

VICINITY MAP
 - N.T.S. -

SCALE : 1" = 50'

Filed for Record in:
 BRAZOS COUNTY
 On: Sep 07 2007 at 12:06P
 AS a
 Plans
 Document Number: 00975605
 Amount: \$6.00
 Receipt Number: 324736
 By:
 Lisa Green
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was
 filed on the date and time stamped herein 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 07 2007
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

FIELD NOTES
BLOCK ONE - LOT ONE
BRAZOS COUNTY COMPLEX - PHASE III
9.98 Acre Tract

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 9, Abstract-64, Brazos County, Texas and being all of the called 9.88 acre tract conveyed to Brazos County of the State of Texas C/O Judge Randy Sims by Jacqueline A. Cryan and David Cryan according to the Deed recorded in Volume 6458 page 44 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" rod found in the north right-of-way line of State Highway No. 21 for the east corner of subject tract; said iron rod being the most southerly common corner between subject tract and the Frank J. Kallinec 4.892 acre tract (186/535);

THENCE: along the north right-of-way line of State Highway No. 21 as follows:
 S 66° 18' 00" W - 100.00 feet to a 5/8" iron rod set with cap;
 S 79° 02' 23" W - 95.65 feet to a 5/8" iron rod set with cap;
 S 68° 41' 01" W - 195.95 feet to a 1/2" iron rod found;
 S 59° 14' 05" W - 217.33 feet to a concrete monument found and S 60° 06' 01" W - 626.43 feet to a 5/8" iron rod set with cap for the south corner of subject tract; said iron rod being the most southerly common corner between subject tract and the Brazos County Complex, Phase II 96.26 acre tract (2306/271);

THENCE: N 29° 02' 24" W - 402.26 feet along the common line between subject tract and said 96.26 acre tract to a 5" fence post found for the west corner of subject tract;

THENCE: N 60° 21' 42" E - 1031.43 feet along the common line between subject tract and said 96.26 acre tract and continuing along the common line between subject tract and the Brazos County Complex, Phase I 22.492 acre tract (1152/427) to a 6" fence post found for the north corner of subject tract; said point being on the southwest line of Ramirez Addition (418/333);

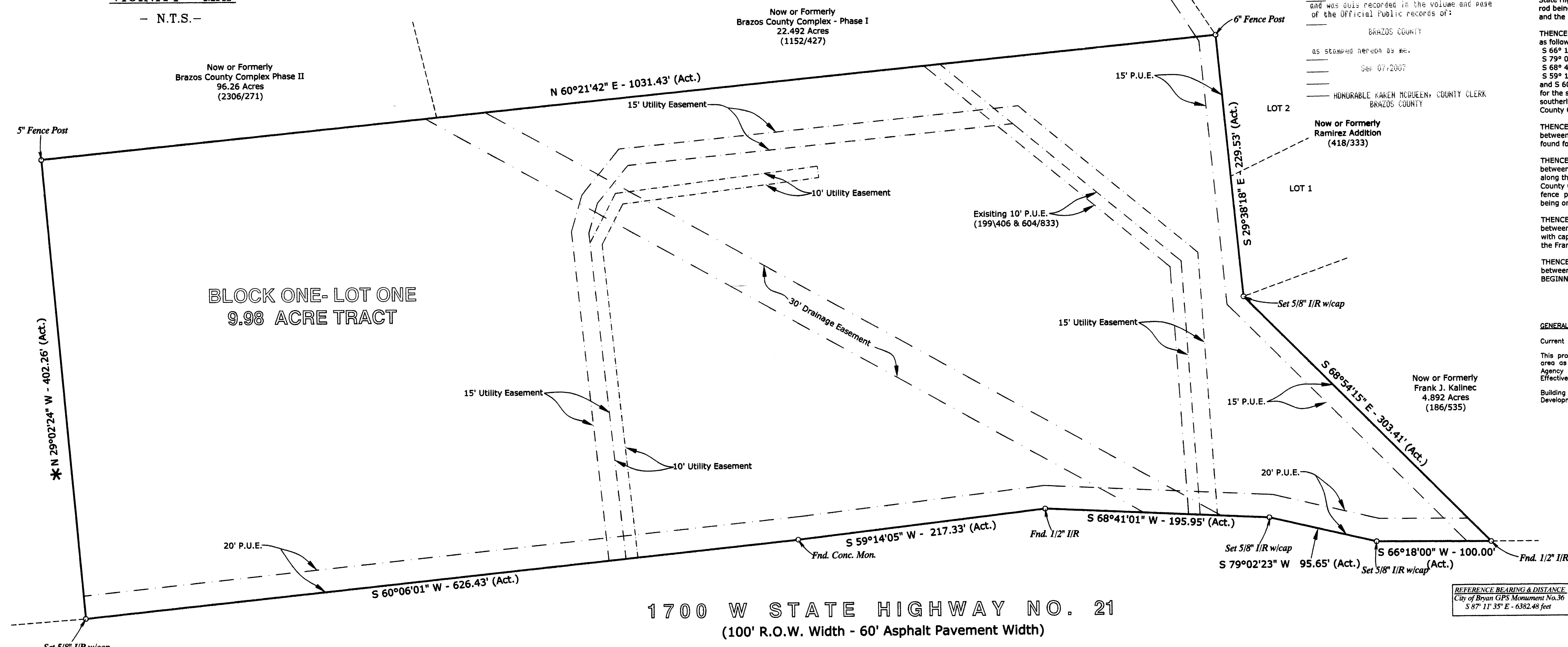
THENCE: S 29° 38' 18" E - 229.53 feet along the common line between subject tract and said Ramirez Addition to a 5/8" iron rod with cap set for corner; said point being the southwest corner of the Frank J. Kallinec 4.892 acre tract (186/535);

THENCE: S 68° 54' 15" E - 303.41 feet along the common line between subject tract and said 4.892 acre tract to the PLACE OF BEGINNING; and containing 9.98 acres of land, more or less.

GENERAL NOTES
 Current Zoning of the subject property is C (Commercial).
 This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C; Effective Date July 2, 1992.
 Building setback lines are as per City of Bryan Site Development Review Ordinance.

Site Address:
 1700 State Highway 21 West
 Bryan, Texas 77803
Owner:
 BRAZOS COUNTY OF STATE OF TEXAS
 C/O Judge Randy Sims
 300 E. 28th Street, Suite 114
 Bryan, Texas 77803
 Tel: (979) 361-4102
 Fax: (979) 361-4503
Prepared For:
 WIGINGTON HOOKER JEFFERY ARCHITECTS
 9696 Skillman Street, Suite 255
 Dallas, Texas 75243
 Tel: (214) 349-5558
 Fax: (214) 349-2522

REFERENCE BEARING & DISTANCE
 City of Bryan GPS Monument No.36
 S 87° 11' 35" E - 6382.48 feet



BLOCK ONE- LOT ONE
9.98 ACRE TRACT

1700 W STATE HIGHWAY NO. 21
 (100' R.O.W. Width - 60' Asphalt Pavement Width)

NOTE:
 Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.
 * Deed bearing used as Basis of Bearing

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Brazos County, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6458, and Page 44, 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 identified.
 Randy Sims
 Hon. Randy Sims, Judge
 Brazos County

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Randy Sims, known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.
 Given under my hand and seal of office this 27 day of August, 2007.
 Otis L. Skelton
 Notary Public, State of Texas

CERTIFICATE OF THE SURVEYOR
 I, Donald Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.
 Donald Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER
 I, Donald Garrett, Registered Professional Engineer No. 27740, in the State of Texas, hereby certify that proper engineering calculations have been given to this plat.
 Donald Garrett, P.E. No. 27740

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Karen McQueen, Chairman 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 27th day of August, 2007 and same was duly approved on the 27th day of August, 2007 by said Commission.
 Karen McQueen
 Chairman, Planning and Zoning Commission
 City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR
 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 27th day of August, 2007.
 Karen McQueen
 Planning Administrator
 City of Bryan, Texas

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 27th day of August, 2007.
 B.P.P.
 City Engineer, Bryan, Texas

CERTIFICATION BY 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 27th day of August, 2007, in the Official Records of Brazos County in Volume 6458, Page 44.
 Karen McQueen
 County Clerk, Brazos County, Texas

FINAL PLAT
 of
BLOCK ONE - LOT ONE
BRAZOS COUNTY COMPLEX - PHASE III

9.98 ACRE TRACT
 Volume 6458 Page 44
 Stephen F. Austin League No.9, A-62
 Bryan, Brazos County, Texas
 Scale : 1" = 50' July, 2007