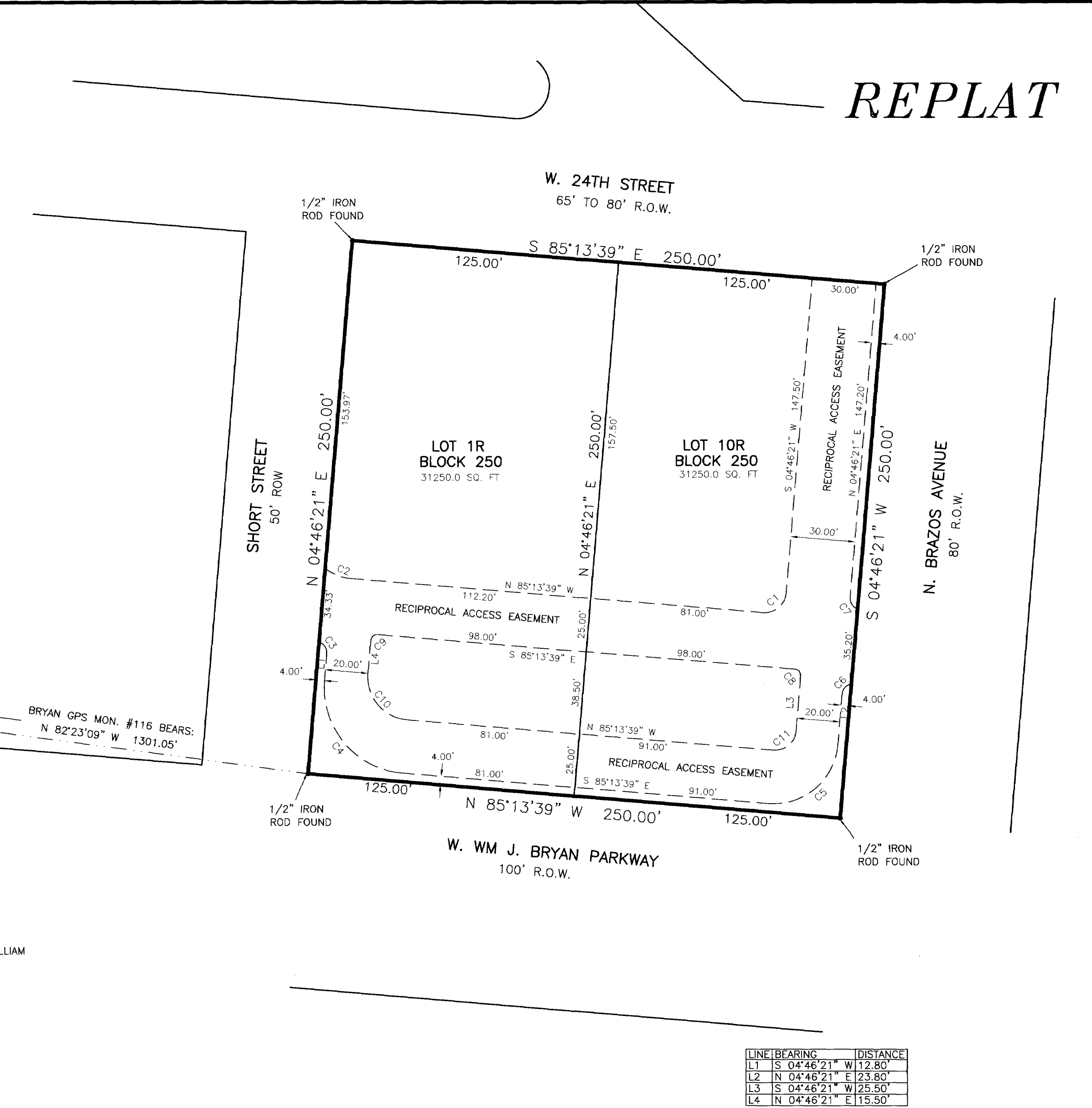
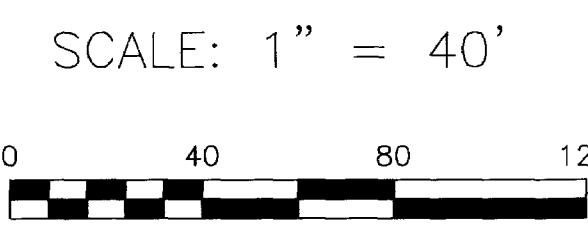
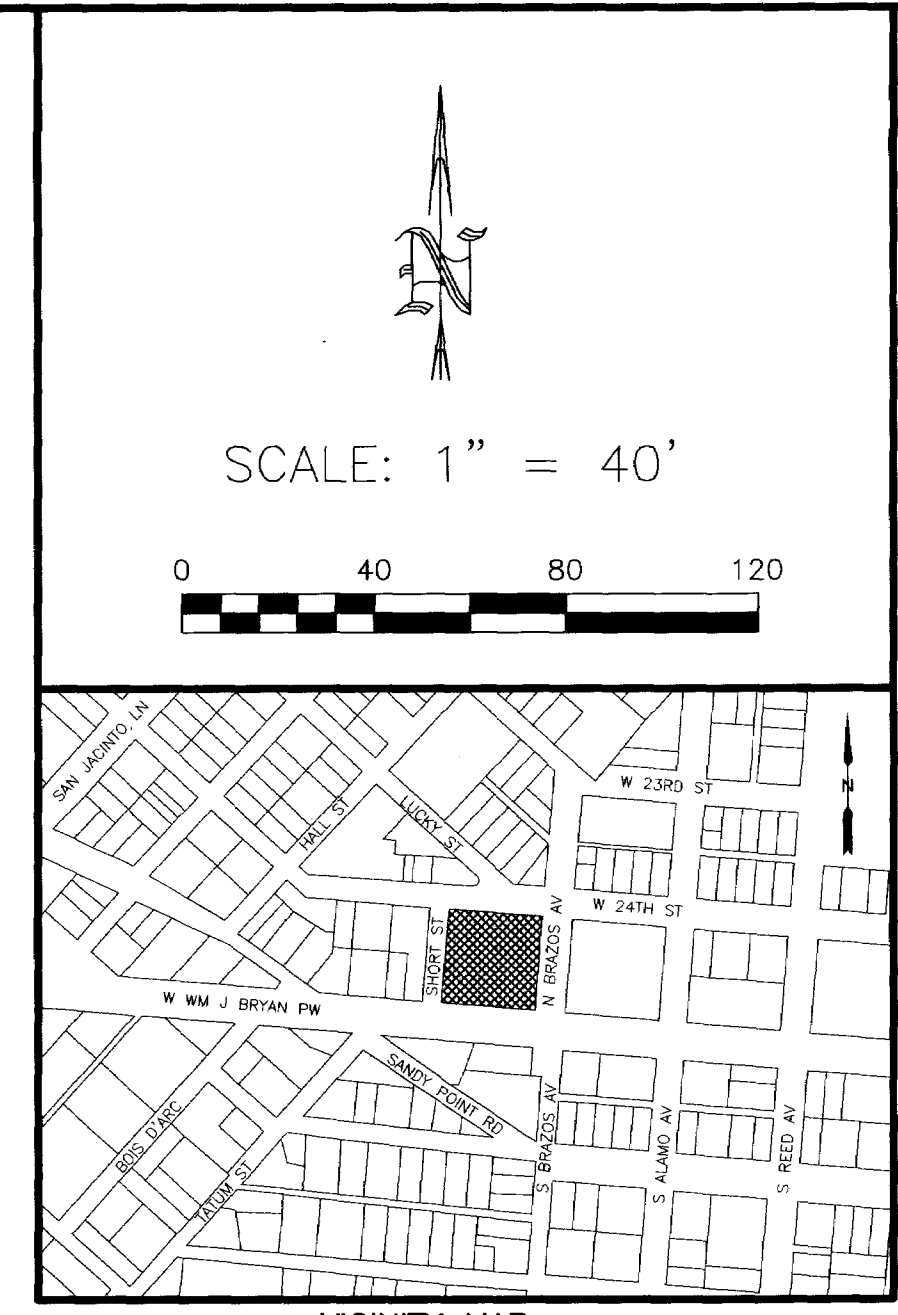
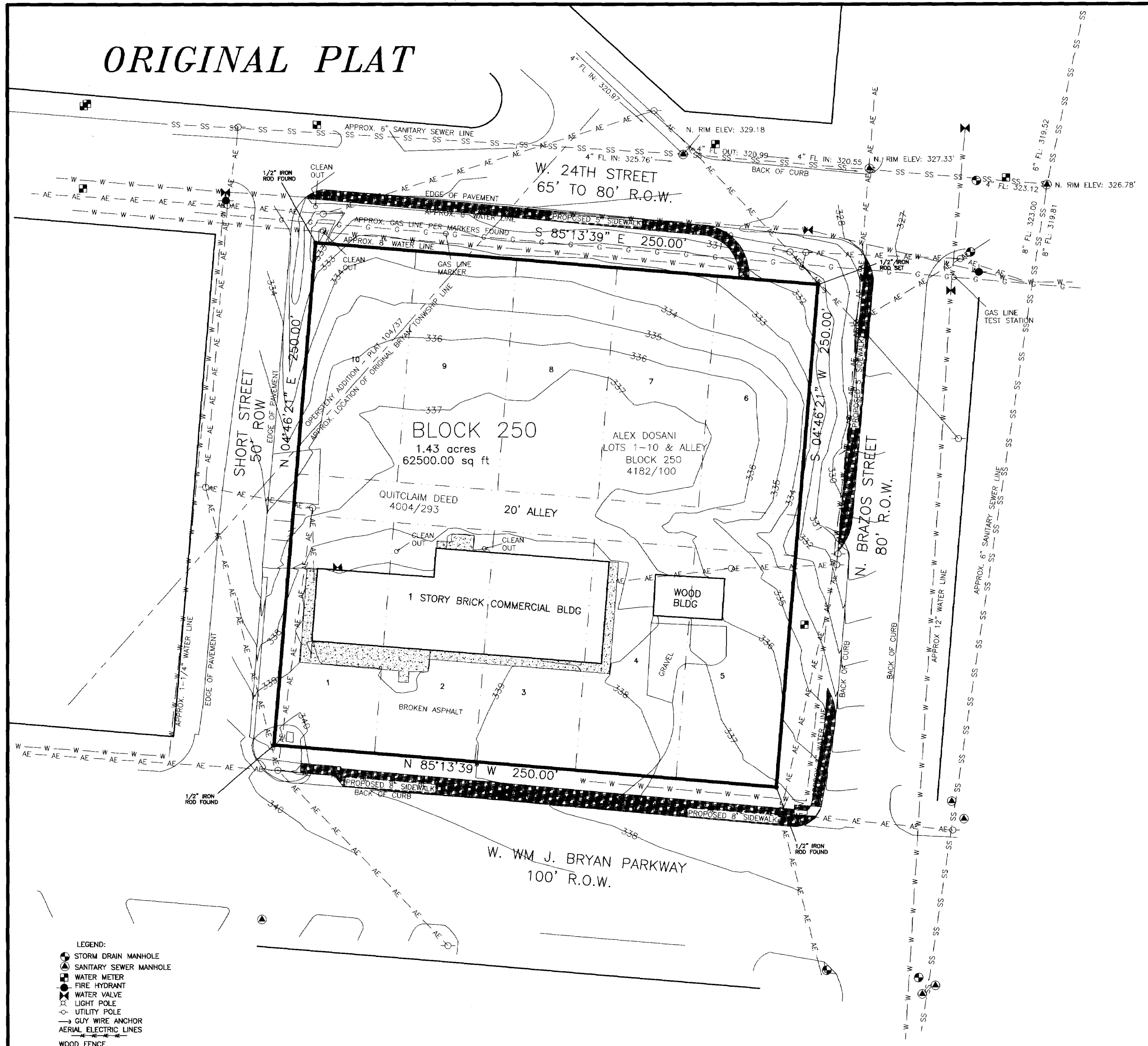


ORIGINAL PLAT

REPLAT



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. 48410195 E, DATED JULY 7, 2014.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. CONTOURS SHOWN HEREON PER AN ACTUAL ON-THE-GROUND SURVEY.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND VISIBLE INDICATIONS.
6. SUBJECT PROPERTY IS CURRENTLY ZONED C-3 COMMERCIAL.
7. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM W. WILLIAM JOEL BRYAN PARKWAY (FM 158).

NOTE: PROPOSED SIDEWALKS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY. PERMANENT LOCATIONS WILL BE DETERMINED BY SITE PLAN PRIOR TO REDEVELOPMENT.

- LEGEND:
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
WATER METER
FIRE HYDRANT
WATER VALVE
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
CONCRETE
PROPOSED SIDEWALK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, BRYAN-WEST C2K DEVELOPMENT PARTNERS, L.L.C. owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 104, Page 37, 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 intended.

Signature of owner/developer

CERTIFICATION 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 14th day of December, 2015.

Signature of City Planner

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 14th day of December, 2015.

Signature of City Engineer

CERTIFICATE OF THE COUNTY CLERK

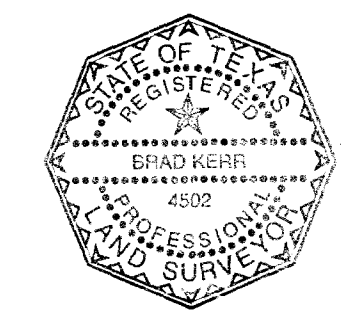
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 14th day of December, 2015 in the Official Public Records of Brazos County, Texas, in Volume 104, Page 37.

Signature of County Clerk

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Professional 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 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.

Signature of Surveyor



METES AND BOUNDS DESCRIPTION OF A 1.43 ACRE TRACT

S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1 THROUGH 10, ALL OF THE 20.00 FOOT ALLEY, BLOCK 250, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS, AND THE OPERSTENY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 37 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 AT THE INTERSECTION OF THE NORTH LINE OF W. WM. J. BRYAN PARKWAY (100' R.O.W.) AND THE EAST LINE OF SHORT STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE: N 04° 46' 21" E ALONG THE EAST LINE OF SHORT STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 24TH STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 10;

THENCE: S 85° 13' 39" E ALONG THE SOUTH LINE OF W. 24TH STREET FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF N. BRAZOS AVENUE (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE: S 04° 46' 21" W ALONG THE WEST LINE OF N. BRAZOS AVENUE FOR A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF W. WM. J. BRYAN PARKWAY MARKING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE: N 85° 13' 39" W ALONG THE NORTH LINE OF W. WM. J. BRYAN PARKWAY FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L4 with their respective bearings and distances.

Table with 10 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C11 with their respective measurements.

Filed for Record in: BRAZOS COUNTY
On: Dec 08 2015 at 03:01P
As a Plat
Document Number: 01250439
Amount: 73.00
Receipt Number - 562380
By: Lauren Reistino
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon as was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Dec 08 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

REPLAT
OF
ALL OF BLOCK 250
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 791
OPERSTENY ADDITION
VOLUME 104, PAGE 37
TO CREATE
LOTS 1R & 10R, BLOCK 250
BRYAN ORIGINAL TOWNSITE
1.43 AC., S. F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 40 FEET
SURVEY DATE: FEB. 2015
PLAT DATE: 06-21-15
REVISED: 07-14-15
JOB NUMBER: 15-378
CAD NAME: 15-378R
CRS FILE: BOT-NEW (cont): 15-378 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
PREPARED FOR: ALEX DHOSANI
9202 WATERFORD DRIVE
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2539