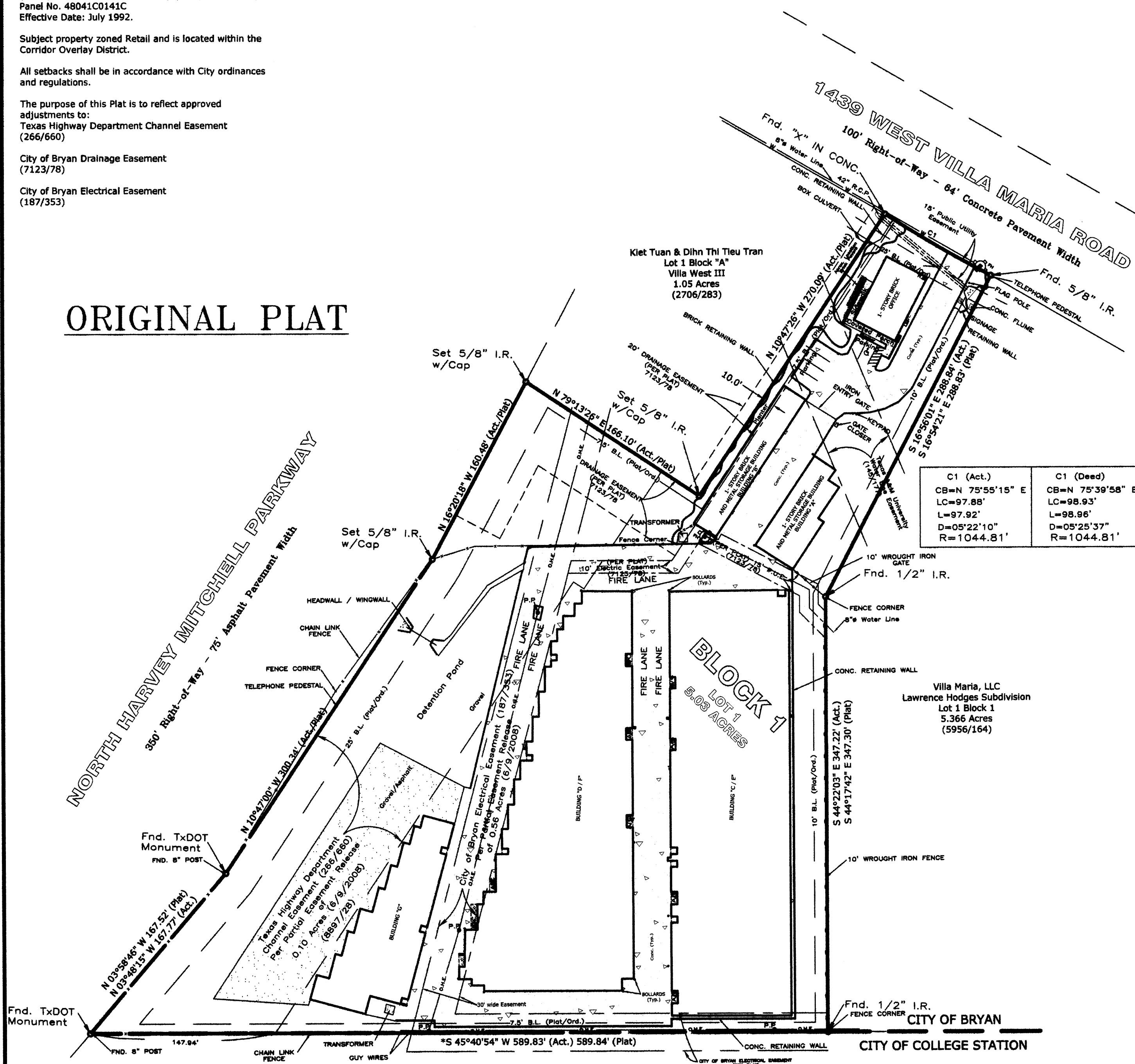


NOTES:

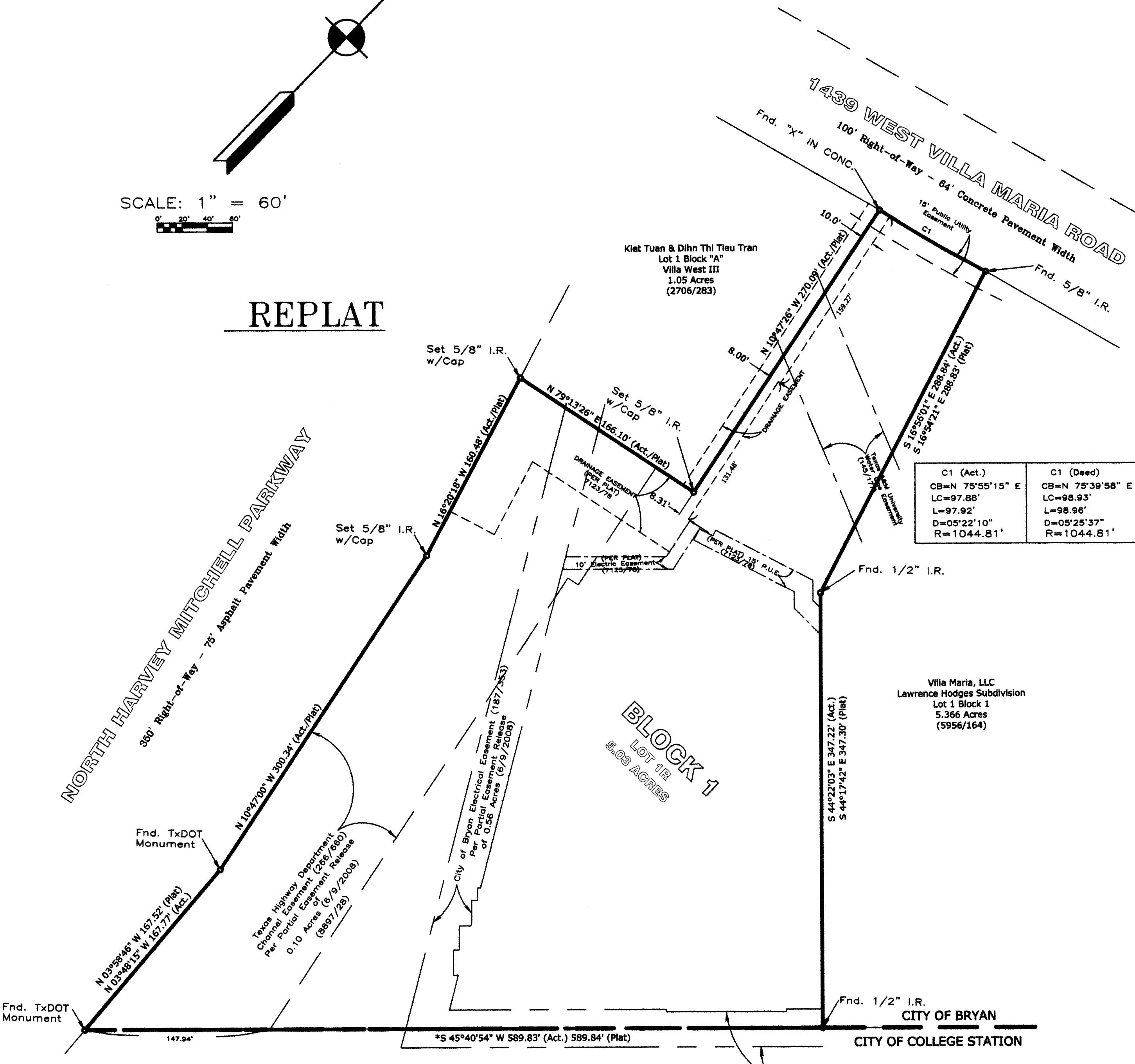
* Plat bearing used as basis of bearings.
This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0141C Effective Date: July 1992.
Subject property zoned Retail and is located within the Corridor Overlay District.
All setbacks shall be in accordance with City ordinances and regulations.
The purpose of this Plat is to reflect approved adjustments to:
Texas Highway Department Channel Easement (266/660)
City of Bryan Drainage Easement (7123/78)
City of Bryan Electrical Easement (187/353)

ORIGINAL PLAT

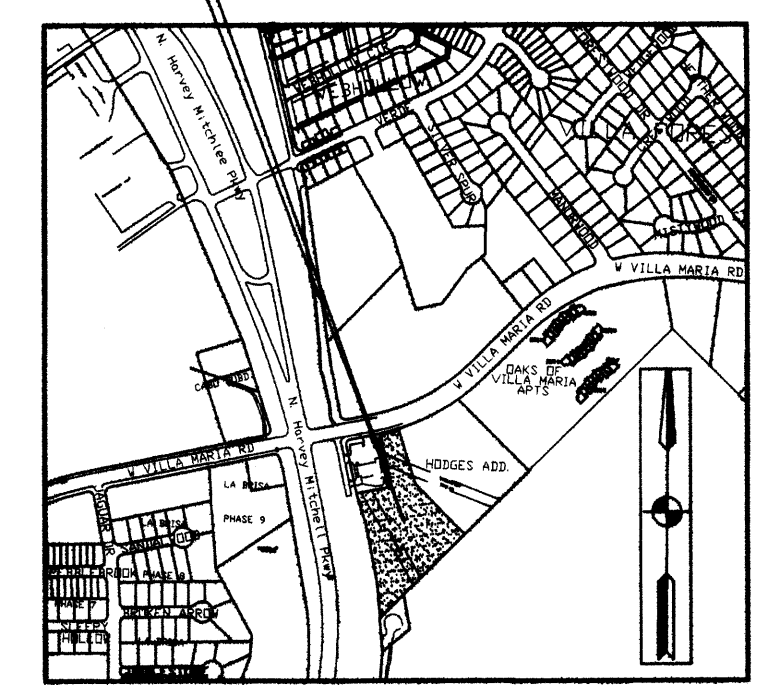


SCALE: 1" = 60'

REPLAT



Project Location



VICINITY MAP N.T.S

Field Notes
Allsize Storage Subdivision
Block 1, Lot 1
Being all of that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-65, Bryan, Brazos County, Texas and being all of lot 1, Block 1 of the ALLSIZE STORAGE SUBDIVISION, plat recorded in Volume 7123, page 78, Official Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING; at a 1/2" iron rod found at the most southerly common corner of said Allsize Storage Subdivision and lot 1, Block 1 of the Lawrence Hodges Subdivision (5956/164), same being in the northwest line of the Texas A&M University 191.68 acre tract (46/254);

THENCE: S 45° 40' 54" W - 589.83 feet along the common line between this tract and said Texas A&M University tract to a TxDOT monument found at the most westerly common corner of said tracts, same being in the east right-of-way line of North Harvey Mitchell Parkway;
THENCE: N 3° 48' 15" W - 167.77 feet, N 10° 47' 00" W - 300.34 feet, and N 16° 20' 18" W - 160.48 feet along said Parkway line to a 5/8" iron rod with cap set for corner in the south line of lot 1, Block A, Villa West III Subdivision (2706/283);
THENCE: N 79° 13' 26" E - 166.10 feet and N 10° 47' 26" W - 270.09 feet along the common line between this tract and said Villa West III to an "X" in concrete found at the most northerly common corner of said tracts, same being in the south right-of-way line of West Villa Maria Road;
THENCE: 97.92 feet along said West Villa Maria Road line around a curve to the left with a central angle of 5° 22' 10" left, a radius of 1044.81 feet and whose chord bears N 75° 55' 15" E - 97.88 feet to a 5/8" iron rod found at the most northerly common corner of this tract and said Lawrence Hodges Subdivision;
THENCE: S 16° 56' 01" E - 288.84 feet and S 44° 22' 03" E - 347.22 feet along the common line between said tracts to the PLACE OF BEGINNING; and containing 5.03 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on November 14, 2008.

Being Lot 1, Block 1, Allsize Storage Subdivision, City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 7123, page 78 of the Official Records of Brazos County, Texas. I, Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on November 14, 2008. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

Signature of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972.

REPLAT OF ALLSIZE STORAGE SUBDIVISION LOT 1, BLOCK 1 to create Lot 1R, BLOCK 1 5.03 Acres ZENO PHILLIPS LEAGUE, A-65 BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 14, 2008

Doc Bk Vol Pg
01018612 OR 8936 59
Filed for Record in: BRAZOS COUNTY
On: Jan 23+2009 at 12:15P
As a Plats
Document Number: 01018612
Amount: 58.00
Receipt Number - 358020
By: Susie Cohen
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Jan 23+2009
HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER
I, the undersigned, Planning Administrator 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 23rd day of January, 2009.
Signature: Susie L. Cohen
Planning Administrator
City of Bryan, Texas
APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, _____, Chairman 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 _____, 2009 and same was duly approved on the _____ day of _____, 2009 by said Commission.
Signature: Karen McQueen
Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL 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 23rd day of January, 2009.
Signature: W. R. ...
City Engineer, Bryan, Texas
STATE OF TEXAS COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the 23rd day of January, 2009, in the Deed / Official Records of Brazos County Texas, in Volume 8136, Page 53.
Signature: Karen McQueen
County Clerk, Brazos County, Texas
By: Susie L. Cohen
Deputy Clerk

CERTIFICATE OF OWNERSHIP
STATE OF TEXAS COUNTY OF BRAZOS
I, Michael C. Laine, the owner of the land shown on the Plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6115 page 58, and designated herein as the Replat of all of Lot 1, Block 1, Allsize Storage Subdivision, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.
Signature: Michael C. Laine

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to the improvements described hereby.
Signature: Donald D. Garrett
No. 22790

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
6666 Carter Road, Suite 100
Bryan, Texas 77801
Telephone: (979) 268-4052
Fax: (979) 268-4052
Owner/Developer
1439 W. Villa Maria LLP
Bryan, Texas 77801
Telephone: (979) 268-4052
REPLAT