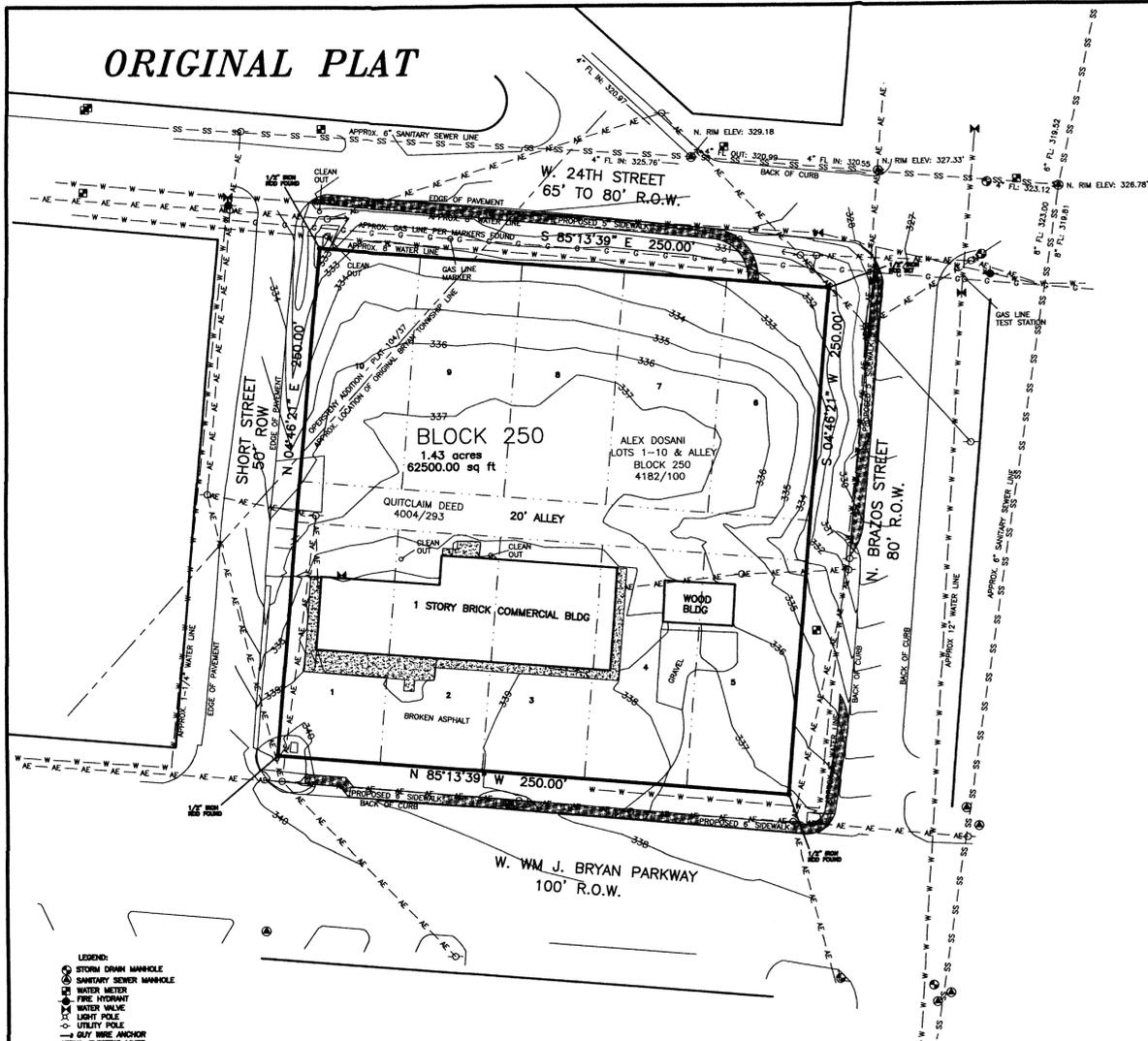


ORIGINAL PLAT



- LEGEND:**
- STORM DRAIN MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - WATER MAIN
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CONCRETE
 - PROPOSED SIDEWALK

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, ALEX DHOSANI, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 4182, Page 100, 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(s)

CERTIFICATE OF CITY PLANNER

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER

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, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

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, City of Bryan

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

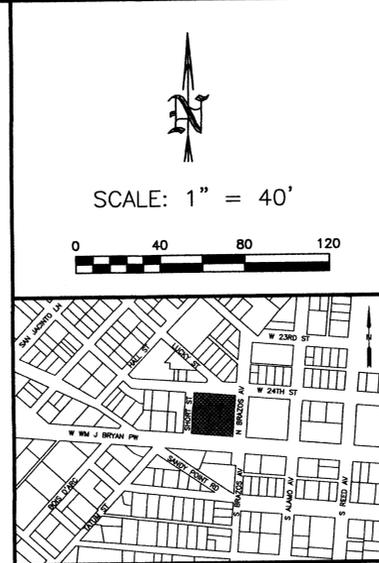
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

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 on the _____ day of _____, 20__ in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk, Brazos County, Texas

REPLAT



SCALE: 1" = 40'



VICINITY MAP NOT TO SCALE

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. 484-100195 E, DATED JULY 7, 2014.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. CONTOURS SHOWN HEREON PER AN ACTUAL ON-THE-GROUND SURVEY.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND VISIBLE INDICATIONS.
6. SUBJECT PROPERTY IS CURRENTLY ZONED C-3 COMMERCIAL.
7. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM W. WILLIAM JOEL BRYAN PARKWAY (FM 158).

NOTE: PROPOSED SIDEWALKS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY. LOCATIONS WILL BE DETERMINED BY SITE PLAN PRIOR TO REDEVELOPMENT.

METES AND BOUNDS DESCRIPTION

OF A 1.43 ACRE TRACT S. F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1 THROUGH 10, ALL OF THE 20.00 FOOT ALLEY, BLOCK 250, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS, AND THE OPERSTENY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 37 OF THE DEED 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 FOUND AT THE INTERSECTION OF THE NORTH LINE OF W. WM. J. BRYAN PARKWAY (100' R.O.W.) AND THE EAST LINE OF SHORT STREET (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 10;

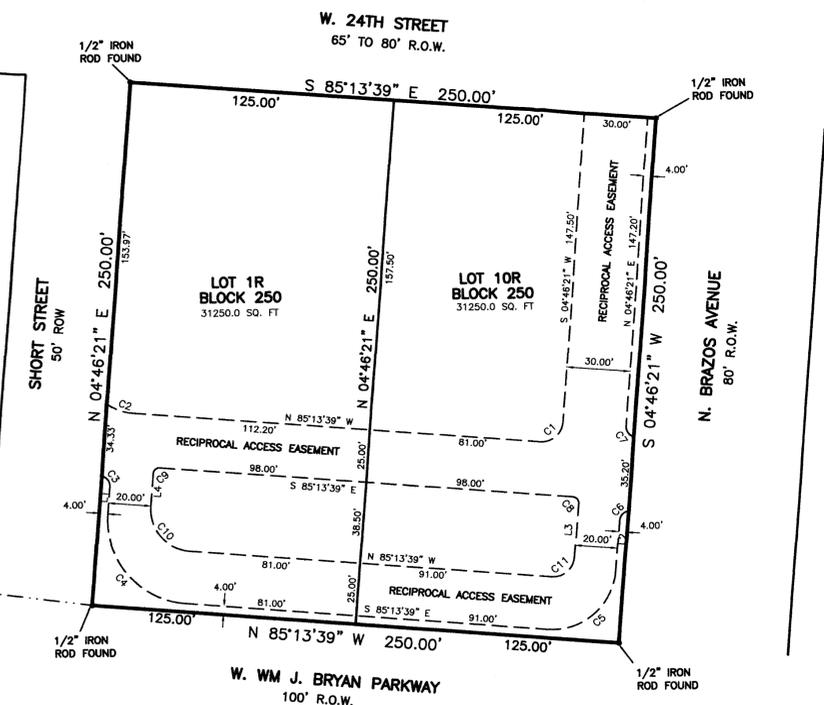
THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF SHORT STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 24TH STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 10;

THENCE: S 85° 13' 39" E ALONG THE SOUTH LINE OF W. 24TH STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF N. BRAZOS AVENUE (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 8;

THENCE: S 04° 46' 21" W ALONG THE WEST LINE OF N. BRAZOS AVENUE FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF W. WM. J. BRYAN PARKWAY MARKING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE: N 85° 13' 39" W ALONG THE NORTH LINE OF W. WM. J. BRYAN PARKWAY FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

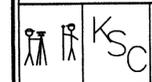


LINE	BEARING	DISTANCE
L1	S 04° 46' 21" W	125.00
L2	N 04° 46' 21" E	125.00
L3	S 85° 13' 39" E	250.00
L4	N 04° 46' 21" E	115.50

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71	10.00	90°00'04"	S 48° 48' 21" W	14.14
C2	13.44	25.00	30° 47' 51"	N 69° 48' 44" W	13.28
C3	6.85	5.00	78° 27' 47"	S 34° 27' 47" E	6.39
C4	62.83	30.00	90°00'00"	S 40° 13' 39" E	58.57
C5	47.12	30.00	90°00'00"	N 48° 48' 21" E	42.43
C6	6.85	5.00	78° 27' 47"	N 42° 00' 42" W	6.39
C7	6.85	5.00	78° 27' 47"	N 42° 00' 42" W	6.39
C8	4.71	3.00	90°00'00"	N 40° 13' 39" W	4.24
C9	4.71	3.00	90°00'00"	S 48° 48' 21" W	4.24
C10	31.42	20.00	90°00'00"	S 40° 13' 39" E	28.28
C11	15.71	10.00	90°00'00"	N 48° 48' 21" E	14.14

REPLAT

OF ALL OF BLOCK 250 BRYAN ORIGINAL TOWNSITE VOLUME H, PAGE 791 OPERSTENY ADDITION VOLUME 104, PAGE 37 TO CREATE LOTS 1R & 10R. BLOCK 250 **BRYAN ORIGINAL TOWNSITE** 1.43 AC., S. F. AUSTIN LEAGUE #9, A-62 BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET
 SURVEY DATE: FEB. 2015
 PLAT DATE: 06-21-15
 REVISED: 07-07-15
 JOB NUMBER: 15-378
 CAD NAME: 15-378R
 CR5 FILE: BOT-NEW (cont); 15-378 (job)

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 288-3195

PREPARED FOR: ALEX DHOSANI
 9202 WATERFORD DRIVE
 COLLEGE STATION, TEXAS 77845
 PHONE (979) 255-2539