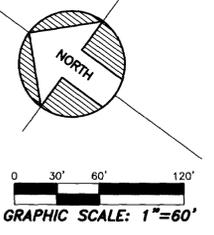
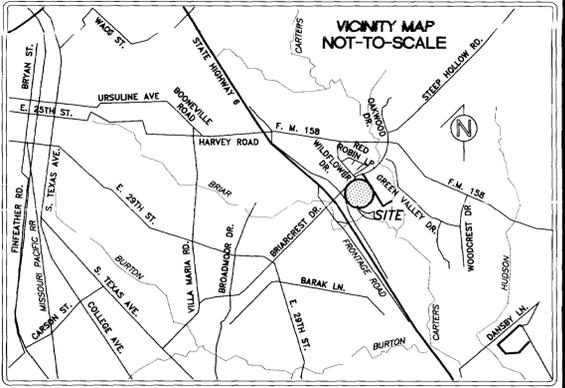


LEGEND

- F.A. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.L.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- O.P.P. OVERHEAD UTILITY POLE W/ GUY
- U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.M. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE
- E.M. ELECTRIC MARKER
- E.B. ELECTRIC BOX
- S.S. STREET SIGN
- P.M. PETROLEUM MARKER



CURVE TABLE

CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	3°28'20"	1066.50'	64.63'	N23°30'26"W	64.62'
C2	101°50'42"	20.00'	35.55'	N20°21'50"E	31.05'
C3	90°00'00"	20.00'	31.42'	N75°33'32"W	28.28'
C4	36°52'12"	20.00'	12.87'	S41°00'23"W	12.65'
C5	64°42'45"	182.00'	205.56'	N01°47'51"E	194.81'
C6	16°43'35"	948.00'	276.75'	N42°31'01"E	275.77'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S04°55'22"E	52.73'
L2	S10°40'11"E	126.74'
L3	S16°31'18"E	147.47'
L4	S20°05'22"E	222.54'
L5	S34°49'03"E	175.45'
L6	S28°41'31"E	34.77'
L7	S21°55'15"E	83.51'
L8	S14°47'06"E	63.83'
L9	S06°06'01"W	88.81'
L10	S15°58'54"W	63.80'
L11	S39°00'52"W	45.02'
L12	S63°18'01"W	76.62'
L13	S76°00'44"W	63.66'
L14	N89°19'10"W	86.75'
L15	N79°03'28"W	107.84'
L16	N85°34'28"W	101.80'
L17	N80°14'43"W	208.32'
L18	N68°23'56"W	14.96'
L19	N28°44'14"W	136.05'
L20	N38°15'40"W	60.03'
L21	N58°16'08"W	25.88'
L22	N82°27'20"W	30.40'
L23	S82°16'11"W	38.69'
L24	N21°46'17"W	16.88'
L25	N71°17'11"E	128.21'
L26	N30°33'32"W	173.09'
L27	S59°26'28"W	113.00'
L28	N50°52'48"E	155.93'

Doc: 0113055
 Bl: 08
 Vol: 11795
 Pg: 215

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

REPLAT
 OF
BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R & 2R, BLOCK 3
 BEING A REPLAT OF LOT 1, BLOCK 3,
 BRYAN TOWNE CENTER SUBDIVISION
 RECORDED IN VOLUME 8366, PG. 58,
 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS
 RICHARD CARTER SURVEY, ABSTRACT NO. 8
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

CURRENT ZONING: PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M),
 AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010

1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN ORDINANCE No. 1636.
2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(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.)

REPLAT

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1
 INTO TWO LOTS (LOTS 1R AND 2R)

OWNER:
 BRYAN RETAIL, LLC
 C/O LAMAR COMPANIES
 330 PASSAIC AVE, STE. 110
 FAIRFIELD, NEW JERSEY 07004
 PHONE: 973 285 0660

SURVEYOR:
 DAVID PETREE, R.P.L.S.
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

22.9394 ACRES
 LOT 1, BLOCK 3,
 BRYAN TOWNE CENTER SUBDIVISION
 RICHARD CARTER SURVEY, ABSTRACT NO. 8
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, OUT OF THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, AND BEING ALL THAT CALLED 22.9394 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRYAN RETAIL, LLC AS RECORDED IN VOLUME 11366, PAGE 073 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH EAST RIGHT-OF-WAY LINE OF TOWNE CENTER WAY (A 60-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE MOST WESTERLY NORTH WEST CORNER OF LOT 1, BLOCK 3 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, SAID POINT BEING IN THE SOUTH LINE OF A 39.97 ACRE TRACT OF LAND CONVEYED TO BRAZOS COUNTY IN VOLUME 324, PAGE 684 DEED RECORDS BRAZOS COUNTY, TEXAS;

THENCE SOUTH 36° 15' 02" EAST AND DEPARTING SAID RIGHT-OF-WAY A DISTANCE OF 510.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, CONTINUING ALONG THE FOLLOWING;

- SOUTH 04° 55' 22" EAST A DISTANCE OF 52.73 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 10° 40' 11" EAST A DISTANCE OF 126.74 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 16° 31' 18" EAST A DISTANCE OF 147.47 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 20° 05' 22" EAST A DISTANCE OF 222.54 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 34° 49' 03" EAST A DISTANCE OF 175.45 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 28° 41' 31" EAST A DISTANCE OF 34.77 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 21° 55' 15" EAST A DISTANCE OF 83.51 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 14° 47' 06" EAST A DISTANCE OF 63.83 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 06° 06' 01" WEST A DISTANCE OF 88.81 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 15° 58' 54" WEST A DISTANCE OF 63.80 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 39° 00' 52" WEST A DISTANCE OF 45.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 63° 18' 01" WEST A DISTANCE OF 76.62 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- SOUTH 76° 00' 44" WEST A DISTANCE OF 63.66 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 89° 19' 10" WEST A DISTANCE OF 86.75 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 79° 03' 28" WEST A DISTANCE OF 107.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 85° 34' 28" WEST A DISTANCE OF 101.80 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 80° 14' 43" WEST A DISTANCE OF 208.32 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 68° 23' 56" WEST A DISTANCE OF 14.96 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 28° 44' 14" WEST A DISTANCE OF 136.05 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 38° 15' 40" WEST A DISTANCE OF 60.03 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 58° 16' 08" WEST A DISTANCE OF 25.88 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- NORTH 82° 27' 20" WEST A DISTANCE OF 30.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 82° 16' 11" WEST A DISTANCE OF 38.69 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE (AN 80 FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 21° 46' 17" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 16.88 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03° 28' 20" A RADIUS OF 1066.50 FEET AND A CHORD THAT BEARS NORTH 23° 30' 26" WEST AT A DISTANCE OF 64.62 FEET;

CONTINUING WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 64.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER THE SAME BEING THE MOST WESTERLY SOUTH WEST CORNER OF LOT 2, BLOCK 3 OF BRYAN TOWNE HOME ADDITION, AND ADDITION TO THE CITY OF BRYAN THEREOF RECORDED IN VOLUME 8366, PAGE 58 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 71° 17' 11" EAST AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE COMMON LINE OF SAID LOT 2 BLOCK 3 WITH SAID LOT 1, BLOCK 3, A DISTANCE OF 128.21 FEET TO A 5/8" IRON ROD FOUND FOR CORNER SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 101° 50' 42", A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 20° 21' 50" EAST AT A DISTANCE OF 31.05 FEET;

CONTINUING ALONG WITH SAID CURVE TO THE LEFT AND SAID COMMON LINE, AN ARC DISTANCE OF 35.55 TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 30° 33' 32" WEST WITH SAID COMMON LINE A DISTANCE OF 173.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 75° 33' 32" WEST AT A DISTANCE OF 28.28 FEET;

CONTINUING ALONG WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 31.42 TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 59° 26' 28" WEST ALONG THE COMMON LINE OF SAID LOT 2 BLOCK 3, AND LOT 1 BLOCK 3 A DISTANCE OF 113.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36° 52' 14", A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS SOUTH 41° 00' 24" WEST AT A DISTANCE OF 12.65 FEET;

CONTINUING ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 12.87 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE MOST WESTERLY NORTH WEST CORNER OF SAID LOT 25 BLOCK 3 AND BEING IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID WILDFLOWER DRIVE.

THENCE NORTH 30° 33' 32" WEST AND WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE A DISTANCE OF 236.19 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 64° 42' 45" AND A RADIUS OF 182.00 FEET WITH A CHORD THAT BEARS NORTH 01° 47' 51" WEST AT A DISTANCE OF 194.81 FEET;

CONTINUING WITH SAID CURVE TO THE RIGHT AND FOLLOWING SAID RIGHT-OF-WAY AN ARC DISTANCE OF 205.56 FEET TO A 5/8" IRON ROD FOUND FOR CORNER THE SAME BEING IN THE SOUTHERLY RIGHT-OF-WAY OF TOWNE CENTER WAY;

THENCE NORTH 34° 09' 13" WEST AND WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 368.07 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 43' 37" AND A RADIUS OF 948.00 FEET, AND A CHORD THAT BEARS NORTH 42° 31' 01" EAST AT A DISTANCE OF 275.77 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 276.76 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 50° 52' 48" EAST A DISTANCE OF 155.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.9394 ACRES OR 999,240 SQUARE FEET OF LAND, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF NEW JERSEY }
 COUNTY OF Passaic }

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 11366, PAGE 073, 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
 CORY BOSS
 VICE PRESIDENT

JACQUELINE M. MAPLE
 NOTARY PUBLIC
 I.D. #2408717
 Commission Expires 06/21/2016

STATE OF NEW JERSEY }
 COUNTY OF Passaic }

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 19th DAY OF December, 2013.

Jacqueline Maple
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
 Passaic New Jersey

June 21, 2016
 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 SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

David Petree
 DAVID PETREE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1890



CURRENT ZONING: PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M), AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010

1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(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 PLAT:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO TWO LOTS (LOTS 1R AND 2R)

OWNER:
 BRYAN RETAIL, LLC
 C/O LAMAR COMPANIES
 330 PASSAIC AVE, STE. 110
 FAIRFIELD, NEW JERSEY 07004
 PHONE: 973 285 0660

SURVEYOR:
 DAVID PETREE, R.P.L.S.
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

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 9 DAY OF Jan, 2014 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 11366, PAGE 1195.

Karen McQueen
 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 19 DAY OF January, 2014.

Martin Zimmerman
 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 19 DAY OF January, 2014.

Paul Kaspar
 PAUL KASPAR, P.E.
 CITY ENGINEER, BRYAN, TEXAS

Filed for Record in:
 BRAZOS COUNTY

On: Jan 09, 2014 at 06:22:08

File #
 01181055

Document Number:
 01181055

Amount
 67.00

Receipt Number - 495731

By
 Kala Prueber

STATE OF TEXAS
 COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time noted on this volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.

Jan 09, 2014

Karen McQueen, Brazos County Clerk

BRAZOS COUNTY

Doc Bk Vol Pg
 01181055 08 11795 216

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

REPLAT

OF

BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R & 2R, BLOCK 3
BEING A REPLAT OF LOT 1, BLOCK 3,
BRYAN TOWNE CENTER SUBDIVISION
RECORDED IN VOLUME 8366, PG. 58,
OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS