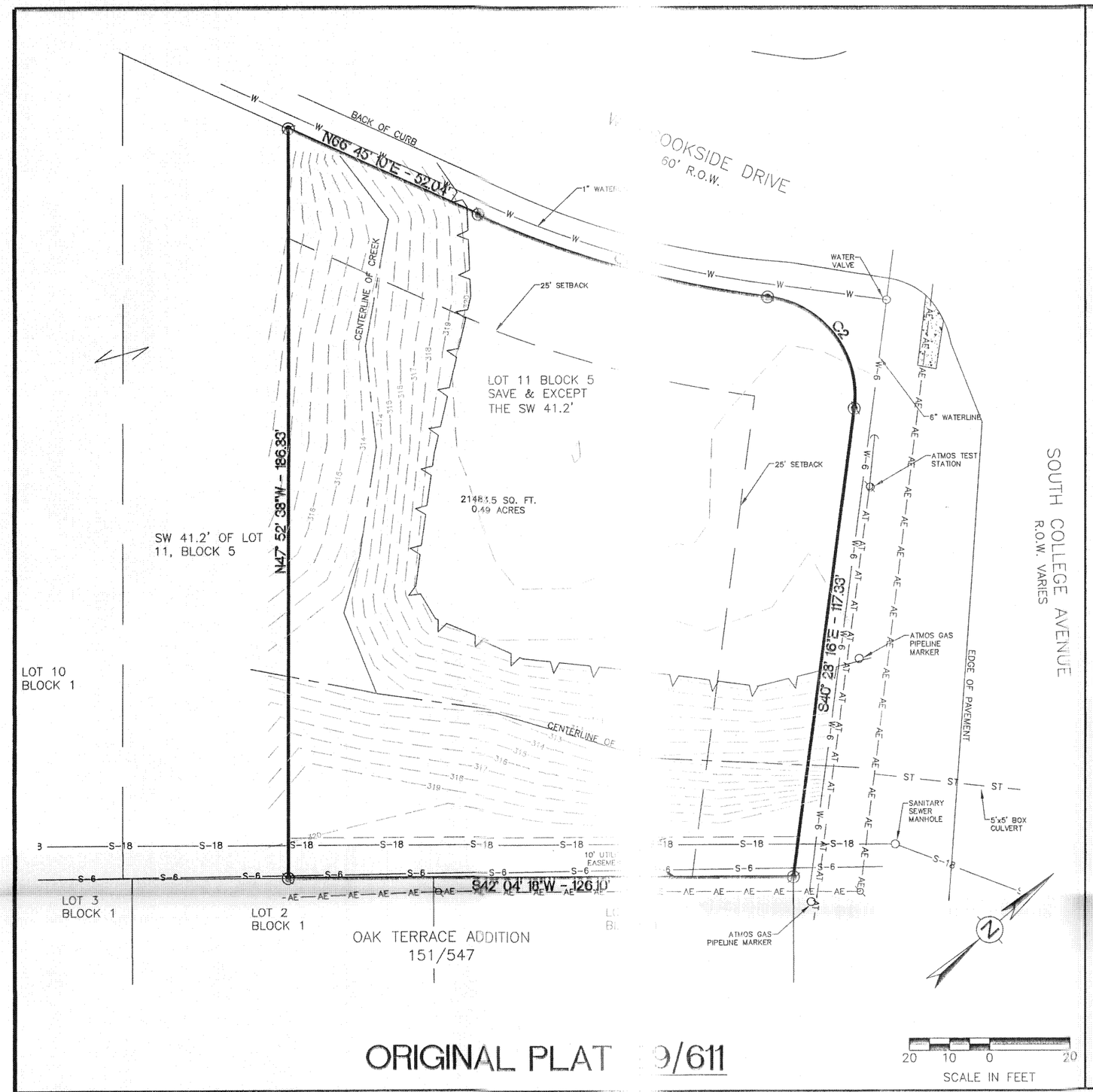
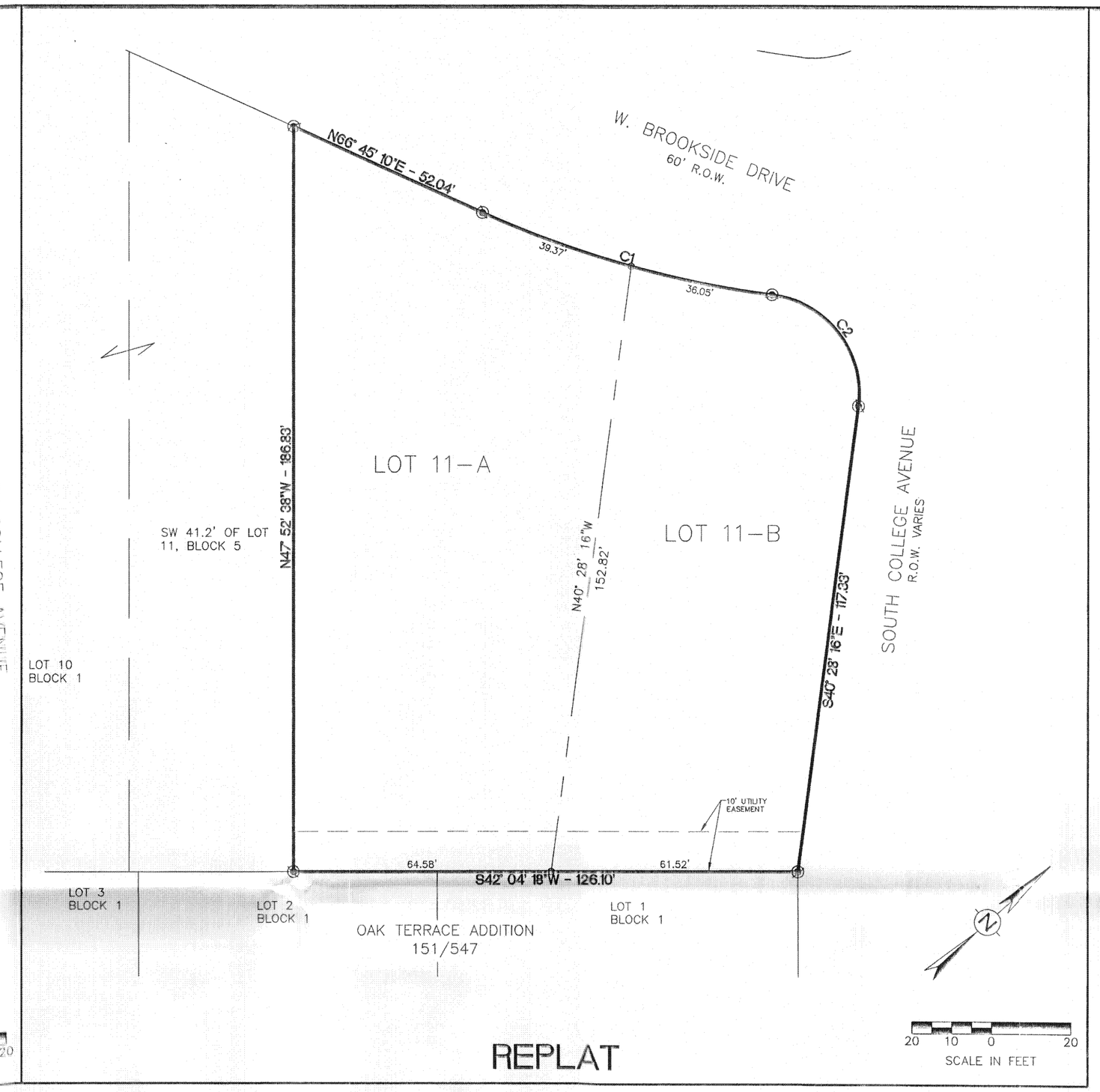


ORIGINAL PLAT



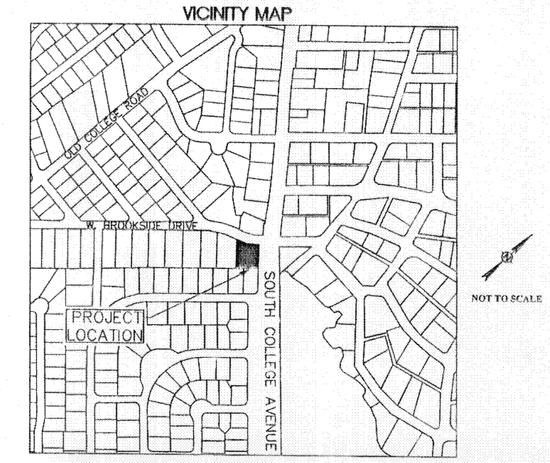
REPLAT

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.

VICINITY MAP



LEGEND

- PLAT BOUNDARY
- PROPERTY SETBACK
- LOT LINE
- EXISTING CONTOURS
- PUBLIC UTILITY EASEMENT
- CENTER OF CREEK
- TOP OF BANK
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELECOMUNICATIONS
- SANITARY SEWER LINE
- WATER LINE
- PROPERTY CORNER
- CONCRETE
- 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

VAL OF PLANNING AND ZONING COMMISSION

_____, Chair of the Planning and Zoning Commission of ty of Bryan, State of Texas, hereby certify that the attached plat was duly or approval with the Planning and Zoning Commission of the City of Bryan _____ day of _____, 20____, and same was duly approved on ____ day of _____, 20____ by said Commission.

_____
Planning & Zoning Commission Bryan, Texas

ICATE OF CITY ENGINEER

_____, the undersigned, City Engineer of the City of hereby certify that this plat is in compliance with the appropriate codes and nces of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
ngineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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____.

_____
City Planner
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

FINAL PLAT
OF
BORDERBROOK NO. 2
LOTS 11-A & 11-B, 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 16 2013
Development & Engineering Services

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

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