

Property Description
12.76 Acres
T. Wooton Survey, Abstract No. 59
City of Bryan, Brazos County, Texas

Field notes for that certain tract situated in the State of Texas, the County of Brazos and the City of Bryan, being part of the T. Wooton Survey, Abstract No. 59, being 12.76 acres, more or less, and being all of a called 1.395 acre tract conveyed in a deed dated October 23, 1998, from Alpha Henry Colton, III and Dorothy Mae Colton to Erwin Thomas, III and Dorothy Mae Thomas and recorded in Volume 2716, Page 1 of the Deed Records of Brazos County, Texas, being all of a called 0.325 acre tract conveyed in a deed dated May 7, 1998, from Brazos County, Texas to Erwin M. Thomas, III and Dorothy M. Thomas and recorded in Volume 3116, Page 3 of the Deed Records of Brazos County, Texas, being all of a called 10.888 acre tract conveyed in a deed dated December 7, 1994, from Peggy Jean Long to Erwin M. Thomas, III and Dorothy Mae Thomas and recorded in Volume 2262, Page 257 of the Deed Records of Brazos County, Texas, being all of a called 0.067 acre tract and a 0.093 acre tract conveyed in a deed dated July 15, 2008, from Lisa Gaye Long Ayers and Ronald Bruce Long to Erwin M. Thomas, III and Dorothy Mae Thomas and recorded in Volume 8717, Page 240 of the Deed Records of Brazos County, Texas and all of a called 0.50 acre tract conveyed in a deed dated May 10, 2013, from Erwin Thomas III and Dorothy Mae Thomas and recorded in Volume 11334, Page 149 of the Deed Records of Brazos County, Texas and to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 5/8 inch iron rod found for corner in the east margin of Jones Road (variable width right-of-way) and marking the northwest corner of a called 22.65 acre tract conveyed to Rex S. Jackson and Shirley S. Jackson by deed recorded in Volume 329, Page 31 of the Deed Records of Brazos County, Texas and the southwest corner of said 0.067 acre tract;

Thence with the east margin of said road and the west line of said 0.067 acre tract, North 28°38'01" West, 369.70 feet (record call North 28°50'11" West, 369.96 feet) to a 1/2 inch iron rod found in the west line of said 10.888 acre tract and marking the north corner of said 0.067 acre tract;

Thence with the east margin of said road and the west line of said 10.888 acre tract as follows:

North 28°37'49" West, 80.23 feet (record call North 28°50'11" West, 78.36 feet) to a 1/2 inch iron rod capped "Goodwin Lasiter" set for corner, and

North 34°58'38" West, 47.35 feet (record call North 35°11'00" West, 48.97 feet) to a 1/2 inch iron rod found for corner marking the south corner of said 0.093 acre tract;

Thence with the east margin of said road and the west line of said 0.093 acre tract, North 34°59'14" West, 343.48 feet (record call North 35°11'00" West, 345.27 feet) to a 6 inch fence corner post found for corner marking the southwest corner of said 0.093 acre tract and the southwest corner of said 0.325 acre tract. From which a 1/2 inch iron rod found for reference marking the northeast corner of said 0.093 acre tract and the northwest corner of said 10.888 acre tract bears North 30°08'33" East, 24.49 feet;

Thence with the east margin of said road, the west line of said 0.325 acre tract and the west line of said 0.50 acre tract, North 31°17'08" West, passing a 1/2 inch iron rod capped "Goodwin Lasiter" found marking the southwest corner of said 0.50 acre tract at 292.70 feet and continuing for a total distance of 607.31 feet (record call North 31°14'38" West, 607.03 feet) to a 6 inch fence corner post found for corner in the southwest line of the residue of a called 81.07 acre tract conveyed to Harrison Neal Jones and James Carleton Jones by deed recorded in Volume 1721, Page 263 of the Deed Records of Brazos County, Texas and marking the north corner of said 0.50 acre tract;

Thence with a southwest line of said residual tract and the northeast line of said 0.50 acre tract, South 55°24'57" East, 105.83 feet (record call South 54°49'18" East, 106.82 feet) to a 1/2 inch iron rod found for corner marking the north corner of said 1.395 acre tract and the northeastern corner of said 0.325 acre tract;

Thence with a southwest line of said residual tract and the northeast line of said 0.50 acre tract and said 1.395 acre tract as follows:

South 54°38'34" East, passing a 1/2 inch iron rod capped "Goodwin Lasiter" found at 237.49 feet and continuing for a total distance of 392.73 feet (record call South 50°47' East) to a 10 inch oak found at a fence intersection marking a bend in the northeast line of said 1.395 acre tract, and

North 89°22'32" East, 132.41 feet (record call South 88°42' East, 130 feet) to a fence corner post found for corner in the northwest line of said 10.888 acre tract and marking the east corner of said 1.395 acre tract;

Thence with a southeast line of said residual tract and the northwest line of said 10.888 acre tract, North 42°28'10" East, 82.80 feet (record call North 42°38'33" East, 56.69 feet) to a point for corner in the center of a creek and in the south line of a called 0.811 acre tract conveyed to Raider 2007-A Real Estate, LP by deed recorded in Volume 8958, Page 209 of the Deed Records of Brazos County, Texas;

Thence with the center of said creek, the south line of said 0.811 acre tract and the north line of said 10.888 acre tract as follows:

North 65°12'47" East, 10.84 feet to a point for corner,

North 87°52'50" East, 32.47 feet to a point for corner,

North 59°51'25" East, 32.13 feet to a point for corner, and

North 11°27'20" East, 43.97 feet to a TXDOT right-of-way monument found in the west right-of-way line of State Highway 47 (variable width right-of-way) and marking the southeast corner of said 0.811 acre tract and the northeast corner of said 10.888 acre tract. From which a 5/8 inch iron rod found for reference marking the northeast corner of said 0.811 acre tract bears North 43°18'16" West, 160.73 feet;

Thence with said west right-of-way line and the east line of said 10.888 acre tract as follows:

South 22°22'42" East, 53.88 feet (record call South 22°03'22" East, 54.56 feet) to a TXDOT right-of-way monument found for corner, and

South 52°15'54" East, 754.31 feet (record call South 52°29'52" East, 747.82 feet) to a 1/2 inch iron rod found marking the northeast corner of said 22.65 acre tract and the southeast corner of said 10.888 acre tract. From which a TXDOT right-of-way monument found for reference bears North 28°58'10" West, 7.74 feet;

Thence with the north line of said 22.65 acre tract and the south line of said 10.888 acre tract, South 43°08'50" West, 737.50 feet (record call South 42°58'28" West, 737.49 feet) to a 1/2 inch iron rod found marking the southwest corner of said 10.888 acre tract and the southeast corner of said 0.067 acre tract;

Thence with the north line of said 22.65 acre tract and the south line of said 0.067 acre tract, South 43°23'13" West, 16.89 feet (record call South 42°58'28" West, 16.58 feet) to the Point of Beginning and containing 12.76 acres of land, more or less. As shown on the accompanying survey plat of even date herewith.

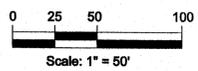
Notes:

- The current zoning per the City of Bryan is C-2 Retail with the following building setback requirements:
Minimum front setback - 25 feet
Minimum rear setback - 7.5 feet
Minimum side setback - 7.5 feet
Minimum street side setback (arterial) - 25 feet
Minimum street side setback (non-arterial) - 15 feet
- The blanket easements recorded in Volume 98, Page 297, Volume 356, Page 648 and Volume 558, Page 188 of the Deed Records of Brazos County, Texas do affect the subject property and are not locatable.
- Easements shown hereon are based on Old Republic National Title Insurance Company title commitment with an effective date of April 8, 2013. GPF 30274.
- The subject property lies within Zone "X" according to the FEMA Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0285E, dated May 16, 2012.

Legend

- IRS Set 1/2" Iron Rod
- IRF Found Iron Rod
- Conc. Mon. Found Concrete Monument
- Wire Fence
- R = Record Measurement

NUM	BEARING	DISTANCE	RECORD
L1	N28°37'49"W	80.23'	N28°50'11"W 78.36'
L2	N34°58'38"W	47.35'	N35°11'00"W 48.97'
L3	S55°24'57"E	105.83'	S54°49'18"E 106.82'
L4	N89°22'32"E	132.41'	S88°42'E 130'
L5	N42°28'10"E	62.80'	N42°38'33"E 56.69'
L6	N85°12'47"E	10.84'	
L7	N87°52'50"E	32.47'	
L8	N59°51'25"E	32.13'	
L9	N11°27'20"E	43.97'	
L10	S22°22'42"E	53.88'	S22°03'22"E 54.56'
L11	S43°23'13"W	16.89'	S42°58'28"W 16.58'



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 _____, 2013, in the Official Records of Brazos County in Volume _____ Page _____.

Witness my hand and official seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 _____, 2013 and same was duly approved on the _____ day of _____, 2013 by said Commission.

Chair, Planning & Zoning Commission 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 _____, 2013.

City Planner
Bryan, Texas

CERTIFICATE 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 _____, 2013.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY JUDGE

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2013.

County Judge
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Michael Cuzzo, Registered Professional Land Surveyor No. 5693 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael Cuzzo, R.P.L.S.



PRELIMINARY (Not For Recording)

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Erwin Thomas, owner of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 2262, Page 257, Volume 8717, Page 240, Volume 3116, Page 3, and Volume 2716, Page 1 and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Erwin Thomas
Owner

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Erwin Thomas 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 _____, 2013.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Dorothy Thomas, owner of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 2262, Page 257, Volume 8717, Page 240, Volume 3116, Page 3, and Volume 2716, Page 1 and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Dorothy Thomas
Owner

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Dorothy Thomas 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 _____, 2013.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Stephen Cast, General Manager of, Wellborn Special Utility District, owner of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 11334, Page 149, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

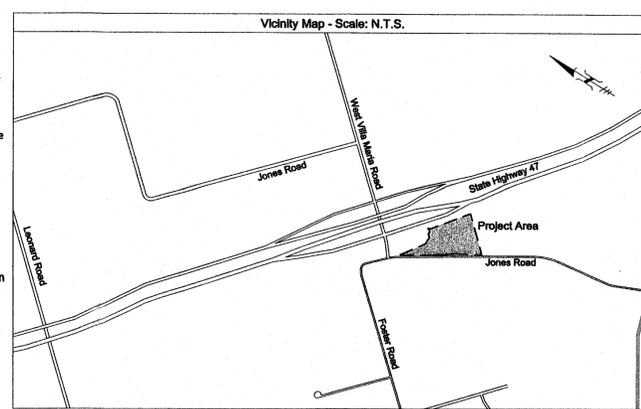
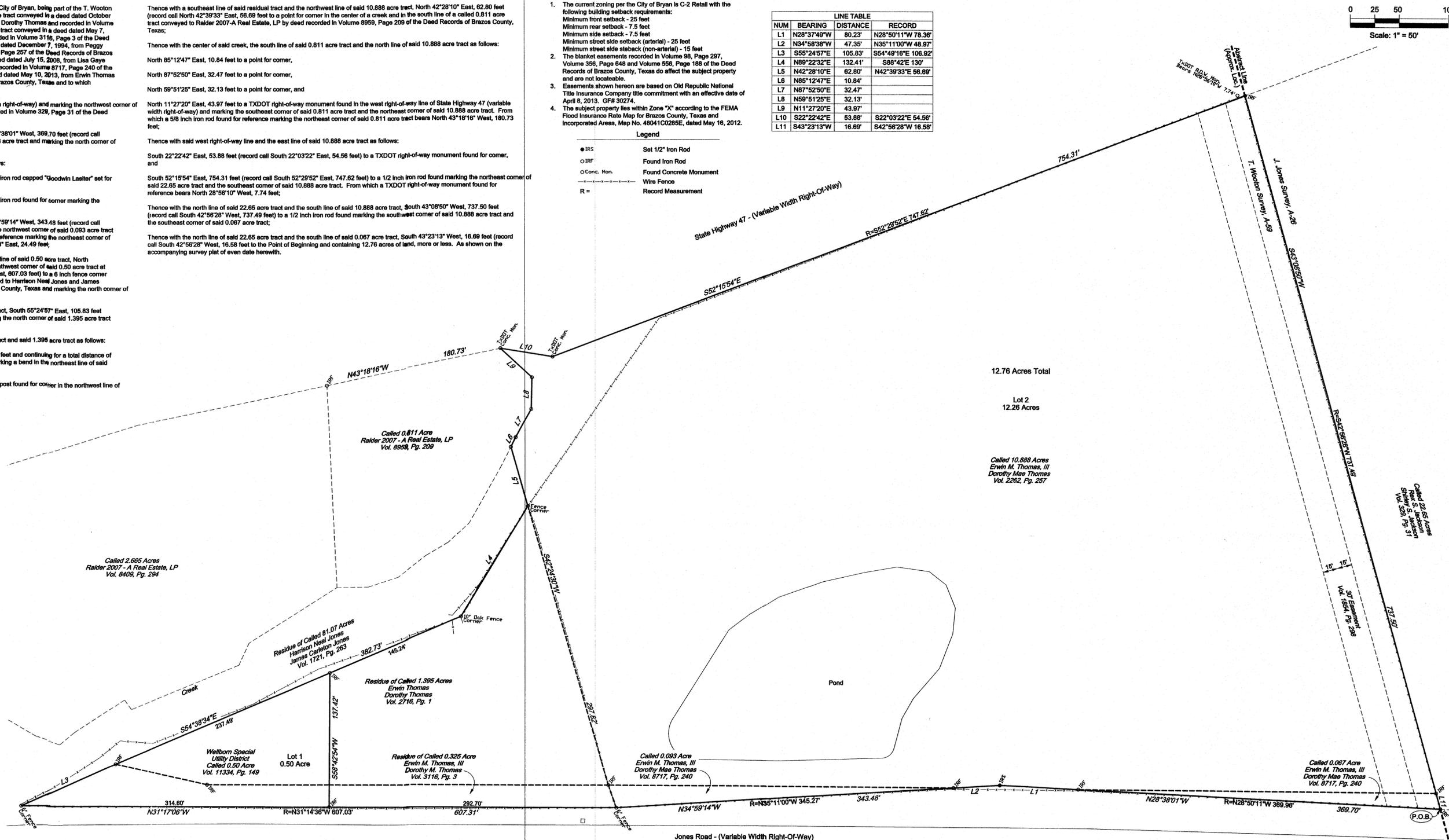
Wellborn Special Utility District
General Manager

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Stephen Cast 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 _____, 2013.

Notary Public, Brazos County, Texas



RECEIVED
JUL 11 2013
Development & Engineering Services

FINAL PLAT
JONES ROAD INTERCONNECT SITE
12.76 ACRES
LOT 1 & 2, BLOCK 1
T. WOOTON SURVEY, ABSTRACT NO. 59
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2013

<p>SURVEYOR: GOODWIN LASITER, INC. 4077 CROSS PARK DRIVE SUITE 100 BRYAN, TEXAS 77802</p>	<p>OWNER: ERWIN & DOROTHY THOMAS 7075 JONES ROAD BRYAN, TEXAS 77807</p>	<p>OWNER: WELLBORN SPECIAL UTILITY DISTRICT 4118 GREENS PRAIRIE ROAD COLLEGE STATION, TEXAS 77845</p>
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JOB NO: 644325