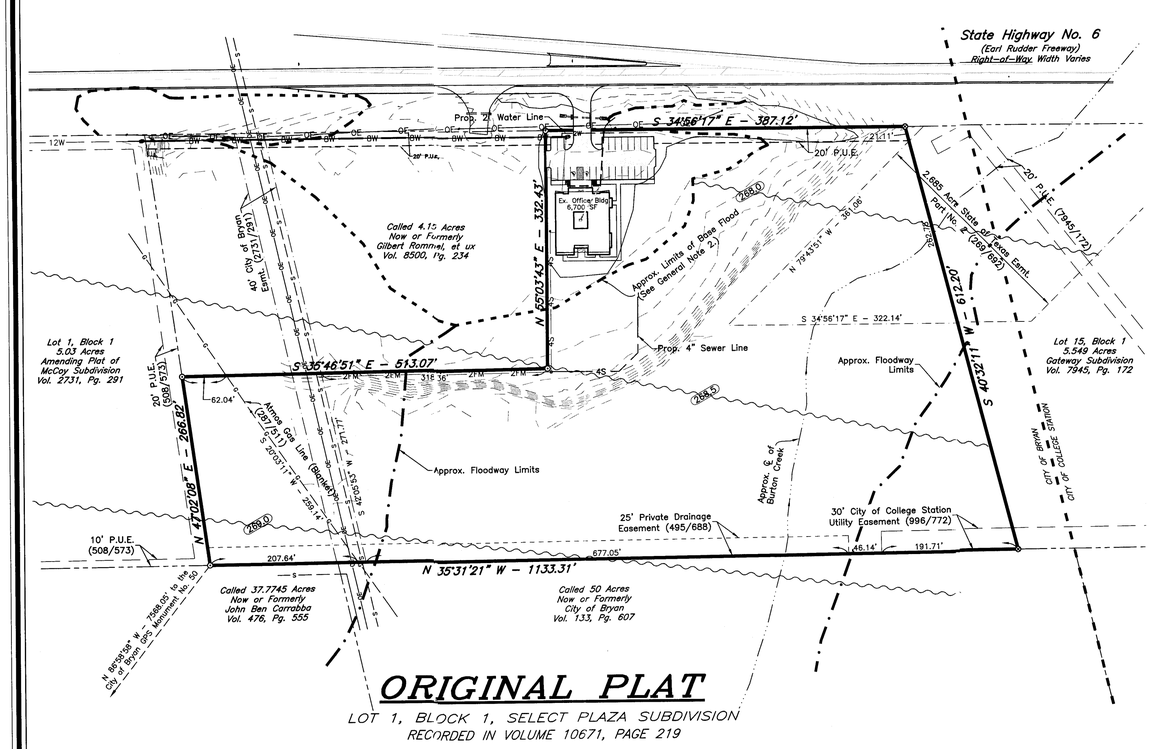
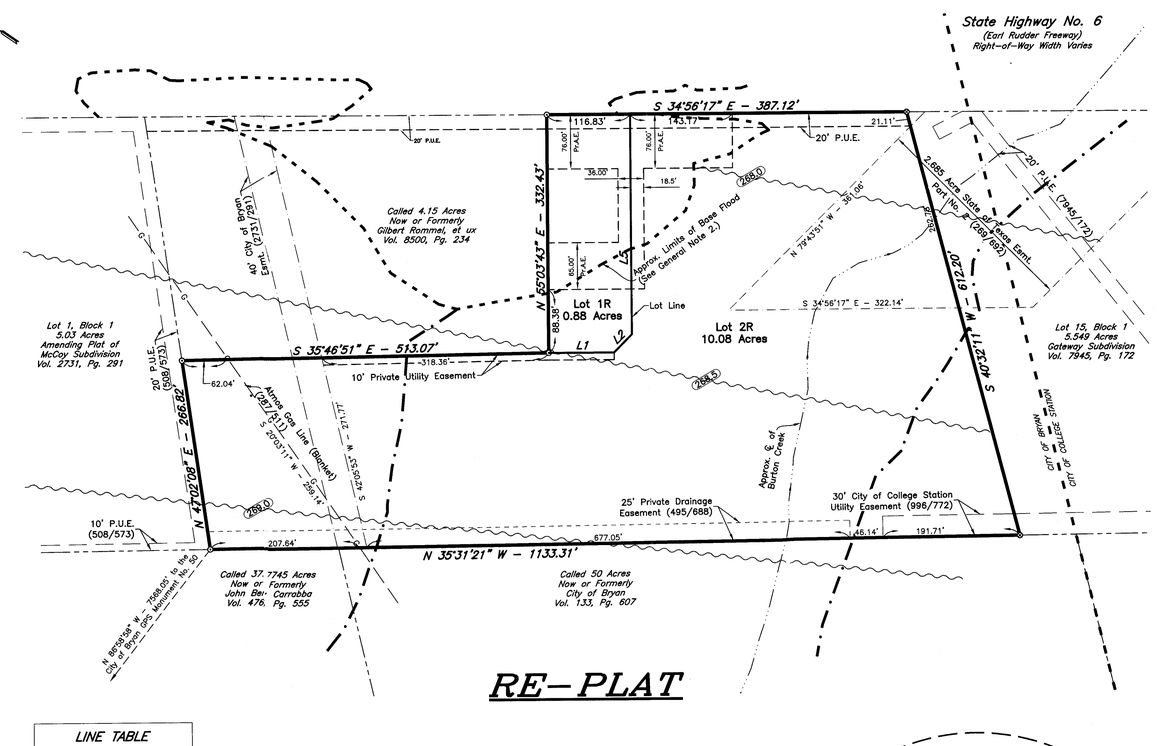


ORIGINAL PLAT

LOT 1, BLOCK 1, SELECT PLAZA SUBDIVISION
RECORDED IN VOLUME 10671, PAGE 219



RE–PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°56'17" E	91.83'
L2	S 79°56'17" E	35.36'
L5	N 55°03'43" E	307.43'

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (S 34°56'17" E) of the 10.968 acre tract described in Volume 10086, Page 4 Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215E effective May 16, 2012, a portion of this property is located in the 100–year flood hazard area. Limits shown are based on the FEMA base flood elevations and on the ground survey data.)

   268.5 Base Flood Elevation

3. All setback requirements shall be in accordance with City of Bryan ordinances and regulations.
4. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
   - ⊙ – 1/2" Iron Rod Found
   - ⊗ – 5/8" Iron Rod Found
5. Abbreviations:
   P.U.E. – Public Utility Easement
   Pr.A.E. – Private Access Easement
6. Minimum Finish Floor Elevations shall be 2' above the adjacent Flood Plain Elevation.
7. Water service to Lot 2R shall be extended along the State Highway No. 6 frontage road to the common lot line with Lot 1R.
8. Lot 2R shall share the existing private lift station with Lot 1R for sanitary sewer service.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8 in Bryan, Brazos County, Texas and being all of the 10.968 acre tract described in the deed from Paul Samuel, LLC to Brady Brittain and John S. Byers recorded in Volume 10086, Page 4 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the east corner of the said 10.968 acre tract, the north corner of Lot 15, Block 1 GATEWAY SUBDIVISION as recorded in Volume 7945, Page 172 (O.R.B.C.) and being in the southwest right–of–way line of State Highway No. 6 commonly known as Earl Rudder Freeway (right–of–way width varies);

THENCE: S 40° 32' 11" W along the common line of the said 10.968 acre tract and said Lot 15 for a distance of 612.20 feet to a found 5/8–inch iron rod marking the south corner of this tract, the west corner of said Lot 15 and being in the northeast line of the called 50 acre City of Bryan tract recorded in Volume 133, Page 607 of the Brazos County Deed Records (B.C.D.R.);

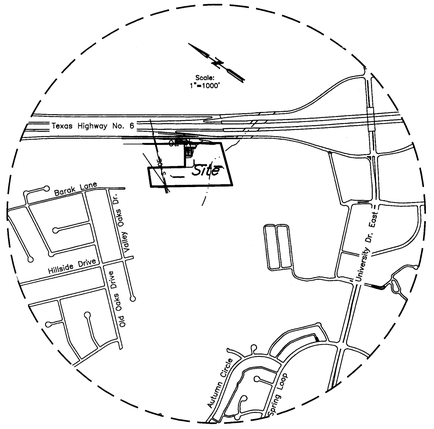
THENCE: N 35° 31' 21" W along the northeast line of the called 50 acre tract and the northeast line of the called 38.7745 acre John Ben Carrabba tract recorded Volume 476, Page 555 (B.C.D.R.), said line being common with the southwest line of the said 10.968 acre tract for a distance of 1133.31 feet to a found 1/2–inch iron rod marking the south corner of Lot 1, Block 1 according to the Amending Plat of MCCOY SUBDIVISION as recorded in Volume 2731, Page 291 (O.R.B.C.);

THENCE: N 47° 02' 08" E along the common line of the said 10.968 acre tract and said Lot 1 for a distance of 266.82 feet to a found 1/2–inch iron rod marking the west corner of a 4.15 acre Gilbert Rommel tract recorded in Volume 8500, Page 234 (O.R.B.C.);

THENCE: along the common line of the said 10.968 and 4.15 acre tracts for the following two (2) calls:

1) S 35° 46' 51" E for a distance of 513.07 feet to a found 1/2–inch iron rod for corner and
2) N 55° 03' 43" E for a distance of 332.43 feet to a found 1/2–inch iron rod for corner in the said southwest right–of–way line of State Highway No. 6;

THENCE: S 34° 56' 17" E along the said State Highway No. 6 line for a distance of 503.95 feet to the POINT OF BEGINNING and containing 10.968 acres of land, more or less.



VICINITY MAP

SEP 25 2013

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page 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.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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

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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE 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 _____ day of _____, 20_____.

_____
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 and Zoning Commission of the City of Bryan on the ____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning and Zoning Commission

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 ____ day of _____, 20_____.

_____
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

_____
Kevin R. McClure, R.P.L.S. No. 5650

RE–PLAT

LOT 1R & 2R, BLOCK 1
SELECT PLAZA SUBDIVISION

Originally Recorded in Vol. 10671, Pg. 219
10.968 ACRES
RICHARD CARTER LEAGUE, A–8
BRYAN, BRAZOS COUNTY, TEXAS

JULY 2013
SCALE: 1" = 100'

Owner:
Re/Max Select
4101 Texas Avenue South
Bryan, TX 77812
(979) 846–1995

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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