

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) GARY MOORE owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 6946, Page 126, 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.

GARY MOORE  
 Owner(s)

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Michael Beckendorf, 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 22 day of July, 2012, and same was duly approved on the 13 day of July, 2012.

CERTIFICATION OF 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 22 day of July, 2012.

STATE OF TEXAS  
 COUNTY OF BRAZOS - HOWARD  
 Before me, the undersigned authority, on this day personally appeared GARY MOORE known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal on this 25th day of JUNE, 2012.

SANDY SPARKS  
 Notary Public, State of Texas  
 My Commission Expires  
 July 18, 2013

Sandy Sparks  
 Notary Public, State of Texas  
 County, Texas  
HOWARD

CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Brod 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 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.

Brod Kerr  
 Brod Kerr, R.P.L.S. No. 4502



N/F  
 CONNIE LOGAN  
 4.33 ACRE TRACT  
 7844/189

N/F  
 CARRABBA BROTHERS, INC.  
 REM. 48.07 ACRE TRACT  
 2930/328  
 1/2 INCH IRON ROD FOUND BEARS:  
 N 38°24'14" W 340.50'

LOT 1R  
 10.70 ACRES

LOT 4  
 1.00 acres

LOT 3  
 0.84 acres

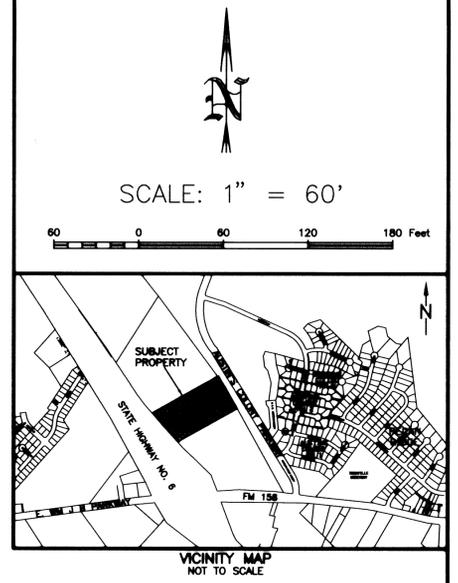
LOT 2  
 1.07 ACRES

LOT 1

LOT 6

LOT 5

REPLAT



PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	51.70'	S 29°14'24" E
L2	20.02'	S 58°55'50" E

- GENERAL NOTES
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100134 C, DATED JULY 2, 1992.
  - SUBJECT PROPERTY IS CURRENTLY ZONED "C-2" - RETAIL BUILDING. SETBACK LINES SHOWN HEREON ARE PER CITY OF BRYAN (COB) LAND AND SITE DEVELOPMENT ORDINANCE, CHAPTER 82, BRYAN CODE OF ORDINANCES.
  - CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.

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 22 day of July, 2012.

Brod Kerr  
 City Engineer, City of Bryan

CERTIFICATE OF 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 on the 22 day of July, 2012 in the Official Public Records of Brazos County, Texas, in Volume 6946, Page 126.

Karen McQueen  
 County Clerk  
 Brazos County, Texas

REPLAT  
 OF  
 LOT 1, BLOCK 1  
**PREMIERE SUBDIVISION**  
 VOLUME 6946, PAGE 126  
 12.50 ACRES  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
 SURVEY DATE: 03-09-07  
 PLAT DATE: 06-02-10

JOB NUMBER: 10-327  
 CAD NAME: 10-327  
 CRS FILE: 07-180

PREPARED BY: KERR SURVEYING, LLC  
 505 CHURCH STREET, P.O. BOX 289  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

PREPARED FOR:  
 BRYDENPEAR PREMIERE, L.P.  
 109 WEST FOURTH STREET  
 BIG SPRING, TEXAS 79720  
 PHONE (432) 267-6450

Doc Bk Val Pg  
 01065968 GR 9720 13

METES AND BOUNDS DESCRIPTION  
OF A  
12.50 ACRE TRACT  
LOT 1, BLOCK 1  
PREMIERE SUBDIVISION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, PREMIERE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6946, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT AN "X" IN CONCRETE IN THE LOCATION OF A 1/2 INCH IRON ROD PREVIOUSLY FOUND ON THE SOUTHWEST LINE OF A CALLED 10.89 ACRE GREENBELT AS DEDICATED TO THE CITY OF BRYAN BY THE PLAT OF AUSTIN'S COLONY, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2070, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID "X" MARKING THE MOST EASTERLY CORNER OF SAID LOT 1 AND THE MOST NORTHERLY CORNER OF COLONY PARK SHOPPING CENTER ACCORDING TO THE PLAT RECORDED IN VOLUME 7191, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1 AND COLONY PARK SHOPPING CENTER FOR THE FOLLOWING CALLS:

S 60° 52' 06" W FOR A DISTANCE OF 80.34 FEET TO AN "X" IN CONCRETE IN AN EXISTING DRIVE;

S 29° 07' 54" E FOR A DISTANCE OF 15.00 FEET TO AN "X" IN CONCRETE IN SAID EXISTING DRIVE;

S 60° 52' 06" W FOR A DISTANCE OF 247.00 FEET TO A 5/8 INCH IRON ROD;

N 29° 07' 54" W FOR A DISTANCE OF 15.00 FEET TO AN "X" IN CONCRETE IN AN EXISTING DRIVE;

S 60° 52' 06" W FOR A DISTANCE OF 457.37 FEET TO A 5/8 INCH IRON ROD MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1, BLOCK 1, PREMIERE SUBDIVISION;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR THE FOLLOWING CALLS:

N 29° 06' 41" W FOR A DISTANCE OF 218.30 FEET TO AN "X" IN CONCRETE MARKING THE NORTH CORNER OF SAID LOT 2;

S 60° 53' 19" W FOR A DISTANCE OF 86.13 FEET TO AN "X" IN CONCRETE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 300.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 21' 48" FOR AN ARC DISTANCE OF 64.73 FEET (CHORD BEARS: S 54° 42' 25" W - 64.61 FEET) TO AN "X" IN CONCRETE MARKING THE ENDING POINT OF SAID CURVE;

S 48° 31' 31" W FOR A DISTANCE OF 112.34 FEET TO AN "X" IN CONCRETE ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (ALSO KNOWN AS "EARL RUDDER FREEWAY" - VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 2;

THENCE: N 41° 13' 28" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6, SAME BEING THE SOUTHWEST LINE OF SAID LOT 1, FOR A DISTANCE OF 353.48 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 48.07 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA BROTHERS, INC. RECORDED IN VOLUME 2930, PAGE 328 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 60° 52' 25" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 48.07 ACRE TRACT AND A CALLED 4.33 ACRE TRACT AS DESCRIBED BY A DEED TO CONNIE LOGAN RECORDED IN VOLUME 7844, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 904.39 FEET TO A 5/8 INCH IRON ROD MARKING A COMMON CORNER OF SAID LOT 1 AND SAID REMAINDER OF 48.07 ACRE TRACT;

THENCE: N 27° 43' 40" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 48.07 ACRE TRACT FOR A DISTANCE OF 284.96 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID LOT 1 AND SAID REMAINDER OF 48.07 ACRE TRACT;

THENCE: N 60° 53' 19" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 48.07 ACRE TRACT FOR A DISTANCE OF 164.50 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 10.89 ACRE GREENBELT TRACT MARKING THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 10.89 ACRE GREENBELT TRACT FOR THE FOLLOWING CALLS:

S 27° 43' 40" E FOR A DISTANCE OF 284.92 FEET TO A 5/8 INCH IRON ROD IN THE LOCATION OF A 1/2 INCH IRON ROD PREVIOUSLY FOUND;

S 29° 14' 24" E FOR A DISTANCE OF 51.70 FEET TO A 5/8 INCH IRON ROD IN THE LOCATION OF A 1/2 INCH IRON ROD PREVIOUSLY FOUND;

S 58° 55' 50" E FOR A DISTANCE OF 20.02 FEET TO A 5/8 INCH IRON ROD IN THE LOCATION OF A 1/2 INCH IRON ROD PREVIOUSLY FOUND;

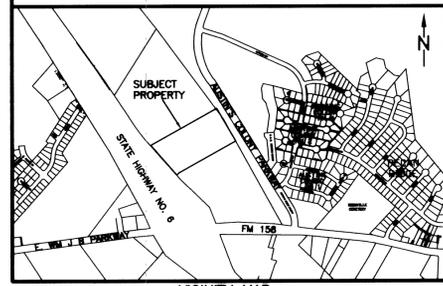
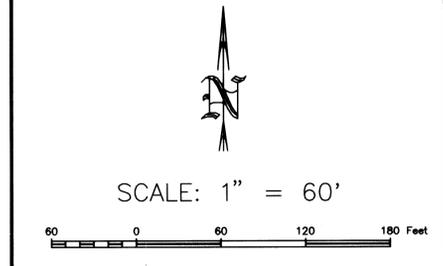
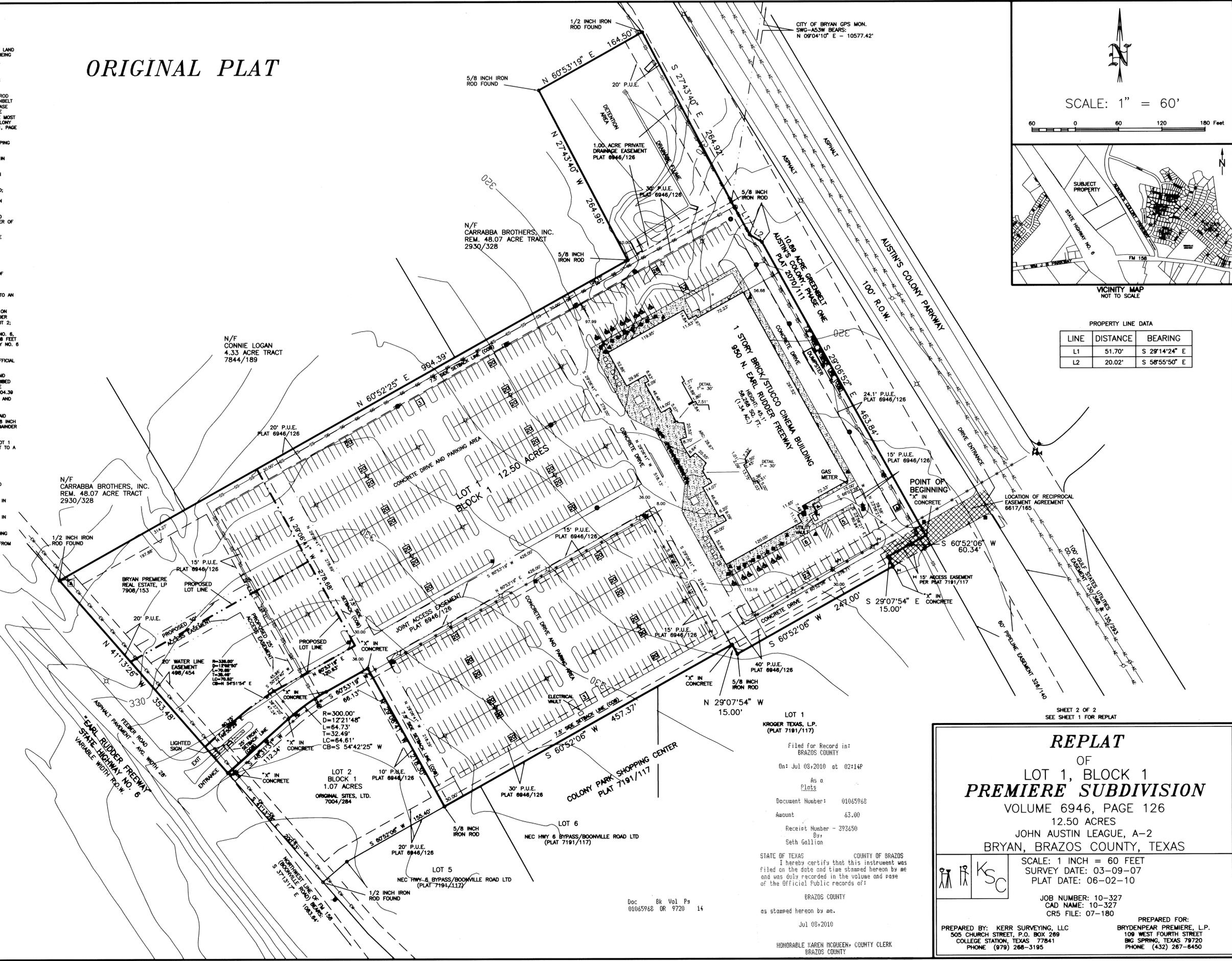
S 29° 06' 52" E FOR A DISTANCE OF 483.84 FEET TO THE POINT OF BEGINNING CONTAINING 12.50 HORSES OF LAND AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4522

LEGEND:

- ☐ # OF REGULAR PARKING SPACES
- ♿ HANDICAP PARKING SPACE
- ▲ CLEAN OUT
- SIGNAGE
- BOLLARD
- ⊕ STORM DRAIN MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- PIPELINE RISER
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- CONCRETE
- GAS LINE
- SANITARY SEWER LINE
- PIPELINE
- WATER LINE

# ORIGINAL PLAT



PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	51.70'	S 29°14'24" E
L2	20.02'	S 58°55'50" E

SHEET 2 OF 2  
SEE SHEET 1 FOR REPLAT

**REPLAT**

OF  
LOT 1, BLOCK 1  
**PREMIERE SUBDIVISION**  
VOLUME 6946, PAGE 126  
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BRYAN, BRAZOS COUNTY, TEXAS

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505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR:  
BRYDENPEAR PREMIERE, L.P.  
109 WEST FOURTH STREET  
BKG SPRING, TEXAS 78720  
PHONE (432) 267-6450

LOT 1  
KROGER TEXAS, L.P.  
(PLAT 7191/117)

Filed for Record in:  
BRAZOS COUNTY

On: Jul 08, 2010 at 02:14P

As a  
Plat

Document Number: 01065968

Amount: 63.00

Receipt Number - 393450  
By:  
Seth Gallion

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

BRAZOS COUNTY  
as stamped herein by me.

Jul 08, 2010

HONORABLE KAREN HOGUEEN, COUNTY CLERK  
BRAZOS COUNTY

Doc Bk Vol Ps  
01065968 DR 9720 14