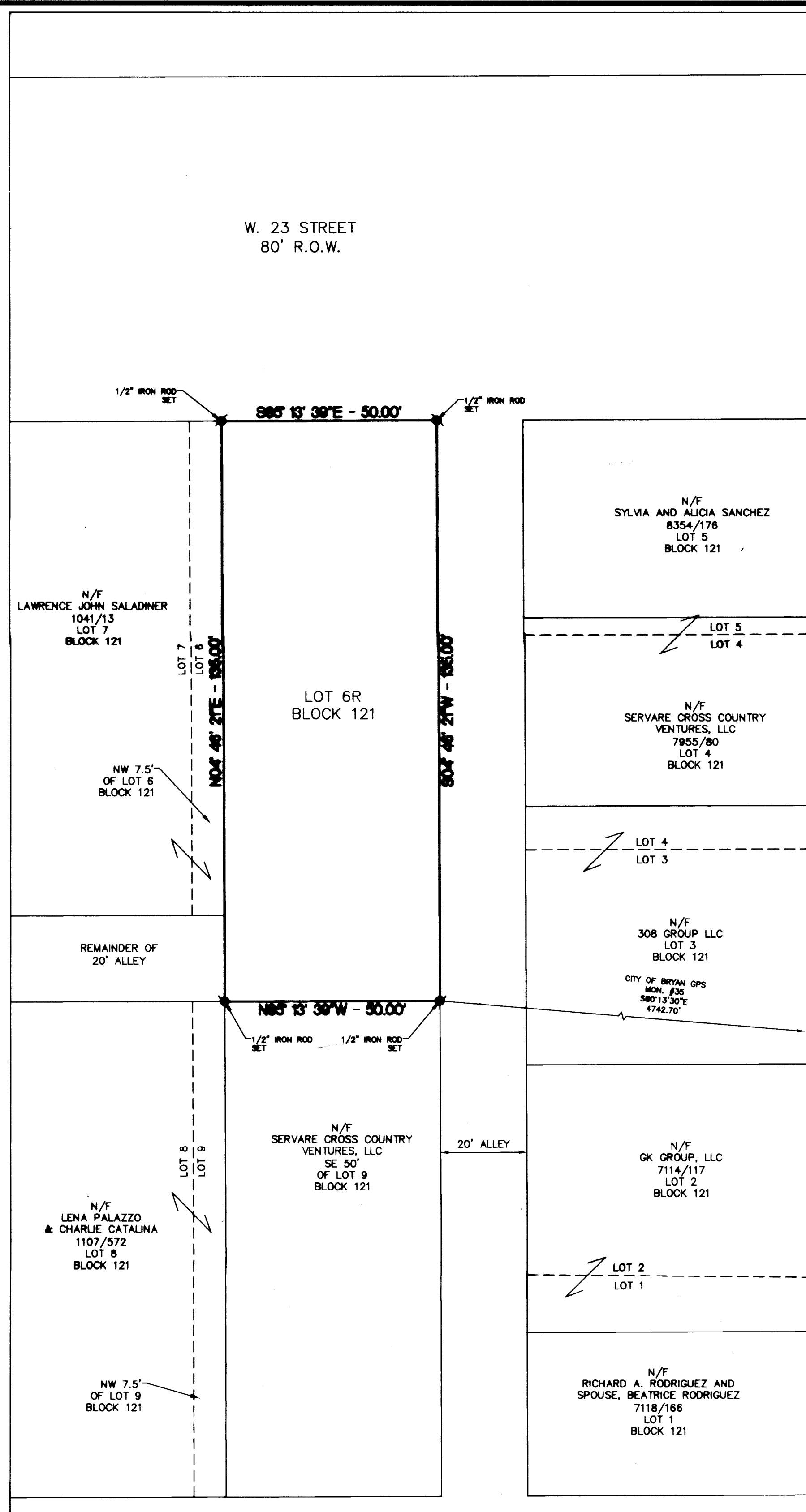
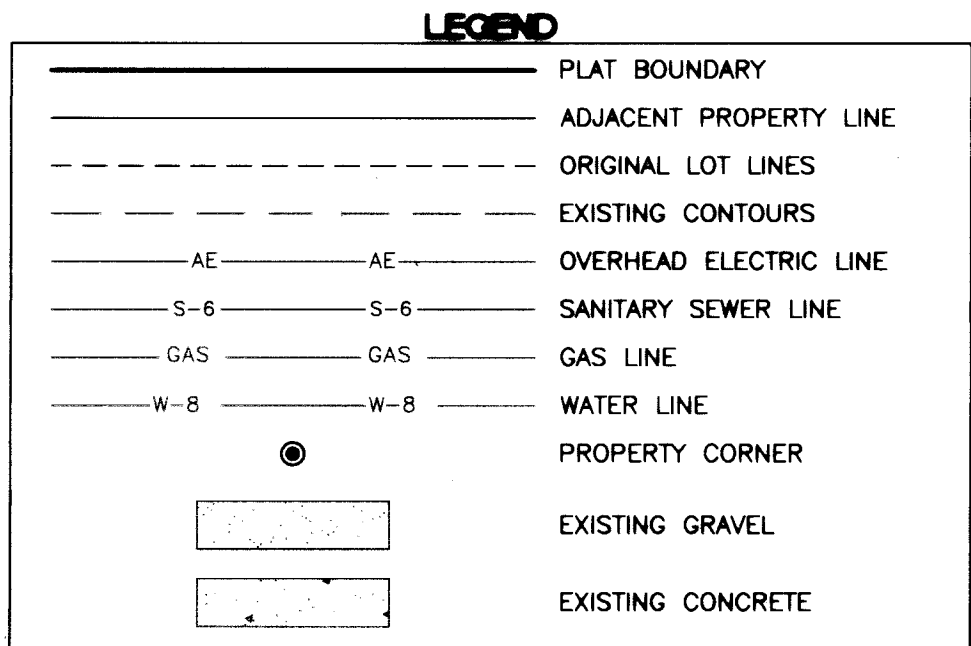


ORIGINAL PLAT

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
  3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, EFFECTIVE DATE: 05-16-2012.
  4. THE CURRENT ZONING OF THIS TRACT IS DOWNTOWN NORTH, DT-N.



RE-PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **JEFFREY W. BROWN, MANAGER AND MANAGING MEMBER** OF **SERVARE CROSS COUNTRY VENTURES, LLC**, owner and developer of the land shown on this plat, and designated herein as the **LOT 6B, BLOCK 121**, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.  
 By: *Jeffrey W. Brown*  
**JEFFREY W. BROWN, MANAGER AND MANAGING MEMBER**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared **JEFFREY W. BROWN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
 Given under my hand and seal on this 5<sup>th</sup> day of December, 2013.

*Carma Kubi*  
 Notary Public, Brazos County, Texas  
 My Commission Expires December 9, 2017

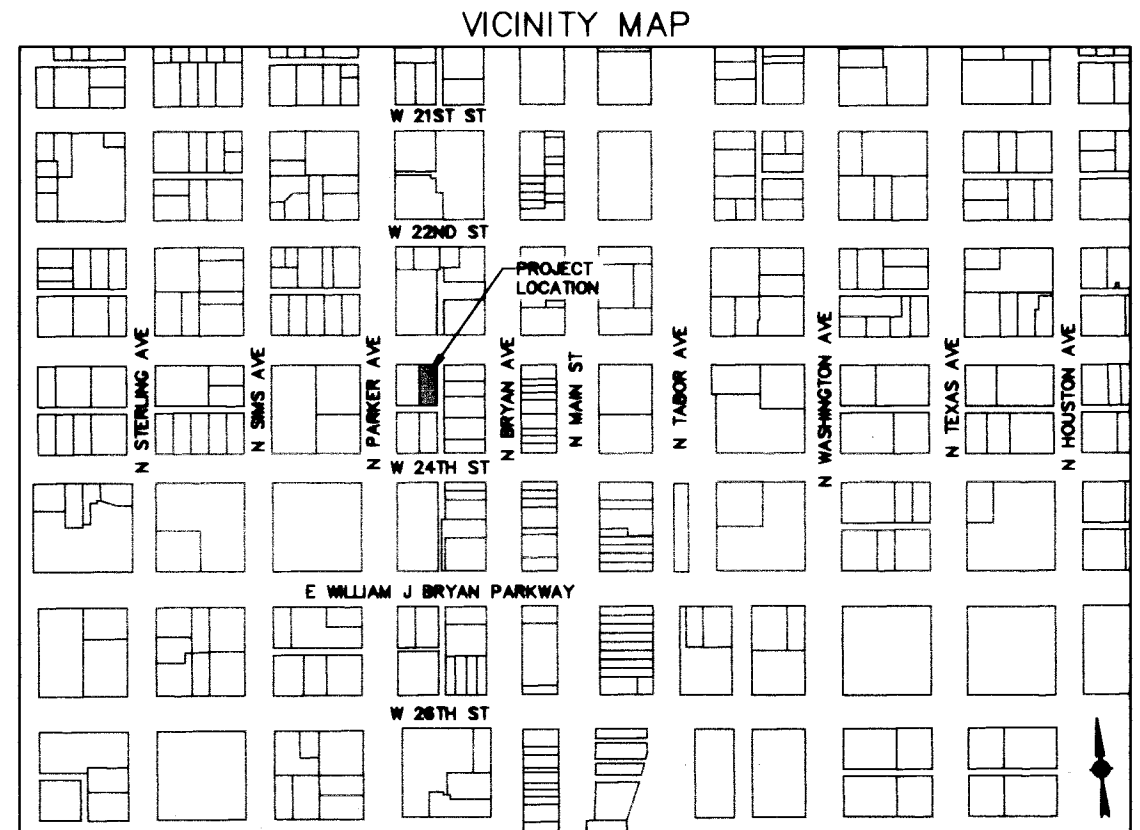
APPROVAL OF THE CITY PLANNER  
 I, *Mark Zimmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 5<sup>th</sup> day of December, 2013.  
 City Planner  
 Bryan, Texas

METES AND BOUNDS DESCRIPTION  
 OR A  
 0.155 ACRE TRACT  
 BRYAN ORIGINAL TOWNSITE  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 6, BLOCK 121 AND A PORTION OF THE ADJOINING 20.00 FOOT WIDE ALLEY, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 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 ON THE SOUTH LINE OF W. 23RD STREET (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 6;  
**TRENCHE:** S 04° 46' 21" W ALONG THE EAST LINE OF SAID LOT 6, SAME BEING THE WEST LINE OF ANOTHER 20.00 FOOT WIDE ALLEY, AT 115.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 6, CONTINUE ON ACROSS THE FIRST MENTIONED ALLEY FOR A TOTAL DISTANCE OF 135.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF LOT 9, BLOCK 121;  
**TRENCHE:** N 85° 13' 39" W ALONG THE COMMON LINE OF SAID LOT 6 AND SAID FIRST MENTIONED ALLEY FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;  
**TRENCHE:** N 04° 46' 21" E THROUGH SAID ALLEY AND THROUGH SAID LOT 6 FOR A DISTANCE OF 135.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 23RD STREET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;  
**TRENCHE:** S 85° 13' 39" E ALONG THE SOUTH LINE OF W. 23RD STREET FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.155 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc Blk Vol Pg  
 01178368 BR 11746 238



APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, *Michael Beckwith*, Chair 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 10<sup>th</sup> day of December, 2013, and same was duly approved on the 5<sup>th</sup> day of December, 2013, by said Commission.  
*Michael Beckwith*  
 Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF CITY ENGINEER  
 I, *W. Paul Koopman*, 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 5<sup>th</sup> day of December, 2013.  
*W. Paul Koopman*  
 City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 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 the property markers and monuments were placed under my supervision on the ground.  
*Brad Kerr*  
 Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, *Loren 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 10<sup>th</sup> day of December, 2013, in the Official Records of Brazos County in Volume H-146 Page 238.  
*Loren McQueen*  
 County Clerk  
 Brazos County, Texas

**RE-PLAT**  
 OF  
 A PORTION OF A 20' ALLEY AND SE 50' OF  
 LOT 6, BLOCK 121  
 BRYAN ORIGINAL TOWNSITE  
 VOLUME 'H', PAGE 721  
 0.155 ACRES  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'  
 DECEMBER 2013

OWNER/DEVELOPER:  
 SERVARE CROSS COUNTRY VENTURES, LLC  
 318 N BRYAN AVE  
 BRYAN, TX 77803

ENGINEER:  
 SCHULTZ ENGINEERING, LLC  
 TREC Firm Reg. No. 12327  
 2730 Longmire Drive, Suite A College Station, Texas 77845  
 P.O. Box 11995  
 College Station, Texas 77842  
 (979) 764-3900

SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 408 N. Texas Ave.  
 Bryan, Texas 77803  
 (979) 268-5195