.80'
L48	S41°59'49"W	20.12'
L49	S48°00'11"E	15.00'
L50	N41°59'49"E	19.10'
L51	S47°13'52"E	98.17'
L52	N42°46'08"E	15.00'
L53	N47°13'52"W	98.38'
L54	N41°59'49"E	177.95'
L55	S47°55'20"E	947.45'
L56	S01°51'09"E	72.06'
L57	S42°57'19"W	860.91'
L58	S47°13'52"E	40.00'
L59	N42°57'19"E	831.36'
L60	N47°55'20"W	1013.46'
L61	N47°55'20"W	1013.46'
L62	S42°45'59"W	1331.82'
L63	S47°13'52"E	35.00'

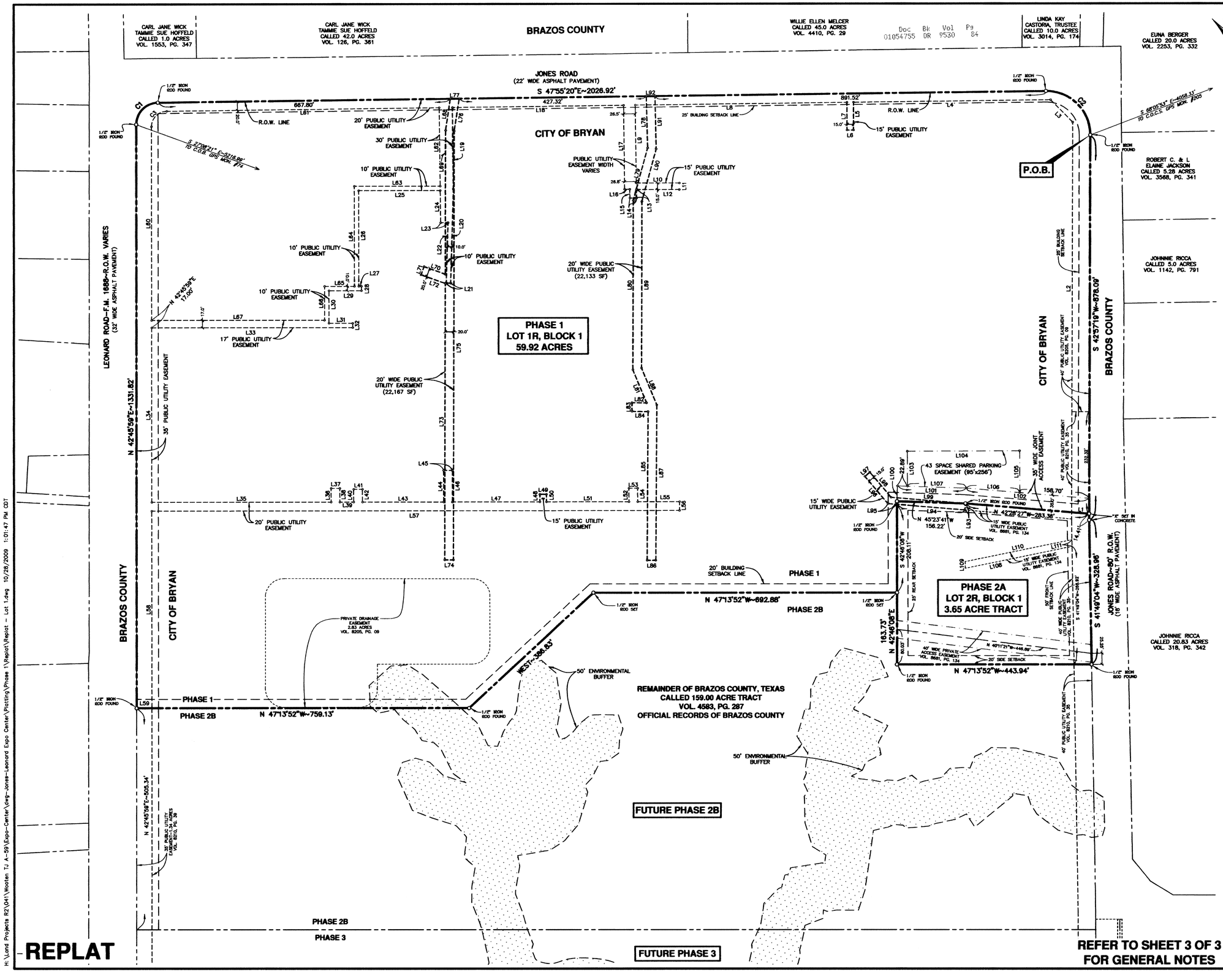
REFER TO SHEET 3 OF 3 FOR GENERAL NOTES

FINAL PLAT
OF
LOT 1R & 2R, BLOCK 1
63.57 ACRE TRACT
BEING A
REPLAT
OF
LOT 1, BLOCK 1
BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION PHASE 1
VOL. 8205, PG. 09
&
LOT 2, BLOCK 1
BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION PHASE 2A
VOL. 8681, PG. 134
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SHEET 1 OF 3
SCALE: 1"=100' AUGUST, 2009
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Wooten TJ A-59\Expo-Center\dwg-Jones-Leonard Expo Center\Plotting\Phase 1\Replat\Replat - Lot 1.dwg 10/28/2009 1:01:47 PM CDT



PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N42°28'27"W	40.13'
L2	N42°57'19"E	889.50'
L3	N01°51'09"W	72.06'
L4	N47°55'20"W	449.29'
L5	S42°45'58"W	63.55'
L6	N47°13'52"W	15.00'
L7	N42°46'08"E	63.31'
L8	N47°54'53"W	483.16'
L9	S41°59'49"W	177.95'
L10	S47°13'52"E	98.38'
L11	S42°46'08"W	15.00'
L12	N47°13'52"W	98.17'
L13	S41°59'49"W	19.10'
L14	N48°00'11"W	15.00'
L15	N41°59'49"E	19.96'
L16	N47°13'52"W	11.80'
L17	N42°04'40"E	191.97'
L18	N47°55'20"W	391.12'
L19	S42°04'40"W	186.39'
L20	S44°30'45"W	214.64'
L21	N45°29'15"W	10.00'
L22	N44°30'45"E	138.05'
L23	N48°00'11"W	16.76'
L24	N42°04'40"E	73.25'
L25	N47°13'52"W	186.20'
L26	S42°46'01"W	218.51'
L27	S47°15'17"E	5.99'
L28	S42°44'43"W	10.00'
L29	N47°15'17"W	74.20'
L30	S42°44'43"W	74.17'
L31	S47°13'52"E	54.21'
L32	S42°46'08"W	10.00'
L33	N47°13'52"W	458.95'
L34	S42°45'59"W	398.57'
L35	S47°16'23"E	409.51'
L36	N42°43'37"E	31.39'
L37	S47°16'23"E	20.00'
L38	S42°43'37"W	31.39'
L39	S47°16'23"E	31.49'
L40	N42°43'37"E	29.34'
L41	S47°16'23"E	20.00'
L42	S42°43'37"W	29.34'
L43	S47°16'23"E	185.45'
L44	N42°43'37"E	72.11'
L45	S47°16'23"E	20.00'
L46	S42°43'37"W	72.11'
L47	S47°16'23"E	199.81'
L48	N42°45'42"E	17.21'
L49	S47°14'18"E	15.00'
L50	S42°45'42"W	17.20'
L51	S47°16'23"E	188.41'
L52	N42°43'37"E	30.89'
L53	S47°16'23"E	20.00'
L54	S42°43'37"W	30.89'
L55	S47°16'23"E	95.52'
L56	S42°43'37"W	20.00'
L57	N47°16'23"W	1205.21'
L58	S42°45'59"W	449.05'
L59	N47°13'52"W	35.00'
L60	N42°45'59"E	442.44'
L61	S47°55'20"E	622.32'
L62	S42°04'40"W	179.25'
L63	N47°13'52"W	196.08'
L64	S42°46'02"W	228.51'
L65	N47°15'17"W	68.22'
L66	S42°44'43"W	77.17'
L67	N47°13'52"W	394.74'

PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT (22,167 SF) METES:

LINE	BEARING	DISTANCE
L68	S51°27'07"W	72.99'
L69	S42°54'15"W	328.11'
L70	N27°34'07"W	51.48'
L71	S62°25'53"W	20.00'
L72	S27°34'07"E	58.57'
L73	S42°54'15"W	630.87'
L74	S47°05'45"E	20.00'
L75	N42°54'15"E	978.71'
L76	N51°27'07"E	74.80'
L77	N47°55'20"W	20.27'

PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT (22,133 SF) METES:

LINE	BEARING	DISTANCE
L78	S41°24'14"W	118.01'
L79	S58°04'26"W	124.13'
L80	S42°54'40"W	386.68'
L81	S20°15'58"W	81.68'
L82	N46°14'39"W	33.35'
L83	S42°45'42"W	20.00'
L84	S46°14'39"E	36.82'
L85	S43°09'53"W	339.12'
L86	S47°13'52"E	20.00'
L87	N43°09'53"E	354.51'
L88	N20°15'58"E	91.02'
L89	N42°54'40"E	380.02'
L90	N58°04'26"E	124.40'
L91	N41°24'14"E	120.71'
L92	N47°55'20"W	20.00'

15' WIDE PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L93	S47°31'33"W	15.00'
L94	N42°28'27"W	155.43'
L95	N42°28'27"W	20.78'
L96	N02°31'33"E	81.11'
L97	S87°28'27"E	15.00'
L98	S02°31'33"W	74.89'
L99	S42°28'27"E	169.98'

35' WIDE JOINT ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
L100	N44°36'19"E	35.00'
L101	S45°23'41"E	157.11'
L102	S42°28'27"E	281.46'

43 SPACE SHARED PARKING EASEMENT (95'x256') METES:

LINE	BEARING	DISTANCE
L103	N42°33'59"E	79.79'
L104	S47°26'01"E	256.44'
L105	S42°33'59"W	95.18'
L106	N42°28'27"W	122.76'
L107	N45°23'41"W	134.22'

15' WIDE PUBLIC UTILITY EASEMENT (8681/134) METES:

LINE	BEARING	DISTANCE
L108	N58°46'58"W	248.85'
L109	N42°33'59"E	15.30'
L110	S58°46'58"E	248.64'
L111	S41°49'04"W	15.26'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	77.94'	50.00'	89°18'41"	N 87°25'19"E~70.28'
C2	158.61'	100.00'	90°52'39"	S 02°29'01"E~142.50'
C3	54.56'	35.00'	89°18'41"	N 87°25'19"E~49.20'

FINAL PLAT
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63.57 ACRE TRACT
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OF
LOT 1, BLOCK 1
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VOL. 8205, PG. 09
&
LOT 2, BLOCK 1
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SUBDIVISION PHASE 2A
VOL. 8681, PG. 134
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SHEET 2 OF 3
SCALE: 1"=100' AUGUST, 2009
PREPARED BY:
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REPLAT

H:\Land Projects R2\041\Wooten TJ A-59\Expo-Center\dwg-Jones-Leonard Expo Center\Plotting\Phase 1\Replat\Replat - Lot 1.dwg 10/28/2009 1:01:47 PM CDT

Brazos County Exposition Center Subdivision
63.57 Acre Tract
T. J. Wooten Survey, A–59
Bryan, Brazos County, Texas

Field notes of a 63.57 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being all of Lot 1, Block 1, Phase 1 – 52.84 acres, Brazos County Exposition Center Subdivision, Phase 1, according to the plat recorded in Volume 8205, Page 09, of the Official Records of Brazos County, Texas, and all of Lot 2, Block 1, Phase 2A – 3.65 acres, Brazos County Exposition Center Subdivision, Phase 2A, according to the plat recorded in Volume 8681, Page 134, of the Official Records of Brazos County, Texas, being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410–CC–County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 63.57 are tract being more particularly described as follows:

BEGINNING at a ½" iron rod found marking the east corner of the beforementioned Lot 1, Block 1 – 52.84 acres, said iron rod being at the beginning of a curve, concave to the west, having a radius of 100.00 feet, the east corner of the beforementioned 159.00 acre tract bears N 42° 57' 19" E – 177.19 feet, said ½" iron rod also lying in the northwest line of Jones Road;

THENCE along the common line between the beforementioned Jones Road, and the following three tracts: Lot 1, Block 1 – 52.84 acres, the 159.00 acre tract, and Lot 2, Block 1 – 3.65 acres, as follows:

S 42° 57' 19" W — for a distance of 878.09 feet to an "X" found in concrete, the east corner of the beforementioned Lot 2, Block 1 bears N 42° 57' 19" E – 14.41 feet,

S 41° 49' 04" W — for a distance of 328.96 feet to a ½" iron rod found marking the south corner of the beforementioned Lot 2, Block 1;

THENCE along the southwest and northwest lines of the beforementioned Lot 2, Block 1, as follows:

N 47° 13' 52" W — for a distance of 443.94 feet to a ½" iron rod found marking the west corner of the said Lot 2, Block 1,

N 42° 46' 08" E — for a distance of 163.73 feet to a ½" iron rod set;

THENCE N 47° 13' 52" W for a distance of 692.88 feet to a ½" iron rod set in the south line of the beforementioned Lot 1, Block 1 – 52.84 acres;

THENCE along the southwest line of the beforementioned Lot 1, Block 1, as follows:

N 90° 00' 00" W — for a distance of 386.83 feet to a ½" iron rod found marking an angle point in the southwest line of the said Lot 1, Block 1,

N 47° 13' 52" W — for a distance of 759.13 feet to a ½" iron rod found marking the west corner of the beforementioned Lot 1, Block 1, said ½" iron rod also being in the southeast right–of–way line of Farm to Market Road No. 1688 – Leonard Road;

THENCE N 42° 45' 59" E along the southeast right–of–way line of F.M. No. 1688, for a distance of 1331.82 feet to a ½" iron rod found marking the beginning of a transition curve from F.M. No. 1688 to Jones Road, concave to the south, having a radius of 50.00 feet;

THENCE along the common line between the beforementioned Lot 1, Block 1 – 52.84 acres, and Jones Road – 100' wide right–of–way, as follows:

Easterly along said transition curve, for an arc length of 77.94 feet to a ½" iron rod set at the end of this curve, the chord bears N 87° 25' 19" E – 70.28 feet,

S 47° 55' 20" E — for a distance of 2026.92 feet to a ½" iron rod set at the beginning of a curve, concave to the west, having a radius of 100.00 feet,

Southerly along said curve, for an arc length of 158.61 feet to the end of this curve, at the PLACE OF BEGINNING, (the chord bears S 02° 29' 01" E – 142.50 feet) containing 63.57 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BRAZOS COUNTY, TEXAS Owners and Developers of the 59.92 Acres shown on this plat & designated Brazos County Exposition Center Phase One, being Part of the 159.02 acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in VOL. 4583, PG. 289, and whose name is subscribed hereto, hereby dedicate to the use of

The City of Bryan for all Public Utility Easements

for the purpose identified.

Randy Sims, County Judge

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Sims, 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 purposes and considerations therein stated.

Given under my hand and seal this 29th day of October, 2009.

Notary Public, Brazos County, Texas

BESSIE L. LOOKLEDGE NOTARY PUBLIC STATE OF TEXAS 2009

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 17th day of November, 2009.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R Clark, 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 13th day of August, 2009 and same was duly approved on the 17th day of September, 2009 by said Commission.

Chairman, Planning & Zoning Commission
City of Bryan, 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 11th day of March, 2010, in the Official Records of Brazos County, Texas, in Volume 9530, Page 85

Karen McQueen, County Clerk, Brazos County, Texas
By: Kim Green

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling, R.P.L.S. No. 2003
August, 2009

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

Doc 01054755 Bk DR Vol 9530 Ps 85

Filed for Record in:
BRAZOS COUNTY

On: Mar 11,2010 at 09:36A

As a
Plats

Document Number: 01054755

Amount 63.00

Receipt Number - 385578
By,
Kim Green

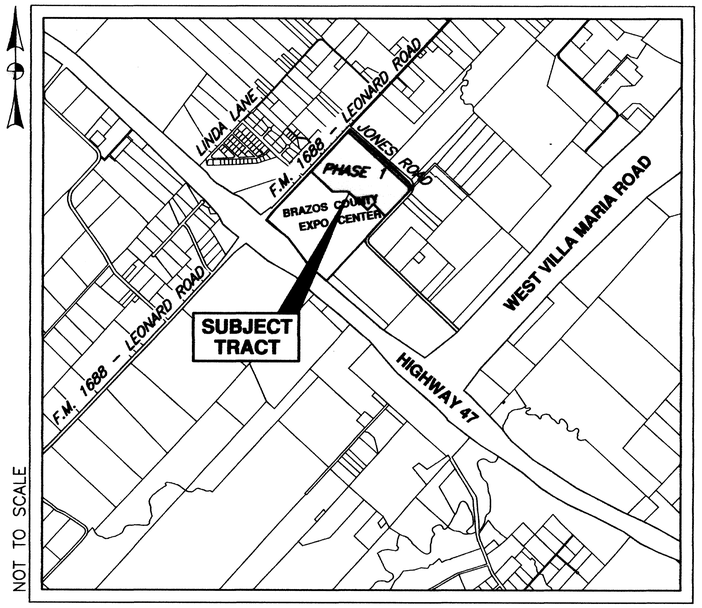
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 11,2010

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



NOT TO SCALE

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 17th day of November, 2009.

City Planner, City of Bryan, Texas.

NOTES:

1. THIS 59.92 ACRE TRACT IS PART OF THE BRAZOS COUNTY, TEXAS 159.02 ACRE TRACT AS RECORDED IN VOL. 4583, PG. 287 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 48041C: PANEL NO. 0150C: EFFECTIVE DATE: JULY 2, 1992.

3. CURRENT ZONING: A–O (AGRICULTURAL–OPEN) DISTRICT.

4. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.

FINAL PLAT
OF
LOT 1R & 2R, BLOCK 1
63.57 ACRE TRACT
BEING A
REPLAT
OF
LOT 1, BLOCK 1
BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION PHASE 1
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SHEET 3 OF 3
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H:\Land Projects R2\041\Wooten TJ A-59\Expo-Center\dwg-Jones-Leonard Expo Center\Plotting\Phase 1\Replat\Replat - Lot 1.dwg 10/28/2009 1:01:47 PM CDT