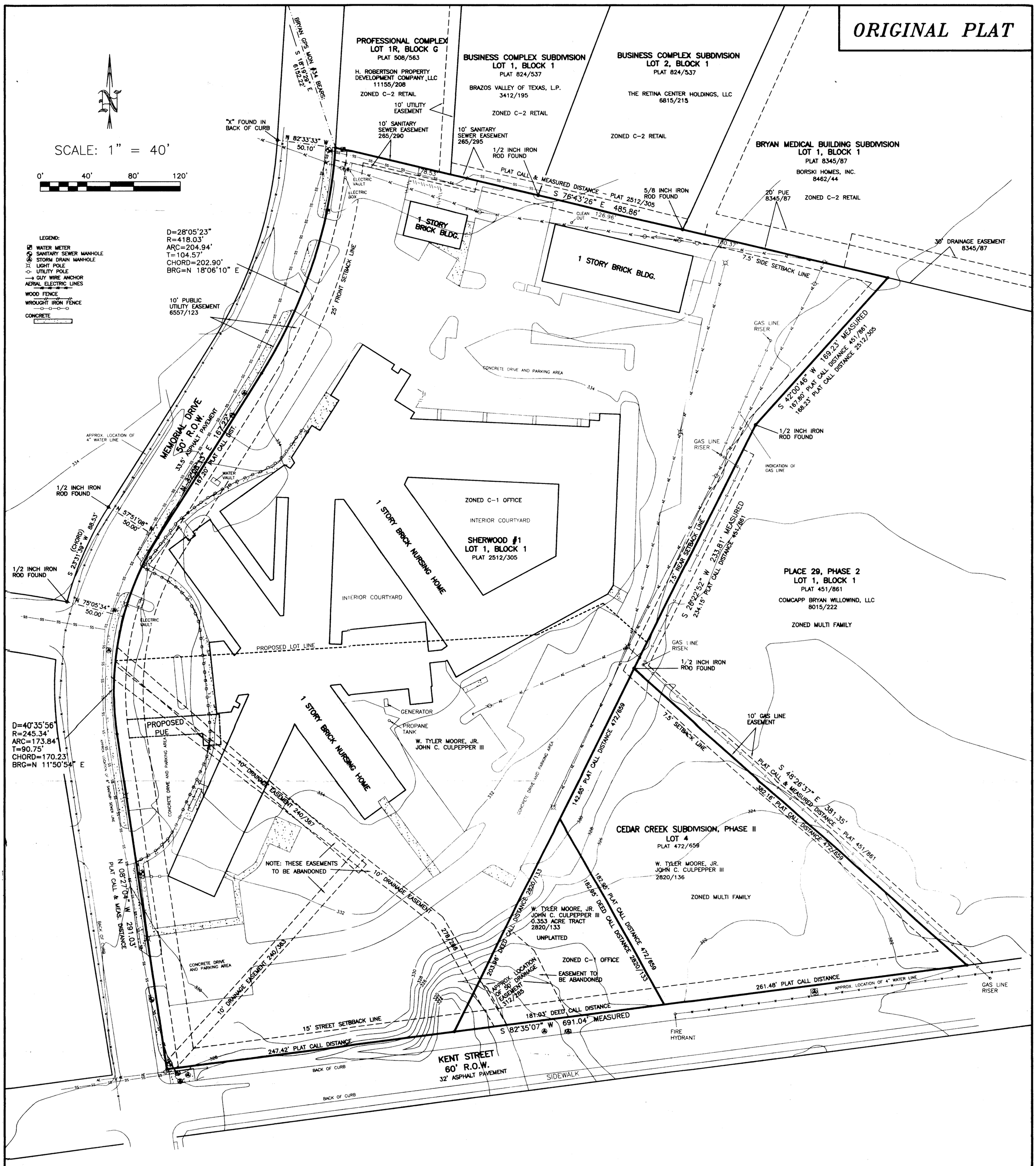
ORIGINAL PLAT



SEE SHEET 1 FOR REPLAT
SHEET 2 OF 2

METES AND BOUNDS DESCRIPTION
OF A
8.238 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, SHERWOOD #1, ACCORDING TO THE PLAT RECORDED IN VOLUME 2512, PGE 305 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 4, CEDAR CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 472, PAGE 659 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.353 ACRE TRACT AS DESCRIBED BY A DEED TO W. TYLER MOORE, JR. AND JOHN C. CULPEPPER, III, RECORDED IN VOLUME 2820, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE EASTERLY LINE OF MEMORIAL DRIVE (50' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 1R, BLOCK G, PROFESSIONAL COMPLEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 508, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE AN "X" FOUND IN CONCRETE ON THE WESTERLY LINE OF MEMORIAL DRIVE BEARS: N 82° 33' 33" W FOR A DISTANCE OF 50.10 FEET;

THENCE: S 76° 43' 26" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 1R, AT 178.53 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 1 AND 2, BUSINESS COMPLEX SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 824, PAGE 537 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AT 305.49 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 1, BLOCK 1, BRYAN MEDICAL BUILDING SUBDIVISION, ACCORDING TO THE PLAT RECORDED I N VOLUME 8345, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 485.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SHERWOOD #1 AND THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, PLACE 29, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 451, PAGE 861 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 00' 46" W ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 169.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 26° 22' 52" W CONTINUING ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 233.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4, CEDAR CREEK SUBDIVISION, PHASE II;

THENCE: S 48° 26' 37" E ALONG THE COMMON LINE OF SAID LOT 4 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 381.35 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF KENT STREET (60' R.O.W.) MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 82° 35' 07" W ALONG THE NORTH LINE OF KENT STREET FOR A DISTANCE OF 691.04 FEET TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF SAID NORTH LINE OF THE EASTERLY LINE OF MEMORIAL DRIVE MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE EASTERLY LINE OF MEMORIAL DRIVE FOR THE FOLLOWING CALLS:

N 08° 27' 04" W FOR A DISTANCE OF 291.03 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 245.34 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 35' 56" FOR AN ARC DISTANCE OF 173.84 FEET (CHORD BEARS: N 11° 50' 54" E – 170.23 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF MEMORIAL DRIVE BEARS: N 57° 51' 08" W FOR A DISTANCE OF 50.00 FEET;

N 32° 08' 13" E FOR A DISTANCE OF 167.22 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 418.03 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 05' 23" FOR AN ARC DISTANCE OF 204.94 FEET (CHORD BEARS: N 18° 06' 10" E – 202.90 FEET) TO THE POINT OF BEGINNING CONTAINING 8.238 ACRES OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND MAY 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT

OF

LOT 1, BLOCK 1
SHERWOOD #1
VOLUME 2512, PAGE 305

LOT 4
CEDAR CREEK SUBDIVISION, PHASE II
VOLUME 472, PAGE 659

AND THE ADJOINING

0.353 ACRE TRACT

TO CREATE

LOT 1R AND LOT 2, BLOCK 1 SHERWOOD #1

8.238 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 05-09-13
PLAT DATE: 05-15-13

JOB NUMBER: 13-272
CAD NAME: 13-272
CR5 FILE: MARIA (cont); 13-272 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR:
SHERWOOD REAL PROPERTY GENERAL PARTNERSHIP
1700 GEORGE BUSH DR. E, SUITE 240
COLLEGE STATION, TEXAS 77840
PHONE (979) 696-1444

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MAY 21 2013