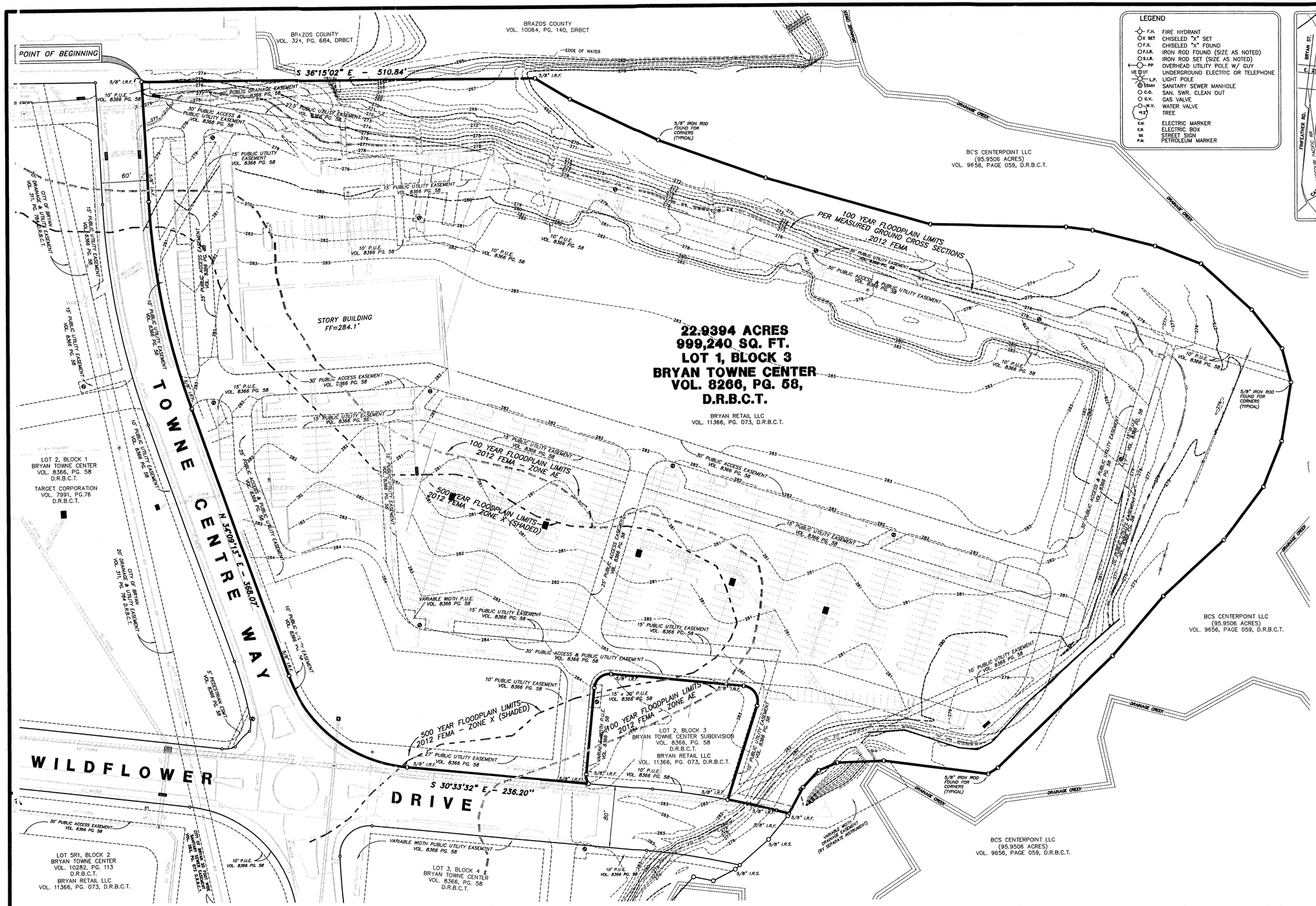
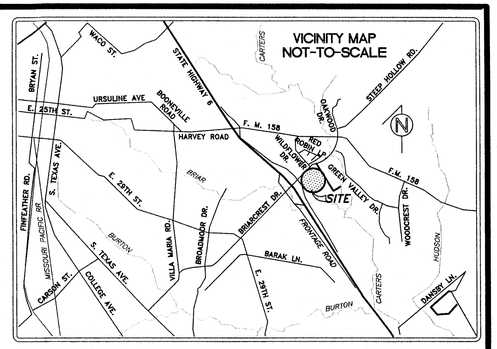


ORIGINAL PLAT

LEGEND

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



0 30' 60' 120'

GRAPHIC SCALE: 1"=60'

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°52'14"	20.00'	12.87'	S41°00'24"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'
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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'
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L24	N21°46'17"W	16.87'
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'

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.)

BENCHMARKS:

REFERENCE BENCH MARK: CITY OF BRYAN GPS MONUMENT NO. 32 ESTABLISHED IN 1997 AND LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF FM 158 BETWEEN AUSTINS COLONY ROAD AND CURTIS STREET WEST OF BOONVILLE CEMETERY.

NAD–83 TEXAS STATE PLANE COORDINATES:
NORTHING = 10230738.049
EASTING = 3554337.609
ELEVATION – 316.75' NAVD

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

FOR PRELIMINARY REVIEW ONLY
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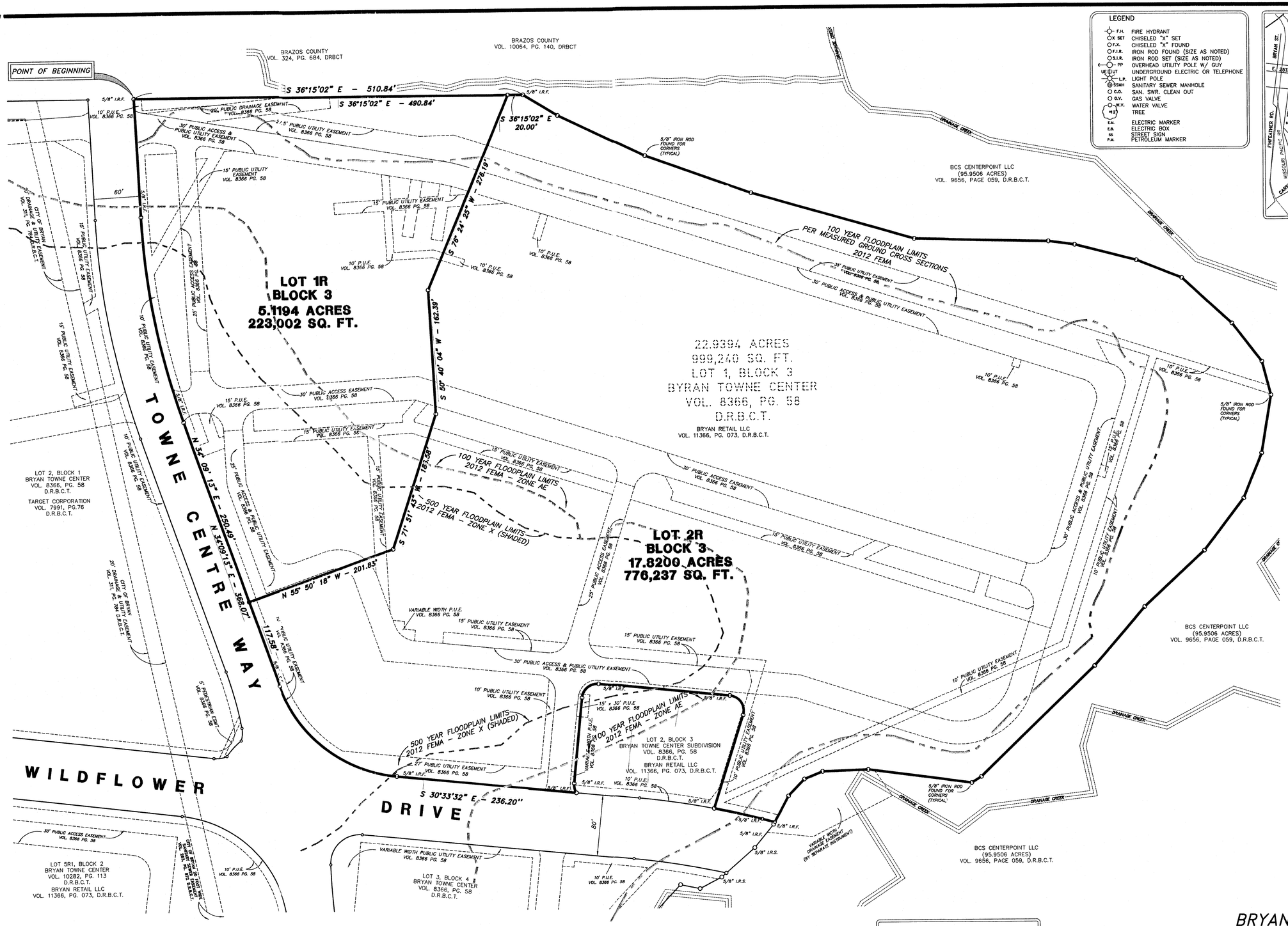
REPLAT OF BRYAN TOWNE CENTER SUBDIVISION

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

NOVEMBER 5, 2013



LEGEND

F.H.	FIRE HYDRANT
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F.X.	CHISELED "X" FOUND
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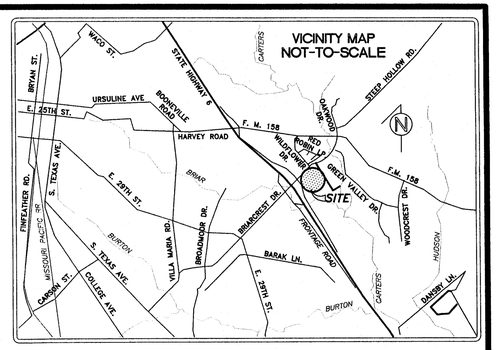

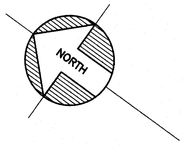

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PURPOSE OF PLAT:
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C/O LAMAR COMPANIES
330 PASSAIC AVE, STE. 110
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PHONE: 973 285 0660

SURVEYOR:
DAVID PETREE, R.P.L.S.
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DALLAS, TEXAS 75229
PHONE: (214) 358–4500
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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

NOVEMBER 5, 2013

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 TEXAS }

COUNTY OF BRAZOS }

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
VICE PRESIDENT

STATE OF TEXAS }

COUNTY OF BRAZOS }

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 _____ DAY OF _____, 2013.

_____ _____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: 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.

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

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

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 _____ DAY OF _____, 2013, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____. COUNTY CLERK BRAZOS COUNTY, TEXAS

_____
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 _____ DAY OF _____, 2013.

_____
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 CITY ENGINEER, BRYAN, TEXAS APPROVED ON THE _____ DAY OF _____, 2013.

_____
PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

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

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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

NOVEMBER 5, 2013