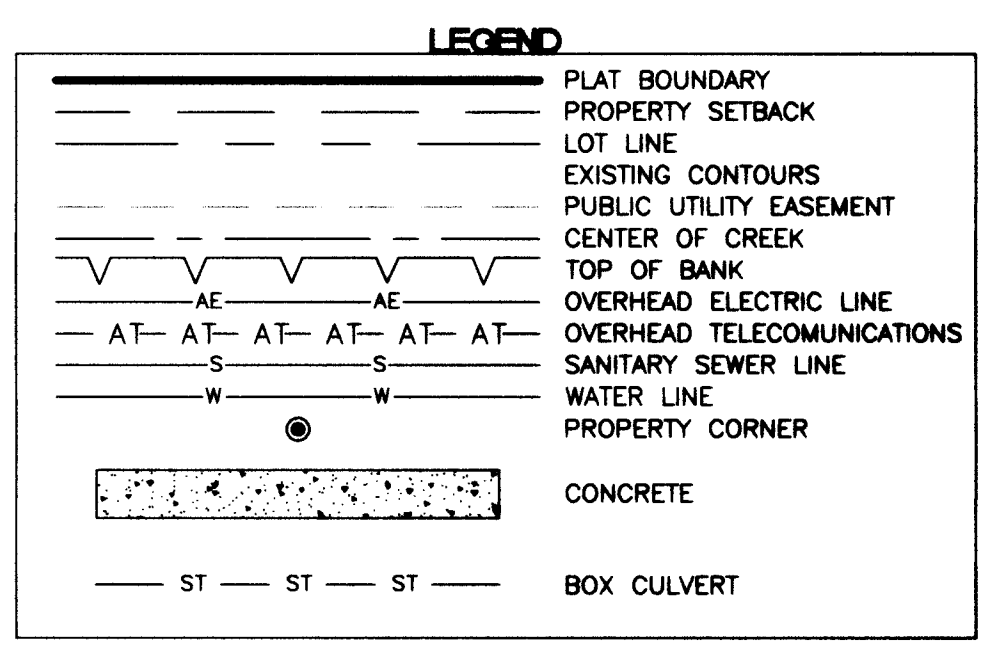
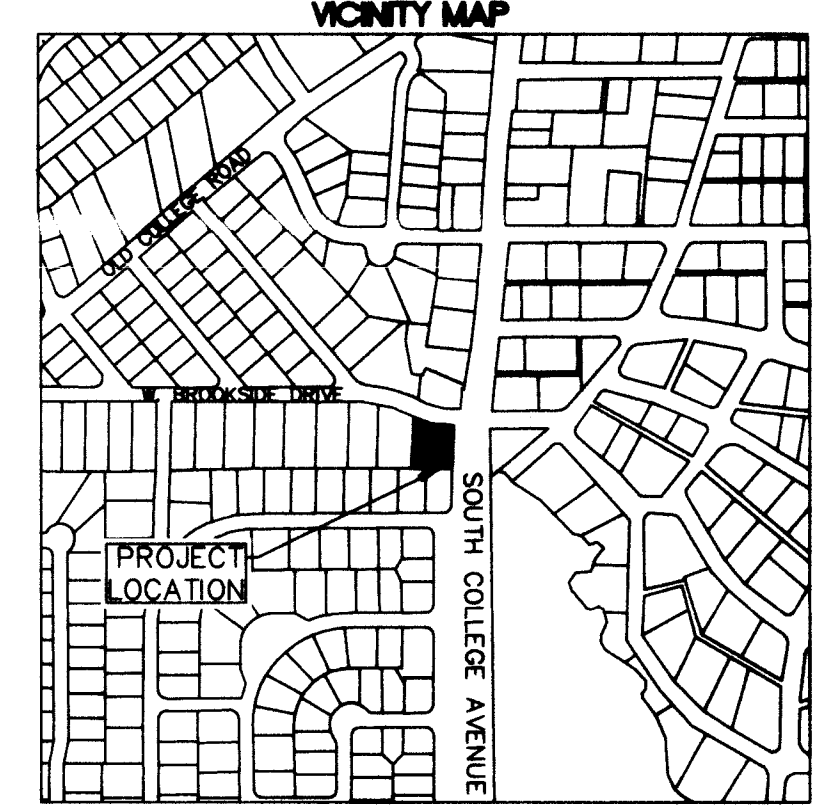


CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	75.44'	249.78'	017°19'00"	38.04'	75.20'	N68°05'40"E
C2	38.27'	25.00'	090°00'00"	25.00'	38.36'	S88°33'50"E

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
  - 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.
  - FEMA FLOOD INSURANCE RATE MAP 48041C0215 E DATED MAY 16, 2012 SHOWS NO FEDERALLY REGULATORY FLOODPLAIN ON THIS PROPERTY. THE BURTON CREEK FLOOD STUDY OF 2008 PREPARED FOR THE CITY OF BRYAN HAS IDENTIFIED FLOODWAY WITHIN THE LIMITS OF THE CHANNEL AND FLOODPLAIN UP TO THE ELEVATION OF 321.2 FT. ALL IMPROVEMENTS ON THE RESULTING LOTS WILL BE REQUIRED TO OBTAIN A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF BRYAN, AND WILL HAVE A LOWEST FINISH FLOOR OF ALL HABITABLE STRUCTURES OF 322.2 FT.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
  - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - THIS PROPERTY IS ZONED SF-5.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Justin Whitworth, Manager of Bona Fide Acquisitions, LLC, owner and developer of the land shown on this plat, and designated herein as the Borderbrook No. 2 Subdivision Lots 11-A & 11-B, Block 5 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: Justin Whitworth  
 Justin Whitworth, Manager Bona Fide Acquisitions, LLC

**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 10th day of January, 2013, and same was duly approved on the 2nd day of March, 2013, by said Commission.  
Michael Beckwith  
 Chair, Planning & Zoning Commission, Bryan, 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 the 12 day of April, 2013, in the Official Records of Brazos County in Volume 41256 Page 234.  
Karen McQueen  
 County Clerk  
 Brazos County, Texas

**METES AND BOUNDS DESCRIPTION**  
 OF A 0.49 ACRE TRACT  
 PORTION OF LOT 11, BLOCK 5  
 BORDERBROOK NO. 2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 11, BLOCK 5, BORDERBROOK NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 199, PAGE 611 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 SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE R.O.W.) MARKING THE EAST CORNER OF SAID LOT 11 AND THE NORTH CORNER OF BLOCK 1, OAK TERRACE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**THENCE**: S 42° 04' 18" W ALONG THE COMMON LINE OF SAID LOT 11 AND OAK TERRACE ADDITION FOR A DISTANCE OF 126.10 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;  
**THENCE**: N 47° 52' 38" W THROUGH SAID LOT 11 FOR A DISTANCE OF 186.83 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. BROOKSIDE DRIVE (60' R.O.W.) MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;  
**THENCE**: N 66° 45' 10" E ALONG THE SOUTHEAST LINE OF W. BROOKSIDE DRIVE FOR A DISTANCE OF 52.04 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 249.78 FEET;  
**THENCE**: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 19' 00" FOR AN ARC DISTANCE OF 75.49 FEET (CHORD BEARS: N 58° 05' 40" E - 75.20 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;  
**THENCE**: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 85° 33' 50" E - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE MARKING THE END OF SAID CURVE;  
**THENCE**: S 40° 28' 16" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 117.33 FEET TO THE POINT OF BEGINNING CONTAINING 0.49 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
 Before me, the undersigned authority, on this day personally appeared Justin Whitworth, 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 4th day of March, 2013.  
Justin Whitworth  
 Notary Public, Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**  
 I, W. Paul Kasper, 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 11th day of April, 2013.  
W. Paul Kasper  
 City Engineer, Bryan, Texas

Filed for Record in:  
 BRAZOS COUNTY  
 On: Apr 05, 2013 at 01:41P  
 As a  
 Plat  
 Document Number: 01151147  
 Amount: 63.00  
 Receipt Number - 466682  
 By:  
 Kala Brummer

**APPROVAL OF THE CITY PLANNER**  
 I, Linda Guindi, 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 15th day of April, 2013.  
Linda Guindi  
 City Planner  
 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, R.P.L.S. No. 4502



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.  
 Apr 05, 2013  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

Doc. Bk. Vol. Pg.  
 01151147 BR 11256 239

**REPLAT**  
 OF  
**BORDERBROOK NO. 2**  
**LOT 11, BLOCK 5**  
**SAVE & EXCEPT THE SW 41.2'**  
**0.49 ACRES**  
 LOT 11-A = 0.288 ACRES  
 LOT 11-B = 0.202 ACRES

JE SCOTT SURVEY, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=20'  
 JANUARY, 2013  
 OWNER/DEVELOPER:  
 Bona Fide Acquisitions, LLC  
 4400 Old College Rd  
 Bryan, Texas 77801  
 (979) 703-8925  
 ENGINEER:  
**SCHULTZ ENGINEERING LLC**  
 TSP# Firm Reg. No. 12527  
 2730 Longmire Drive, Suite A  
 College Station, Texas 77845  
 SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195  
 P.O. Box 11995, College Station, Texas 77842  
 (979) 764-3900 Fax: (979) 764-3910