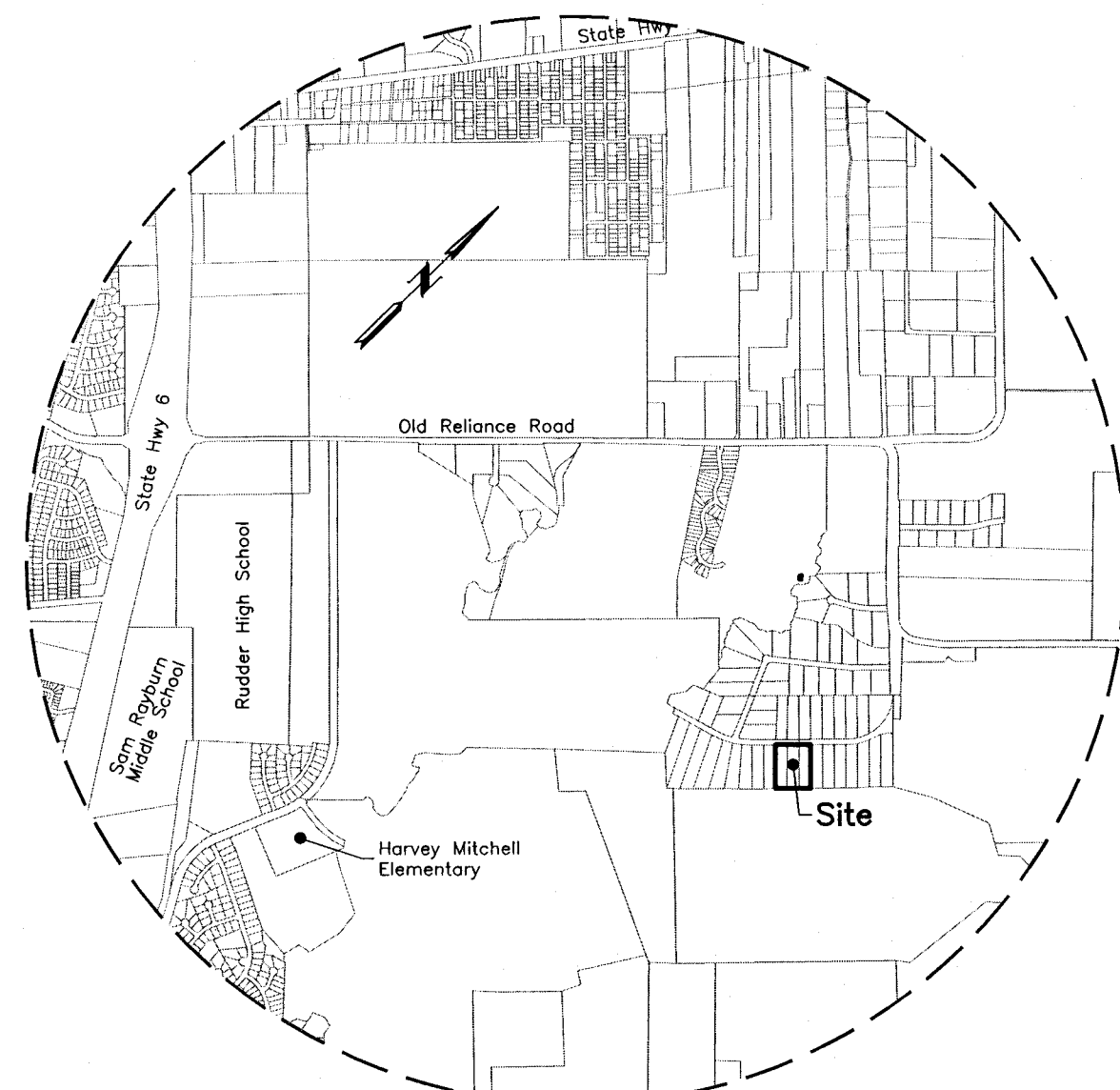
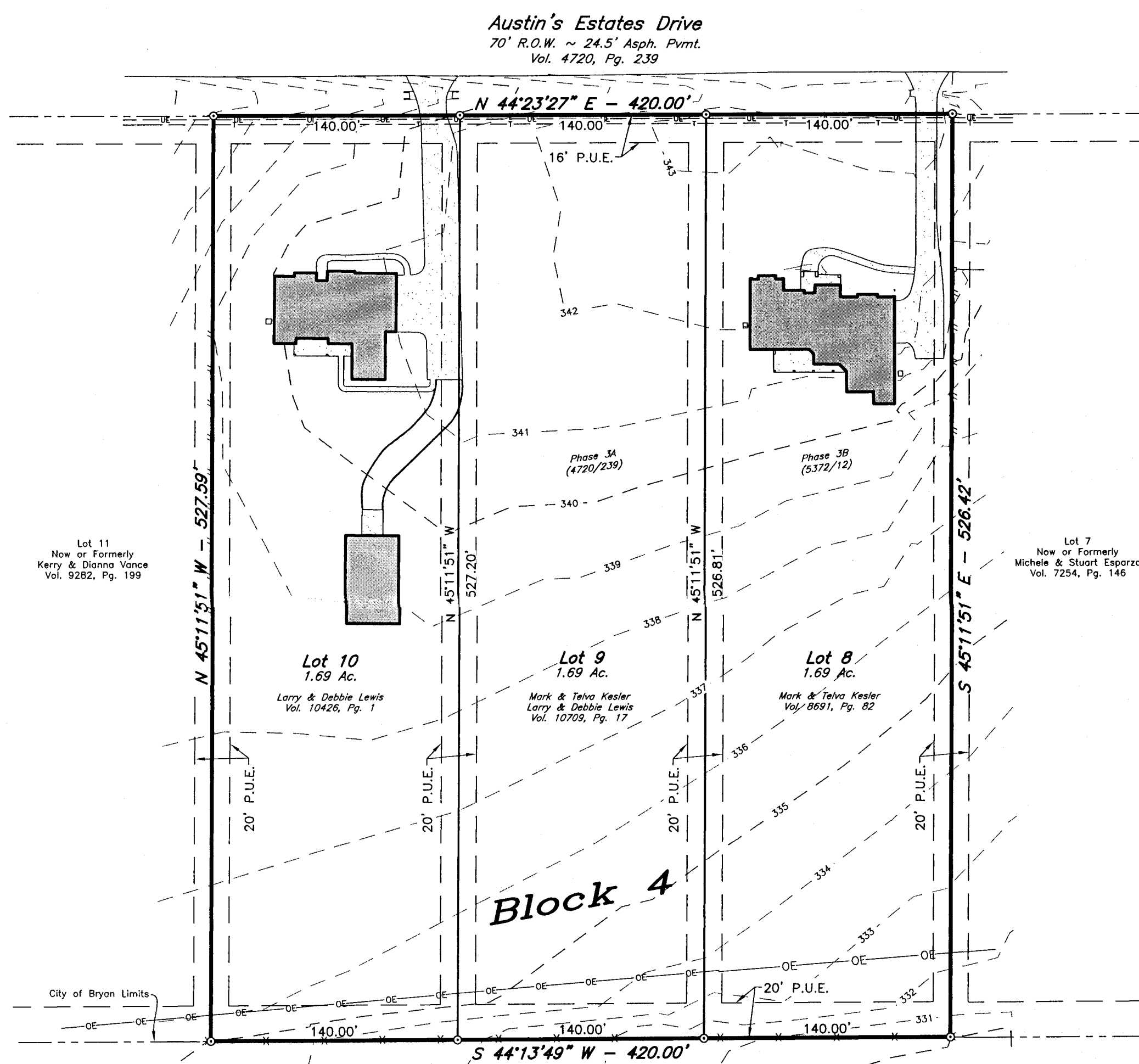


LEGEND
 ○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 --- Overhead Electrical
 --- Underground Electrical
 --- Underground Telephone



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2 in Bryan, Brazos County, Texas and being all of Lot 8, Block 4, AUSTIN'S ESTATES SUBDIVISION, PHASE 3B as recorded in Volume 5372, Page 12 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 8 also being the same land conveyed to Mark and Telva Kester recorded in Volume 8691, Page 82 (O.R.B.C.), all of Lot 9, Block 4, AUSTIN'S ESTATES SUBDIVISION, PHASE 3A as recorded in Volume 4720, Page 239 (O.R.B.C.), said Lot 9 also being the same land conveyed to Mark and Telva Kester and Larry and Debbie Lewis recorded in Volume 10709, Page 17 (O.R.B.C.) and all of Lot 10, Block 4 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 3A, said Lot 10 also being the same land conveyed to Larry and Debbie Lewis recorded in Volume 10426, Page 1 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

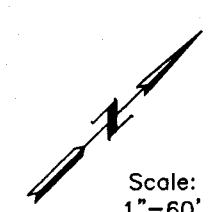
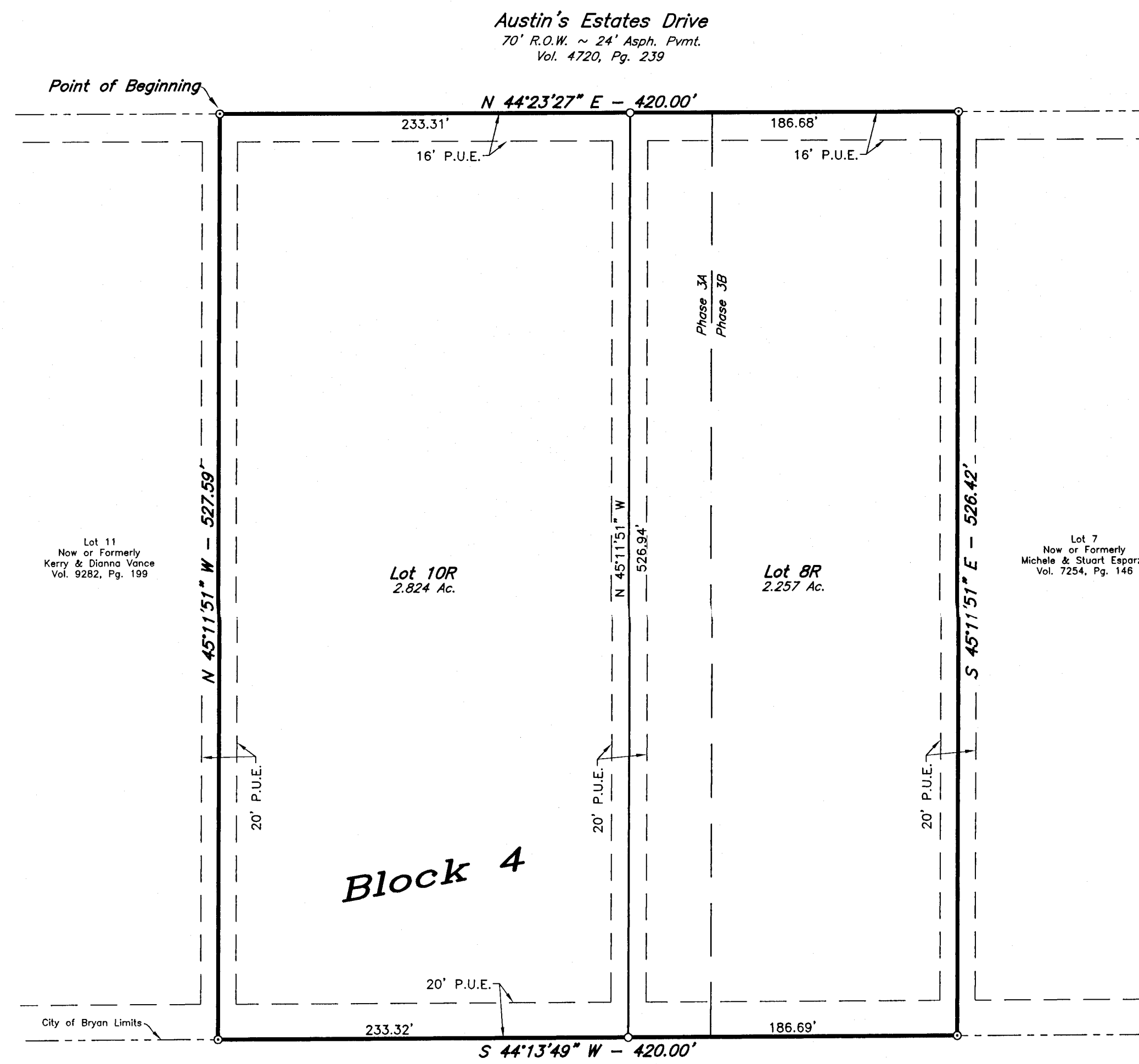
BEGINNING: at a found 1/2-inch iron rod marking the common most northerly corner of Lots 10 and 11, Block 4 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 3A (4720/239) and being in the southeast right-of-way line of Austin's Estates Drive (based on a 70-foot width);

THENCE: N 44° 23' 27" E along the southeast line of said Austin's Estates Drive for a distance of 420.00 feet to a found 1/2-inch iron rod marking the common most southerly corner of Lots 7 and 8, said iron rod also being in the southeast line of Block 4;

THENCE: S 45° 11' 51" E along the common line of said Lots 7 and 8 for a distance of 526.42 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lots 7 and 8, said iron rod also being in the southeast line of Block 4;

THENCE: S 44° 13' 49" W along the southeast line of said Block 4 for a distance of 420.00 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lots 10 and 11, Block 4;

THENCE: N 45° 11' 51" W along the common line of said Lots 10 and 11 for a distance of 527.59 feet to the POINT OF BEGINNING and containing 5.081 acres of land, more or less.



ORIGINAL PLAT

LOTS 9 AND 10, BLOCK 4, AUSTIN'S ESTATES SUBDIVISION PHASE 3A RECORDED IN VOLUME 4720, PAGE 239 AND LOT 8, BLOCK 4, AUSTIN'S ESTATES SUBDIVISION PHASE 3B RECORDED IN VOLUME 5372, PAGE 12

Filed for Record in
 BRAZOS COUNTY
 On: Nov 20, 2012 at 01:31P
 As a
 PLAT
 Document Number: 01138547
 Amount: \$3.00
 Receipt Number: 434355
 By: Cynthia Rincon

Dpc Bk Vol Pg
 01138547 OR 11018 39

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.
 Nov 20, 2012
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

CERTIFICATION BY 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 the 20th day of November, 2012, in the Official Records of Brazos County, Texas in Volume 11385, Page 47.
 Karen McQueen
 County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Mark and Telva Kester, owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 8691, Page 82 and Volume 10709, Page 17 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.
 Mark Kester
 Telva Kester

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Larry and Debbie Lewis, owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 10426, Page 1 and Volume 10709, Page 17 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.
 Larry Lewis
 Debbie Lewis

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Mark Kester and Telva Kester, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
 Given under my hand and seal on this 9th day of NOVEMBER, 2012.
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Larry Lewis and Debbie Lewis, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
 Given under my hand and seal on this 9th day of NOVEMBER, 2012.
 Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Michael Beckwith, 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 20th day of August, 2012, and same was duly approved on the 19th day of October, 2012, by said Commission.
 Michael Beckwith
 Chairman, Planning and Zoning Commission

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 19th day of November, 2012.
 W. Paul Keegan
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describe a closed geometric form.
 Kevin R. McClure, R.P.L.S. No. 5650

GENERAL NOTES:
 1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plats in Volume 4720, Page 239 (Phase 3A) and Volume 5372, Page 12 (Phase 3B) of the Official Records of Brazos County, Texas used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410202SE, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. The building setback requirements are established by the City of Bryan Code of Ordinances.

REPLAT

LOT 8-R, BLOCK 4 AND LOT 10-R, BLOCK 4
 BEING A REPLAT OF LOT 8, BLOCK 4 AUSTIN'S ESTATE SUBDIVISION, PHASE 3A AND LOT 9 AND 10, BLOCK 4 AUSTIN'S ESTATE SUBDIVISION, PHASE 3B

5.081 ACRES
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 AUGUST, 2012
 SCALE: 1" = 60'

Owners:
 Mark and Telva Kester
 4024 Austin's Estates Drive
 Bryan, TX 77808

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Larry and Debbie Lewis
 4016 Austin's Estates Drive
 Bryan, TX 77808