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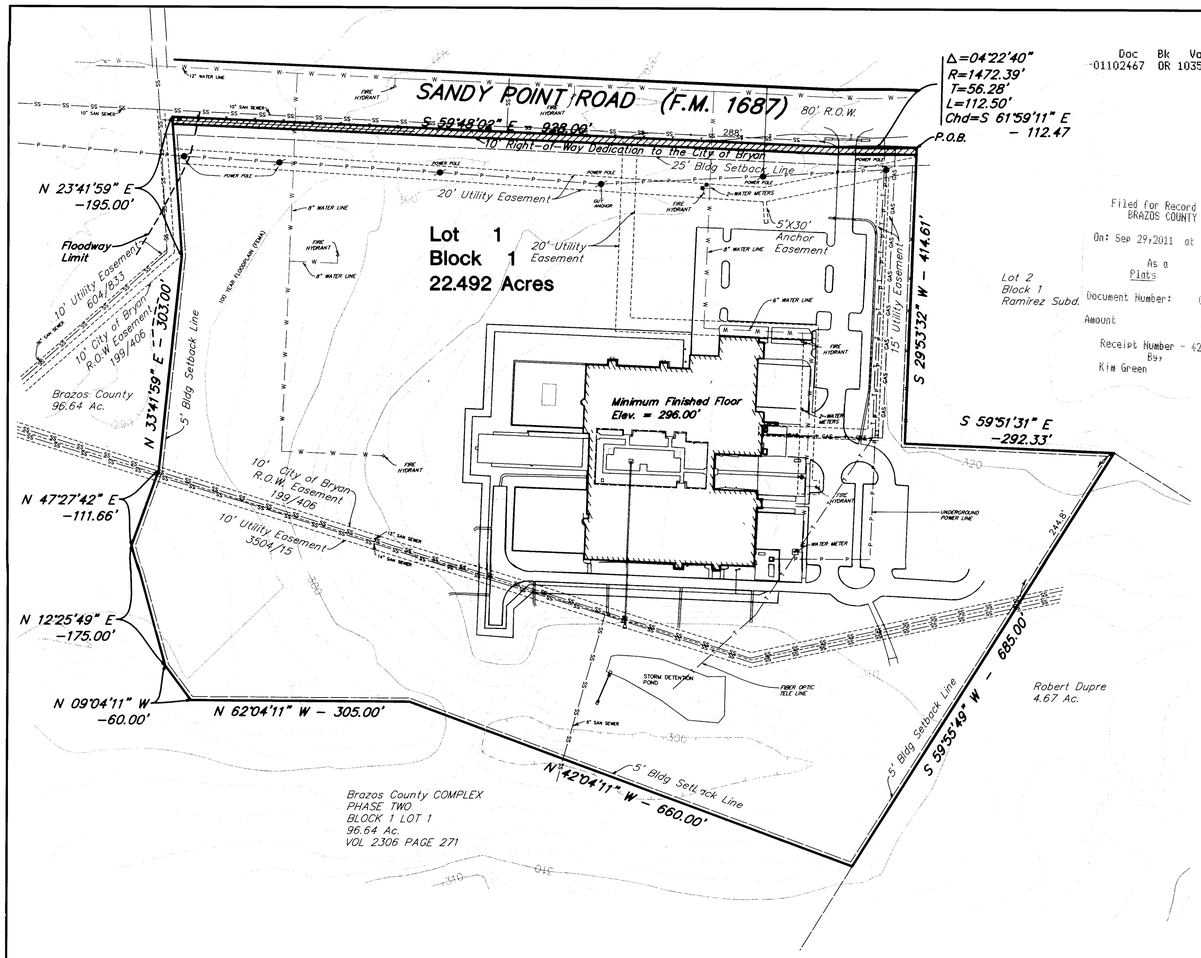


Filed for Record in:
BRAZOS COUNTY

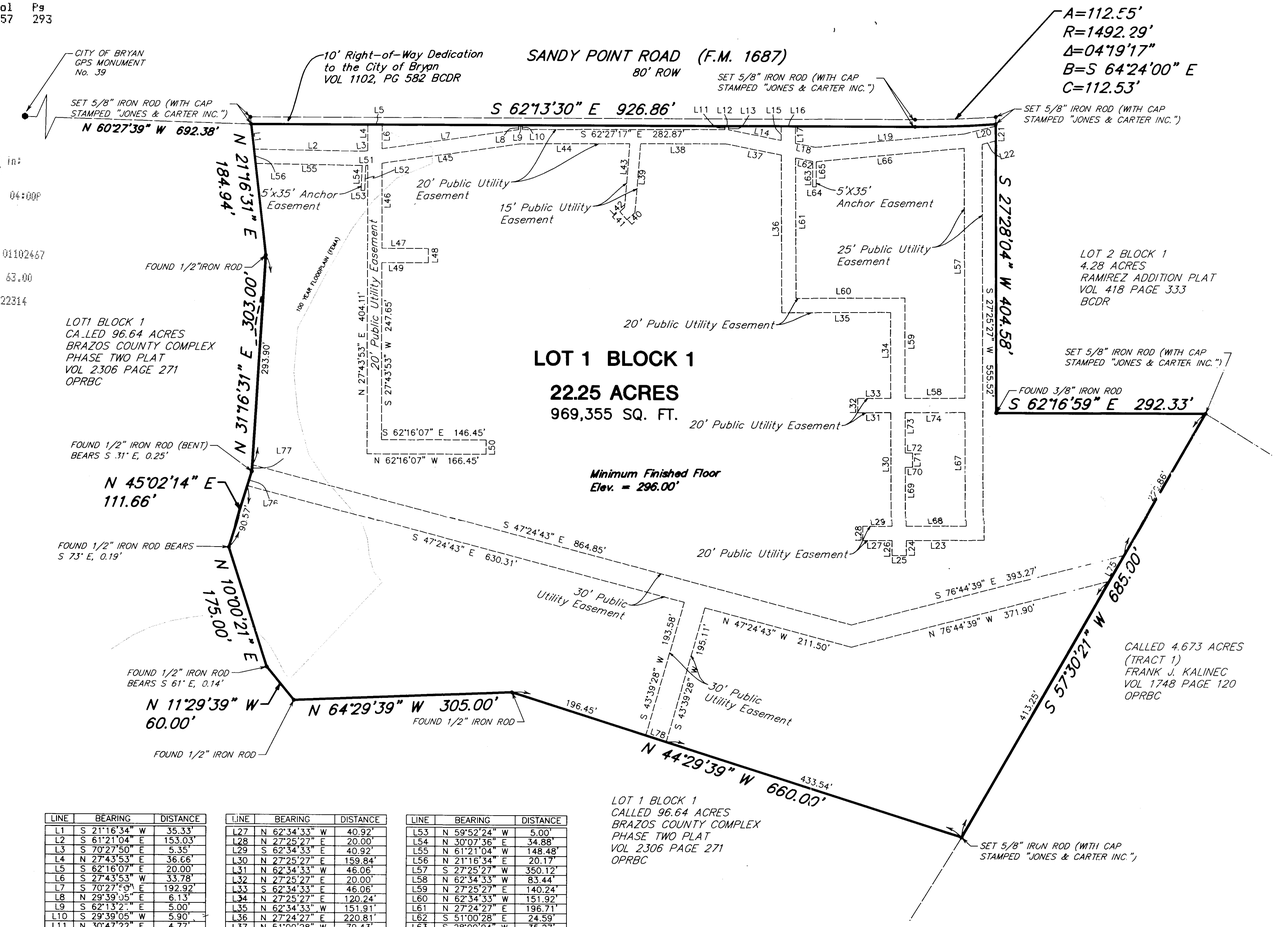
On: Sep 29,2011 at 04:00P

As a
Plats

Document Number: 01102467

Amount 63.00

Receipt Number - 422314
By,
Kim Green



LINE	BEARING	DISTANCE
L1	S 21°16'34" W	35.33'
L2	S 61°21'04" E	153.03'
L3	S 70°27'50" E	5.35'
L4	N 27°43'53" E	36.66'
L5	S 62°16'07" E	20.00'
L6	S 27°43'53" W	33.78'
L7	S 70°27'50" E	192.92'
L8	N 29°39'05" E	6.13'
L9	S 62°13'27" E	5.00'
L10	S 29°39'05" W	5.90'
L11	N 30°47'22" E	4.77'
L12	S 62°13'27" E	5.01'
L13	S 30°47'22" W	5.17'
L14	S 51°00'28" E	75.25'
L15	N 27°24'27" E	19.80'
L16	S 62°13'27" E	20.00'
L17	S 27°24'27" W	23.77'
L18	S 51°00'28" E	27.83'
L19	S 67°37'47" E	209.64'
L20	S 76°30'13" E	44.76'
L21	S 27°28'04" W	20.61'
L22	N 76°30'13" W	19.67'
L23	N 62°34'33" W	108.44'
L24	S 27°25'27" W	21.01'
L25	N 62°34'33" W	20.00'
L26	N 27°25'27" E	21.01'

LINE	BEARING	DISTANCE
L27	N 62°34'33" W	40.92'
L28	N 27°25'27" E	20.00'
L29	S 62°34'33" E	40.92'
L30	N 27°25'27" E	159.84'
L31	N 62°34'33" W	46.06'
L32	N 27°25'27" E	20.00'
L33	S 62°34'33" E	46.06'
L34	N 27°25'27" E	120.24'
L35	N 62°34'33" W	151.91'
L36	N 27°24'27" E	220.81'
L37	N 51°00'28" W	70.43'
L38	N 62°24'34" W	118.69'
L39	S 32°17'24" W	96.89'
L40	S 76°14'30" W	14.97'
L41	N 13°45'30" W	15.00'
L42	N 76°14'30" E	8.91'
L43	N 32°17'24" E	89.59'
L44	N 62°29'24" W	152.23'
L45	N 70°27'50" W	195.85'
L46	S 27°43'53" W	119.14'
L47	S 62°16'07" E	65.03'
L48	S 27°43'53" W	20.00'
L49	N 62°16'07" W	65.03'
L50	S 27°43'53" W	20.00'
L51	N 70°27'50" W	2.60'
L52	S 30°07'36" W	35.24'

LINE	BEARING	DISTANCE
L53	N 59°52'24" W	5.00'
L54	N 30°07'36" E	34.88'
L55	N 61°21'04" W	148.48'
L56	N 21°16'34" E	20.17'
L57	S 27°25'27" W	360.12'
L58	N 62°34'33" W	83.44'
L59	N 27°25'27" E	140.24'
L60	N 62°34'33" W	151.92'
L61	N 27°24'27" E	196.71'
L62	S 51°00'28" E	24.59'
L63	S 28°00'04" W	35.27'
L64	S 61°59'56" E	5.00'
L65	N 28°00'04" E	35.17'
L66	S 67°37'47" E	207.13'
L67	S 27°25'27" W	159.84'
L68	N 62°34'33" W	83.44'
L69	N 27°25'27" E	83.08'
L70	S 62°34'33" E	10.00'
L71	N 27°25'27" E	20.00'
L72	N 62°34'33" W	10.00'
L73	N 27°25'27" E	56.76'
L74	S 62°34'33" E	83.44'
L75	S 57°30'21" W	41.88'
L76	N 45°02'14" E	21.09'
L77	N 31°16'31" E	9.10'
L78	S 44°29'38" E	30.02'

ORIGINAL PLAT

CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I(We), Brazos County, the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume 1152, Page 427 and whose name(s) is (are) 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 identified.

Owner/Representative County Judge

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared Duane Peters known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal of office this 19 day of September 2011.

Notary Public, Brazos County, Texas

BEATRIZ D. GREEN
Notary Public, State of Texas
My Commission Expires
JUNE 11, 2014

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 29 day of Sept, 2011, in the Official Public Records of Brazos County, Texas in Volume 10357, Page 293

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

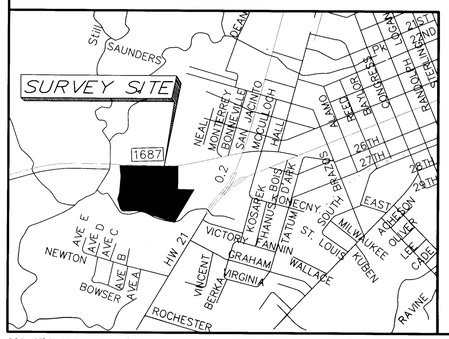
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and Conning 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 19th day of September, 2011.

City Planner, Bryan, Texas

0' 100' 200' 300'

VICINITY MAP



CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

John E. Pledger, III, Registered Professional Land Surveyor No. 2183

STATE OF TEXAS REGISTERED JOHN E. PLEDGER III 2183 PROFESSIONAL LAND SURVEYOR

APPROVAL OF THE CITY ENGINEER

I, H. Paul Kaspar, 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 28th day of Sept, 2011.

City Engineer, Bryan, Texas

NOTES

1. Bearings are based on the City of Bryan Control Monumentation, Texas Coordinate System, Central Zone (NAD83). All Distances are surface, the scale factor for this project is 0.99989731.

2. According to Map No. 48041C0133 C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, effective date of July 2, 1992, a portion of the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood; and Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones & Carter, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.

3. All building setbacks must comply with the City of Bryan Ordinances.

4. All easements shown on the REPLAT are hereby dedicated via this plat and replace all easements shown on the ORIGINAL PLAT.

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.

Sep 29,2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

STATE OF TEXAS §

COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 22.25-acre tract out of the Steven F. Austin League, Abstract No. 9 in Brazos County, Texas, being all of Lot 1, Block 1of the Final Plat of the Brazos County Complex Phase One, recorded in Volume 1102, Page 582 of the Brazos County Deed Records; said 22.25-acre tract being more particularly described as follows with all bearing being based on the Texas Coordinate System, Central Zone (NAD83);

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Jones & Carter") marking the north corner of Lot 2, Block 1 of the Ramirez Addition, plat of which is recorded in Volume 418, Page 333 of the Brazos County Deed Records, said iron rod also being in the south right-of-way of F.M. 1687, also known as Sandy Point Road, (80 foot wide);

THENCE, South 27°28'04" West, 404.58 feet along the northwest line of said Lot 2 Block 1 to a found 3/8-inch iron rod;

THENCE, South 62°16'59" East, 292.33 feet along the southwest line of said Lot 2 Block 1 to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") marking the northeast corner of a called 4.673-acre tract to Frank V. Kalinec, recorded in Volume 1748, Page 120 of the Brazos County Deed Records;

THENCE, South 57°30'21" West, 685.00 feet along the northwest line of said 4.67-acre tract to a set 5/8-inch iron rod (with cap stamped "Jones & Carter) marking a northeast corner of a called 96.26 acre tract to Brazos County, recorded in Volume 2306, Page 271 of the Official Public Records of Brazos County;

THENCE, along the northeast line of said 96.64 acre tract, the following seven (7) courses and distances:

1. North 44°29'39" West, 660.00 feet to a found 1/2-inch iron rod;
2. North 64°29'39" West, 305.00 feet to a found 1/2-inch iron rod;
3. North 11°29'39" West, 60.00 feet to a point for corner from which a found 1/2-inch iron rod bears South 61d East, 0.14 feet;
4. North 10°00'21" East, 175.00 feet to a point for corner from which a found 1/2-inch iron rod bears South 73d East, 0.19 feet;
5. North 45°02'14" East, 111.66 feet to a point for corner from which a found 1/2-inch iron rod (bent) bears South 31d East, 0.25;
6. North 31°16'31" East, 303.00 feet to a found 1/2-inch iron rod;
7. North 21°16'31" East, 184.94 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter"), being in the south right-of-way of aforementioned F.M. 1687;

THENCE, South 62°13'30" East, 926.86 feet along the south line of said F.M. 1687 to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") marking the beginning of a non-tangent curve to the left;

THENCE, continuing along the south line of said F.M. 1687, following the arc of said non-tangent curve to the left, having a radius of 1492.29 feet, a central angle of 04°19'17", an arc length of 112.55 feet, and a long chord bearing South 64°24'00" East, 112.53 feet to the POINT OF BEGINNING, CONTAINING 22.25 acres of land in Brazos County, Texas, as shown on Replat of the Brazos County Complex Phase One in the office of Jones & Carter, Inc. in Bryan/College Station, Texas.

REPLAT

REPLAT
OF
LOT 1 BLOCK 1
OUT OF THE
BRAZOS COUNTY COMPLEX PHASE ONE
RECORDED IN VOLUME 1152 PAGE 427 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS
BEING
22.25 ACRES
OUT OF THE
S.F AUSTIN LEAGUE, A-9
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2011

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1716 Briarcrest Drive, Suite 160
Bryan, Texas 77802-2776
(979)731-8000 www.jonescarter.com

OWNER: BRAZOS COUNTY
300 E. 26th Street
Bryan, TX 77803