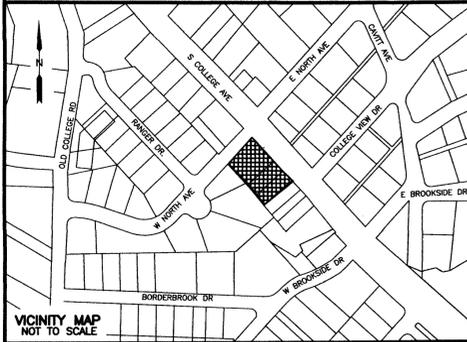
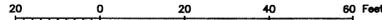




SCALE: 1" = 20'



VICINITY MAP NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A 0.775 ACRE TRACT OF J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS...

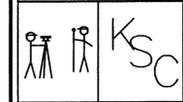
BE BEGINNING AT AN "X" FOUND ON TOP OF A CONCRETE PEDESTAL AT THE INTERSECTION OF THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHEAST LINE OF W. NORTH AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 0.775 ACRE TRACT; THENCE: S 42° 32' 32" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 125.00 FEET TO AN "X" FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE; THENCE: S 40° 28' 01" E CONTINUING ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 101.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.775 ACRE TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO UNIVERSITY TIRE AND SERVICE RECORDED IN VOLUME 604, PAGE 533 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; THENCE: S 42° 18' 12" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID UNIVERSITY TIRE TRACT FOR A DISTANCE OF 152.94 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 2, BLOCK 1, WOODSON ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 189, PAGE 55 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; THENCE: N 38° 40' 36" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE; THENCE: N 42° 31' 36" W CONTINUING ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF W. NORTH AVENUE MARKING THE NORTH CORNER OF LOT 1, WOODSON ACRES (PLAT 189/55) AND THE WEST CORNER OF SAID 0.775 ACRE TRACT; THENCE: N 41° 38' 28" E ALONG THE SOUTHWEST LINE OF W. NORTH AVENUE FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.775 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100215 F, DATED APRIL 2, 2014. 3. PROPERTY IS CURRENTLY ZONED SC-B, SOUTH COLLEGE BUSINESS. 4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THIS ZONING DISTRICT. 5. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING AND VISIBLE EVIDENCE. 6. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON THE GROUND SURVEY.

PRELIMINARY PLAN OF MINI PLAZA 0.775 ACRES J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS



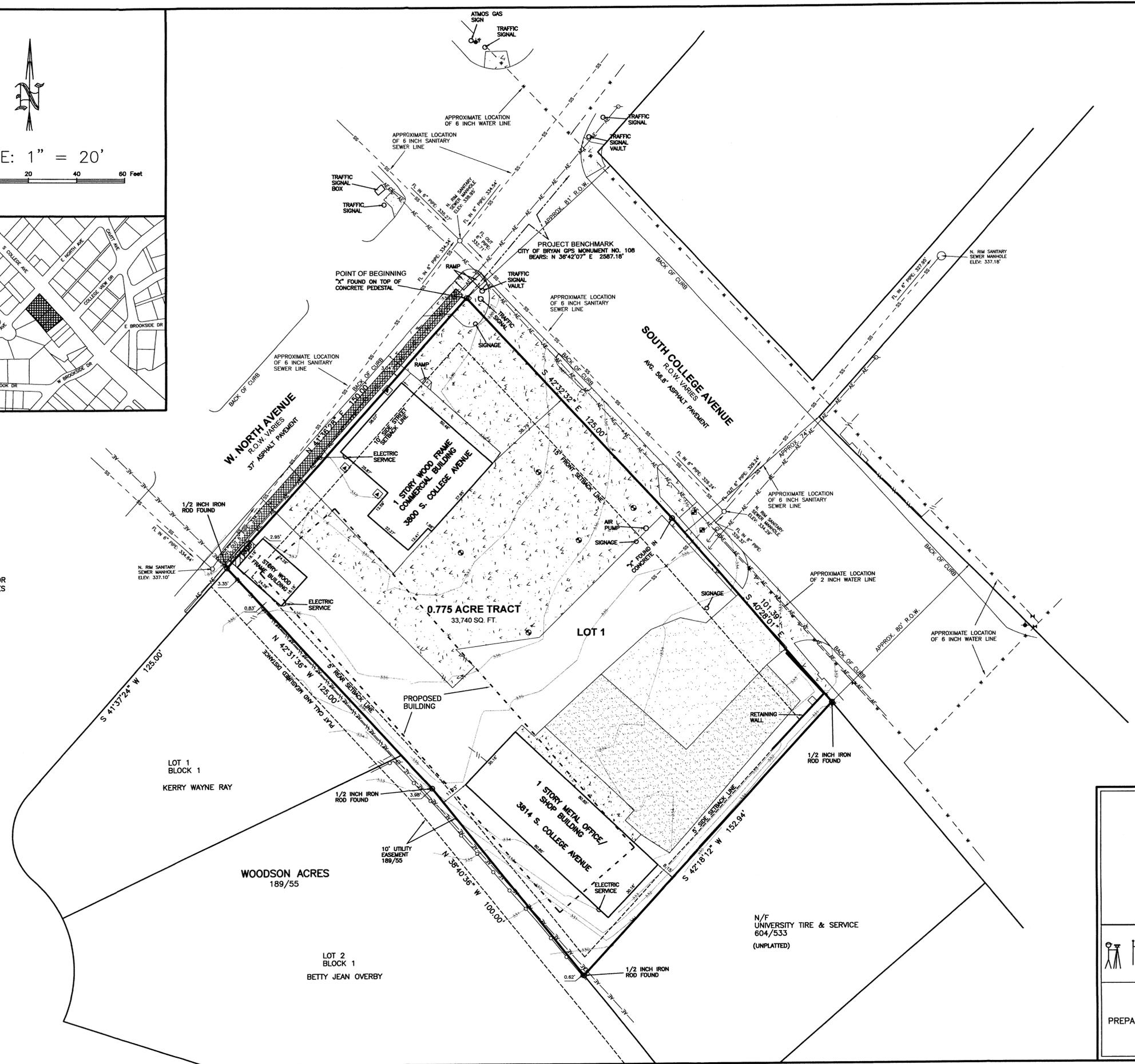
SCALE: 1 INCH = 20 FEET SURVEY DATE: JUNE 2014 PLAT DATE: 04-15-15

JOB NUMBER: 15-253 CAD NAME: 15-253 CR5 FILE: 14-360

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

PREPARED FOR: SADIQ DHUKA 3800 S. COLLEGE BRYAN, TEXAS 77801 PHONE (979) 422-6661

- LEGEND: A/C WATER VALVE, FIRE HYDRANT, WATER METER, MONITOR WELL, UTILITY POLE, GUY WIRE ANCHOR, AERIAL ELECTRIC LINES, WOOD FENCE, CHAIN LINK FENCE, DECK, CONCRETE, ASPHALT, GRAVEL, PROPOSED SIDEWALK



LOT 1 BLOCK 1 KERRY WAYNE RAY

WOODSON ACRES 189/55

LOT 2 BLOCK 1 BETTY JEAN OVERBY

N/F UNIVERSITY TIRE & SERVICE 604/533 (UNPLATTED)