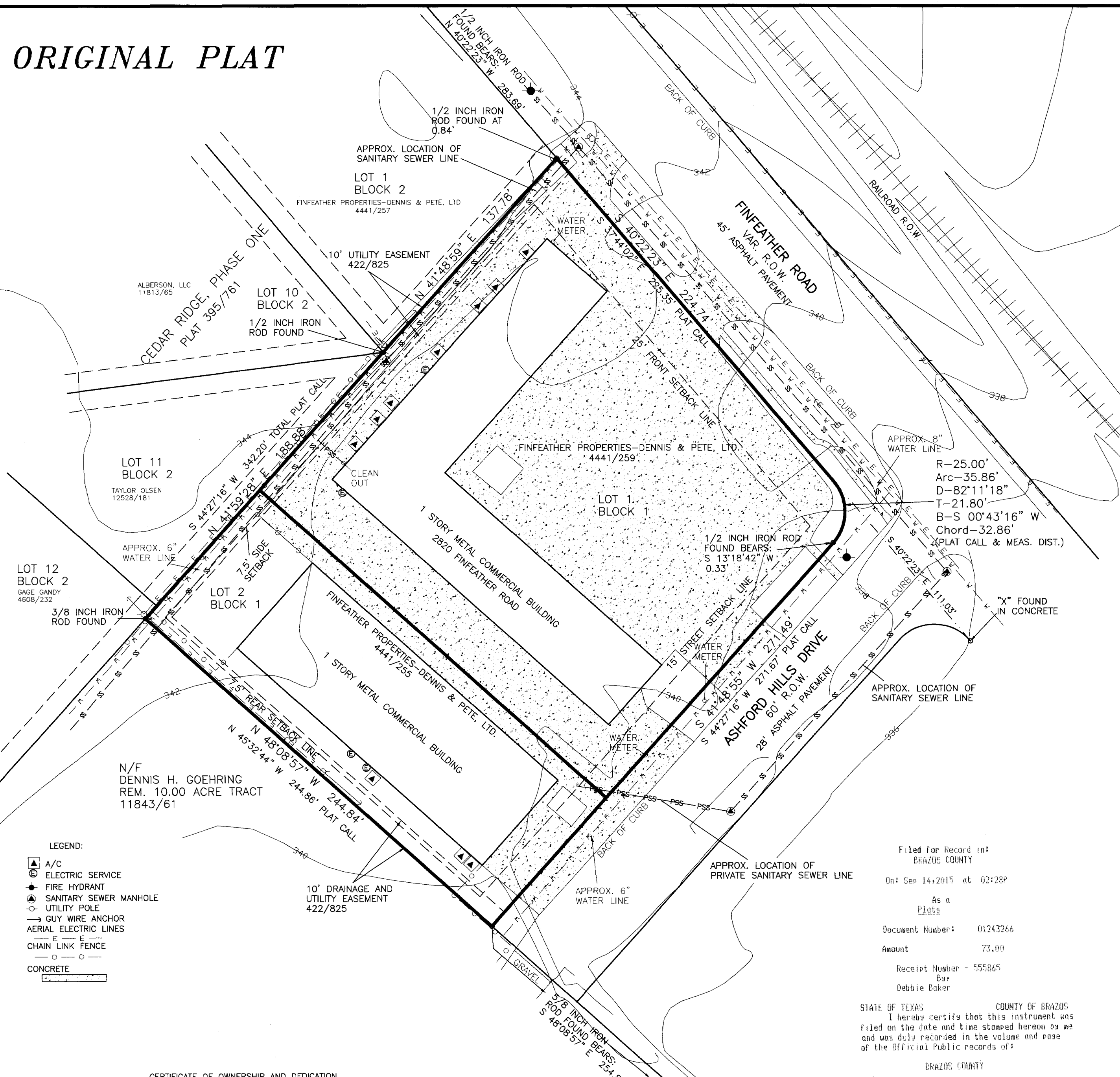


ORIGINAL PLAT



- LEGEND:
A/C ELECTRIC SERVICE
FIRE HYDRANT
SANITARY SEWER MANHOLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
CHAIN LINK FENCE
CONCRETE

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, FINFEATHER PROPERTIES-DENNIS & PETE, LTD., owners and developers of the land shown on this plat...

CERTIFICATE OF CITY PLANNER
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 15th day of September, 2015.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, to 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.

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 15th day of September, 2015.

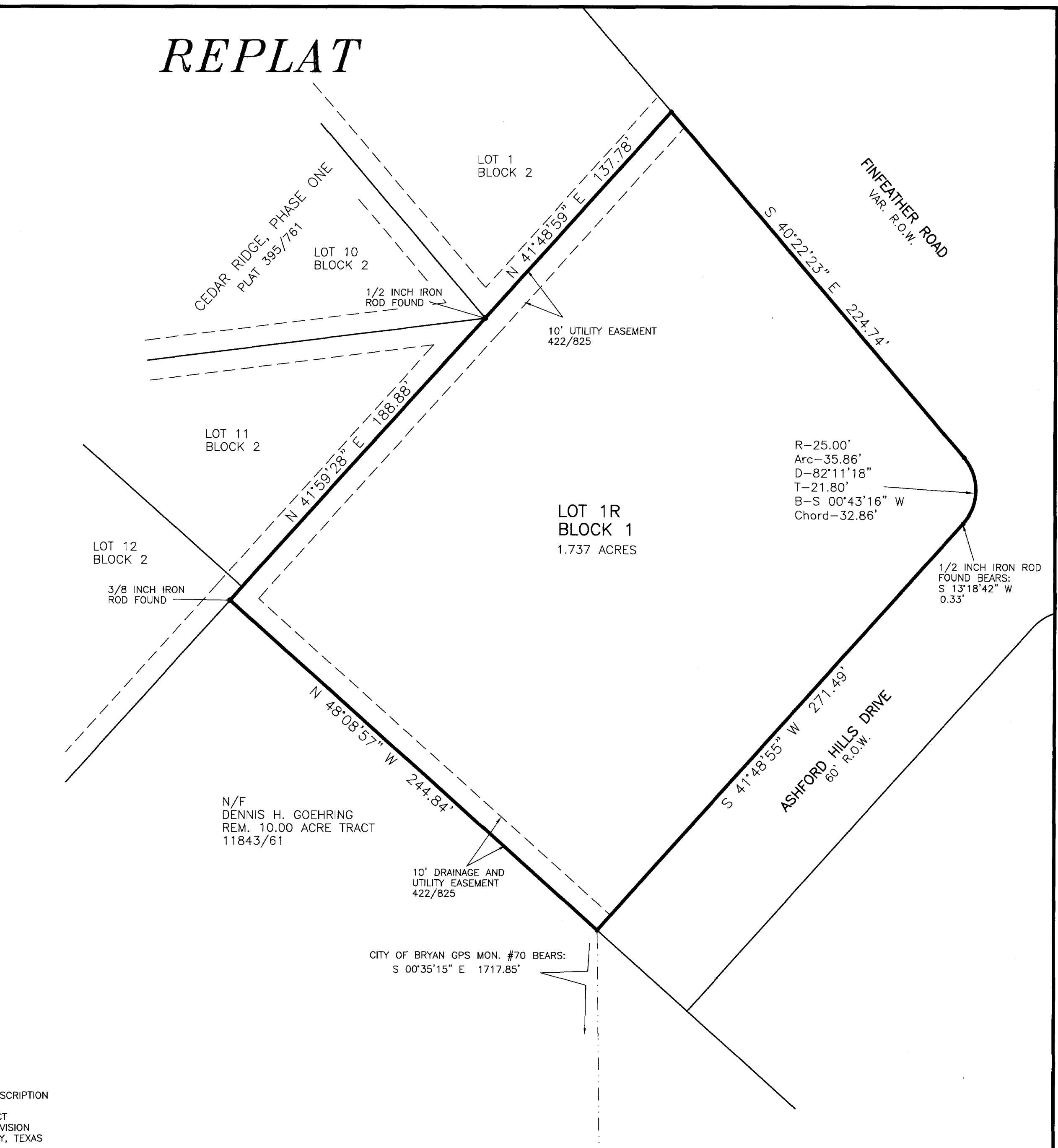
CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 14th day of September, 2015, in the Official Public Records of Brazos County, Texas, in Volume 1043, Page 40.

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. 48041C0215, DATED APRIL 2, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED 'C-3' - COMMERCIAL. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
7. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPS AND VISIBLE INDICATIONS.

FILED FOR RECORD IN: BRAZOS COUNTY
On: Sep 14, 2015 at 02:28P
As a Plat
Document Number: 01243266
Amount: 72.00
Receipt Number: 555865
By: Debbie Baker

METES AND BOUNDS DESCRIPTION
1.737 ACRE TRACT
ASHFORD HILLS SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1 AND 2, BLOCK 1, ASHFORD HILLS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 422, PAGE 825 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

REPLAT



FINAL PLAT
OF
LOT 1R, BLOCK 1
ASHFORD HILLS SUBDIVISION
BEING A
REPLAT
OF
LOTS 1 & 2, BLOCK 1
ASHFORD HILLS SUBDIVISION
VOLUME 422, PAGE 825
1.737 ACRES, ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 40 FEET
SURVEY DATE: 05-18-15
PLAT DATE: 06-30-15
JOB NUMBER: 15-403
CAD NAME: 15-403
CR5 FILE: 15-403
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
PREPARED FOR: DENNIS GOEHRING
2908 FINFEATHER ROAD
BRYAN, TEXAS 77801
PHONE (979) 846-4461