

COUNTY OF BRAZOS

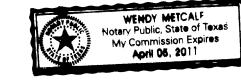
I (We), MARCLYN DEVELOPMENT CO.LTD the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 7975, Page 20,63 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

MUR W. W. W. N. T. PRESIDENT SOPRIS PROPERTY HOLDINGS, LLC

STATE OF TEXAS

COUNTY OF BRAZOS

Given under my hand and seal of office this 27 m day of November



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 Zib, day of NOV, 2007.



APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, At Huses _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the day of ______, 2001 and same was duly approved on the day ______, 2001 by said Commission



I, <u>Laven is Cluster</u>, 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 day of <u>lavenus</u>, 2007, in the Official Records of Brazos County, Texas, in Volume 8351, Page 295.

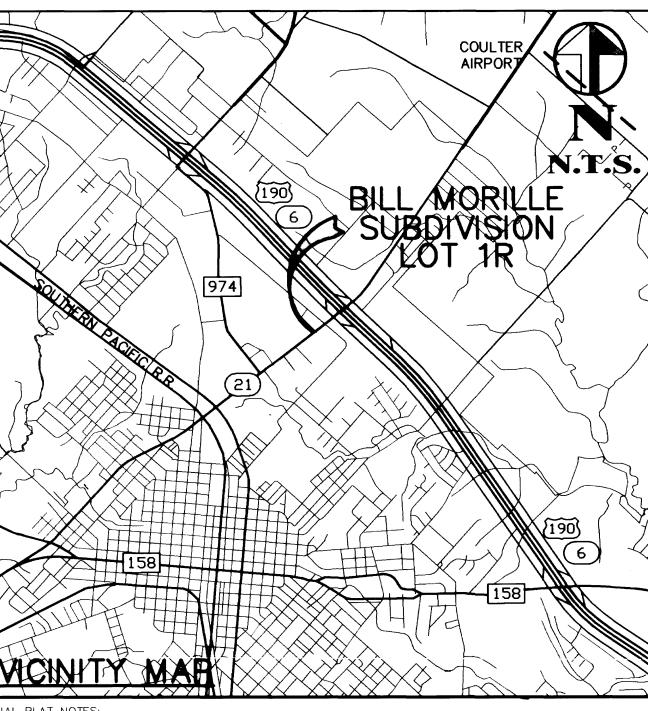
County Clerk, Brazos County, Texas Ly Culy Salatora CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

____, Registered Professional Surveyor No. ____, 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





INAL PLAT NOTES:

(O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.

SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 5/8" IRON RODS UNLESS OTHERWISE NOTED.

BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.

IRON RODS NOTED AS CONTROLING MONUMENTS WERE USED TO ESTABLISH THE PROPERTY LINES.

ALL EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE REDEVELOPMENT OF THIS PROPERTY.

METES AND BOUNDS DESCRIPTION 0.84 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10, A-63

BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BILL MORILLE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 145, PAGE 20 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 4.217 ACRE TRACT AS DESCRIBED BY A DEED TO BRUCE LEE CROWLEY RECORDED IN VOLUME 1604, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

AID 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 NORTHWEST LINE OF E. STATE HIGHWAY 21 (100' R.O.W.) AND THE SOUTHWEST LINE OF BLUEBONNET STREET (40' R.O.W.) MARKING THE

THENCE: S 52° 13' 19" W ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF 105.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF SAID 4.217 ACRE TRACT;

THENCE: S 52° 36' 06" W CONTINUING ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR DISTANCE OF 35.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN

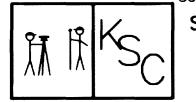
THENCE: N 47° 55' 38" W THROUGH SAID 4.217 ACRE TRACT FOR A DISTANCE OF 261.61 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 44° 13' 25" E CONTINUING THROUGH SAID 4.217 ACRE TRACT, AT 35.02 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1, AND THE SOUTH CORNER OF LOT 2, BILL MORILLE SUBDIVISION, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A TOTAL DISTANCE OF 138.60 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLUEBONNET STREET MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE: S 47° 58' 32" E ALONG THE SOUTHWEST LINE OF BLUEBONNET STREET FOR A DISTANCE OF 281.48 FEET TO THE <u>POINT OF BEGINNING</u> CONTAINING 0.84 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

SUBDIVISION

VOLUME 145, PAGE 20
CREATING
LOT 1R, BLOCK 1
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: FEBRUARY 14, 2007



SURVEYED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195



1391 SEAMIST LANE <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com

OFFICE - (979) 690-0329 FAX - (979) 690-0329

WRIGHT III FOODS c/o JOHN WRIGHT III 304 NOLANA LOOP MCALLEN, TEXAS 78504 OFF: (956) 631-6461 FAX: (956) 631-2332

> ILENAME: 0313RP1A | SCALE: 1" = 30' UBMITTAL DATE: JULY 24, 2007

RAWN BY: R.A.M. HECKED BY: BRAD KERR TELD BOOK: N/A PAGES: N/A

RABON METCALF ENGINEERING CLIENT NO. PROJECT NO. 215 - 0313