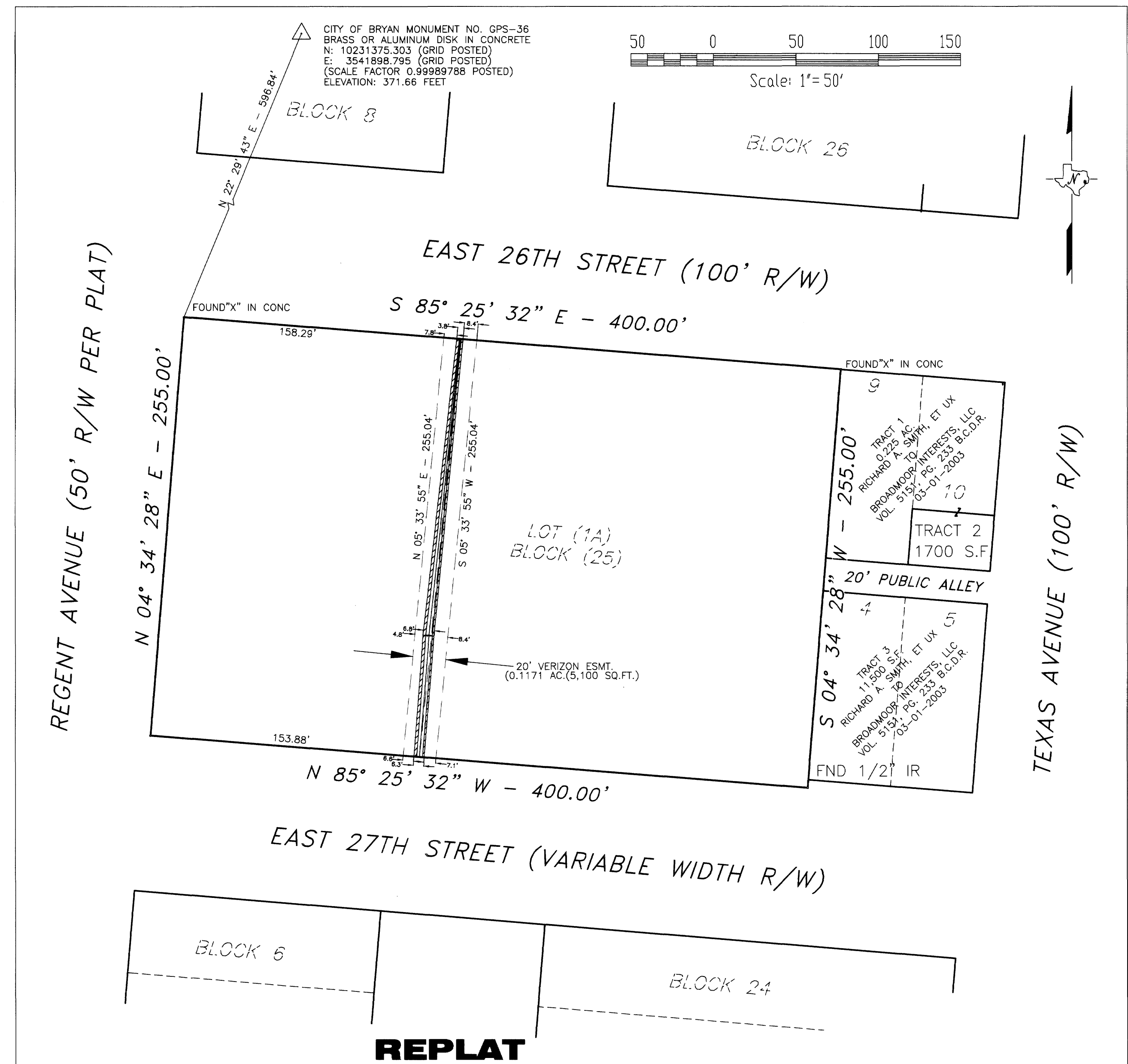


**ORIGINAL PLAT**



**REPLAT**

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

Brazos Transit District, owner and developer of the land shown on this plat, and designated herein as the ROY KELLY MULTIMODAL TERMINAL & PARKING GARAGE, the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

John McBeth, General Manager of Brazos Transit District  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John McBeth, General Manager of Brazos Transit District, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
Notary Public, \_\_\_\_\_, Texas

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 \_\_\_\_\_ day of February, 2010, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

Karen McQueen  
County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION, BRYAN  
I, Michael Beskoff, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

CERTIFICATE OF 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 \_\_\_\_\_ day of January, 2010.

Karin Russell  
Planning Administrator  
City of Bryan

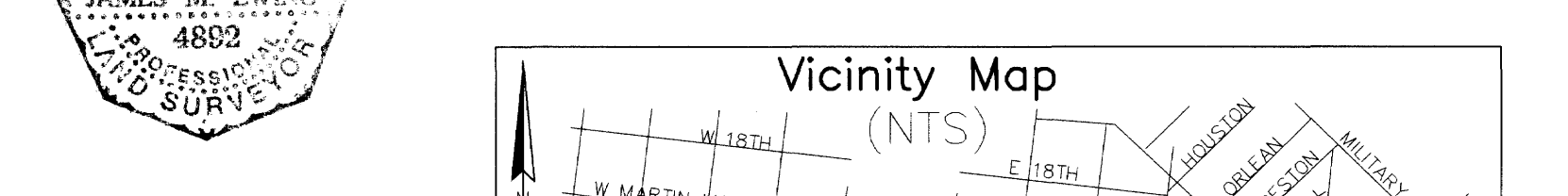
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

CERTIFICATE OF CITY ENGINEER, BRYAN  
I, W. Paul Kaspar, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

W. Paul Kaspar  
City Engineer  
City of Bryan

CERTIFICATE OF SURVEYOR  
I, James M. Ewing, Registered Professional Land Surveyor No. 4892, 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.

James M. Ewing  
James M. Ewing, R.P.L.S. No. 4892  
Dec Bk Vol Pg  
01052167 OR 9490 3



Filed for Record in:  
BRAZOS COUNTY  
On: Feb 04, 2010 at 11:13A

As a Plat  
Document Number: 01052167  
Amount: 63.00  
Receipt Number - 383278  
By: Kim Green

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:

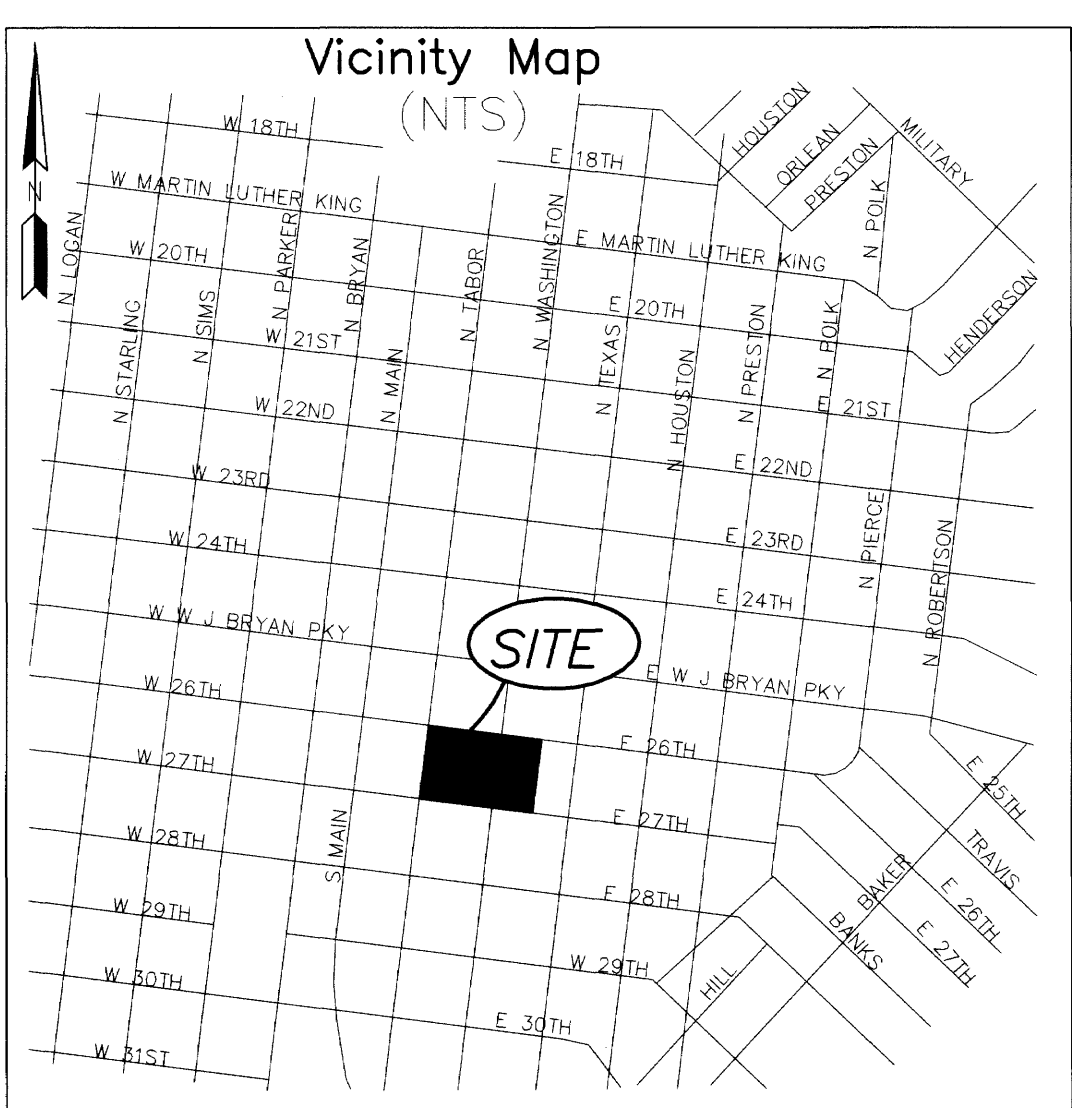
BRAZOS COUNTY  
as stamped hereon by me.  
Feb 04, 2010

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

GENERAL NOTES:  
1. BEARINGS SHOWN BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (CITY OF BRYAN MONUMENTATION).  
2. PRIMARY BENCHMARK: City of Bryan Monument No. 36  
Elevation: 371.66 (NAVD 88)  
3. NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JULY 2, 1992, MAP NO. 48041C0133C, ZONE "X", PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.  
4. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.  
5. 5/8" IRON RODS WITH CAPS SET ALL CORNERS UNLESS OTHERWISE NOTED.

METES AND BOUNDS DESCRIPTION  
OF 2.3416 ACRES OF LAND  
COMPRISED OF BLOCK 7 AND  
LOTS 1-R AND 2-R IN BLOCK 25  
BRYAN ORIGINAL TOWNSITE, VOLUME H, PAGE 721  
AND PORTIONS OF  
WASHINGTON AVENUE AND EAST 27TH STREET  
BRYAN, BRAZOS COUNTY, TEXAS

All that certain 2.3416 acres (102,000 square feet) of land, comprised of Block 7, out of the plat of Bryan Original Townsite, recorded in Volume H, Page 721, of the Brazos County Deed Records and Lots 1-R and 2-R in Block 25, out of the plat of Bryan Original Townsite, recorded in Volume 1078, Page 784, of the Brazos County Deed Records, a portion of the 20' Public Alley abandoned by City of Bryan Ordinance No. 1808, a portion Washington Avenue (100' Wide) abandoned by City of Bryan Ordinance No. 1809 and a portion of East 27th Street abandoned by City of Bryan Ordinance No. 1810 and being more particularly described by metes and bounds as follows:  
(All bearings and coordinates shown hereon are referenced to Texas Coordinate System of 1983, Central Zone. All coordinates shown are surface and may be converted to grid by applying the scale factor of 0.99989788).  
BEGINNING at a found "X" in concrete marking the northwest corner of said Block 7 at the intersection of the east right-of-way line of Regent Avenue (50' right-of-way per plat) with the south right-of-way line of East 26th Street (100' right-of-way) and having Texas Coordinate System of 1983 coordinates of X=3,542,032.18 and Y=10,231,868.81:  
THENCE, S 85° 25' 32" E - 400.00', with said south right-of-way line of East 26th Street, to a set "X" in concrete for corner;  
THENCE, S 04° 34' 28" W - 255.00', with the west line of Lot 9, out of the plat of Bryan Original Townsite, recorded in Volume H, Page 721, of the Brazos County Deed Records, it's extension and the west line of Lot 4, out of the plat of Bryan Original Townsite, recorded in Volume H, Page 721, of the Brazos County Deed Records and the east line of the aforementioned abandonment of a portion of East 27th Street, to a set 5/8" iron rod with cap for corner;  
THENCE, N 85° 25' 32" W - 400.00', with the south line of said abandonment of a portion of East 27th Street, to a set 5/8" iron rod with cap for corner in the aforementioned east right-of-way line of Regent Avenue;  
THENCE, N 04° 34' 28" E - 255.00', with said east right-of-way line of Regent Avenue, to the POINT OF BEGINNING of the herein described tract and containing 2.3416 acres (102,000 square feet) of land, more or less.



**ROY KELLY MULTIMODAL TERMINAL & PARKING GARAGE**

**REPLAT**  
of  
**BLOCK 7 and LOTS 1-R and 2-R in BLOCK 25**  
INCLUDING PORTIONS OF  
**WASHINGTON AVENUE and EAST 27TH STREET**  
into  
**LOT 1A IN BLOCK 25**  
OF BRYAN ORIGINAL TOWNSITE  
**2.3416 Acres**

**OWNERS:**  
Brazos Transit District  
c/o John McBeth  
1759 North Earl Rudder Frwy.  
Bryan, TX 77803  
Fax: (979) 778-3606

**BRYAN**  
Brazos County, Texas

**PREJEAN & COMPANY, INC.**  
9324 Westview  
Houston, TX 77055  
(713) 467-6277

**ENGINEER:**  
Walter P. Moore & Associates  
1301 McKinney, Suite 1100  
Houston, TX 77010  
(713) 630-7300

**REPLAT**  
PREPARED AND SUBMITTED  
DATE: 01/2010

**SCALE:**  
1 inch = 50 feet