

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

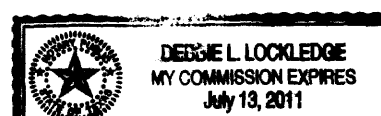
We, BRAZOS COUNTY, TEXAS, the owners and developers of the land shown on this plat, being part of the called 159.00 Acre Tract as conveyed to us in the Official Records of Brazos County in Volume 4583, Page 287, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Randy Sims
Randy Sims, County Judge

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Simms, 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 of office this 4th day of June, 2008.



Debbie Lockledge
Notary Public, Brazos County, 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 certificate of authentication was filed for record in my office the 2nd day of June, 2008, in the Official Records of Brazos County, Texas, in Volume 8205, Page 134.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, 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 20th day of JUNE, 2008.

W. Paul Kragen
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R. Clark, 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 & Zoning Commission of the City of Bryan on the 19th day of March, 2008 and same was duly approved on the 19th day of June, 2008 by said Commission.

John R. Clark
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 20th day of June, 2008.

David Russell
City Planner, City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

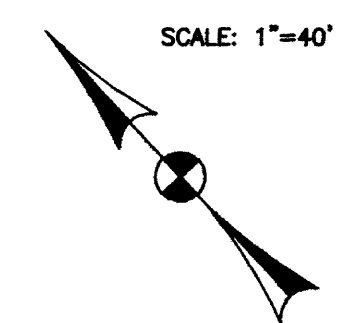
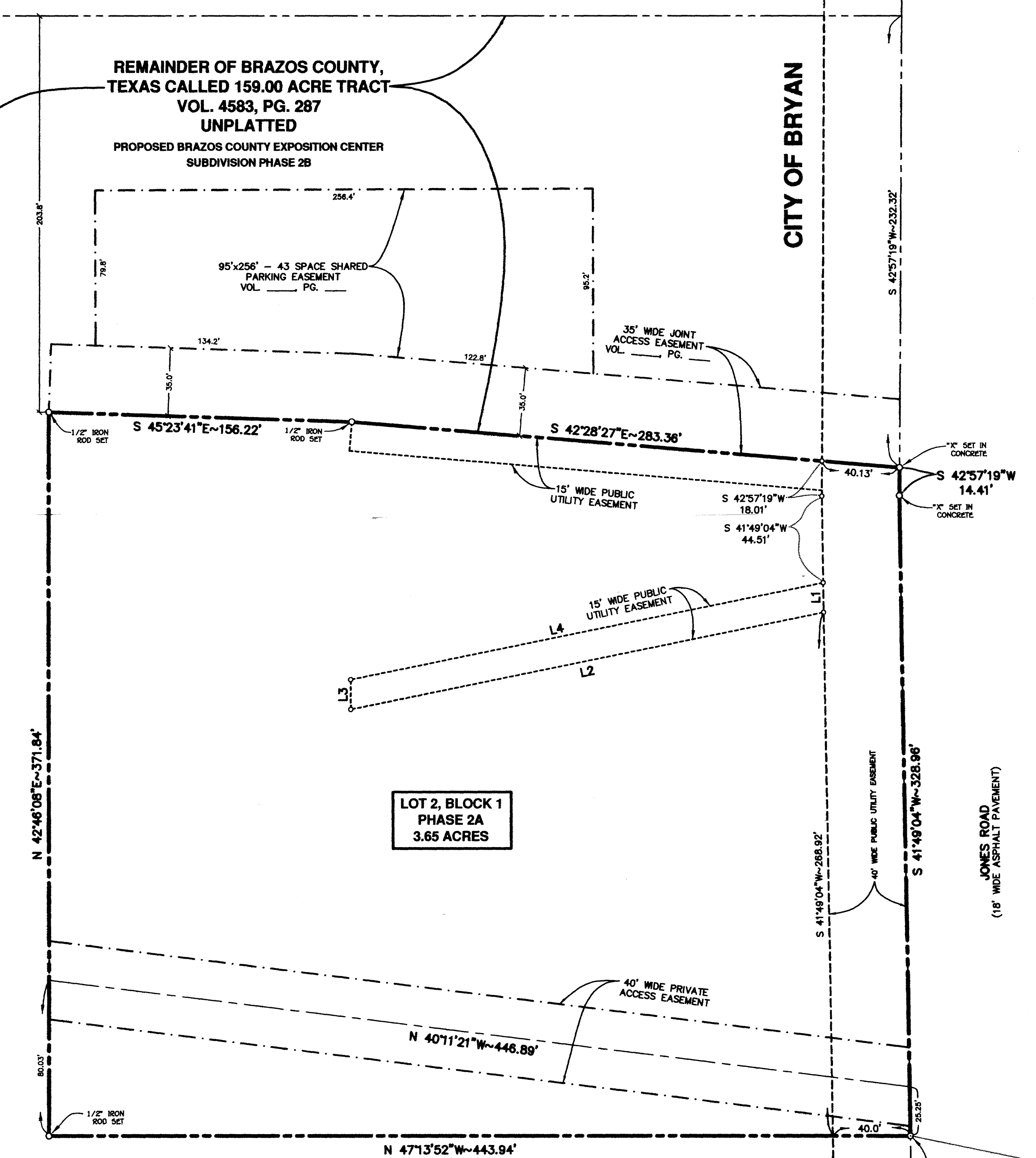
I, S. M. King, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S.M. King
S. M. King, R.P.L.S. No. 2003



BRAZOS COUNTY EXPOSITION CENTER
SUBDIVISION - PHASE 1
VOL. 8205, PG. 9

LOT 1, BLOCK 1
52.84 ACRES

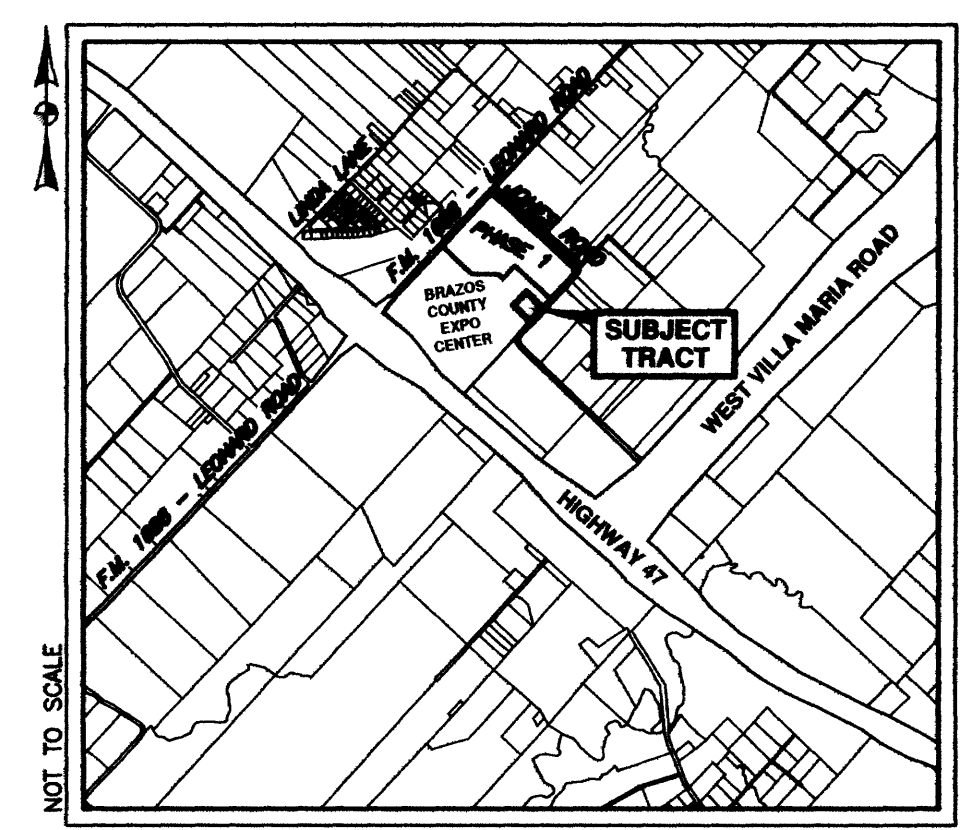


Brazos County Exposition Center Subdivision - Phase 2
3.65 Acre Tract
T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 3.65 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 3.65 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron set in the southeast line of the beforementioned 159.00 acre tract, same being the fenced northwest line of Jones Road, a 1/2" iron rod found marking the south corner of Lot 1, Block 1 - 52.84 acre - Brazos County Exposition Center Phase 1, according to the plat recorded in Volume 8205, Page 9, of the Official Records of Brazos County, Texas, bears N 42° 57' 19" E - 232.32 feet;

- THENCE continuing along the northwest line of Jones Road, as follows:
 - S 42° 57' 19" W for a distance of 14.41 feet to an "x" set in a concrete mow strip,
 - S 41° 49' 04" W for a distance of 328.96 feet to 1/2" iron rod set;
- THENCE N 47° 13' 52" W for a distance of 443.94 feet to a 1/2" iron rod set;
- THENCE N 42° 46' 08" E for a distance of 371.84 feet to a 1/2" iron rod set;
- THENCE S 45° 23' 41" E for a distance of 156.22 feet to a 1/2" iron rod set;
- THENCE S 42° 28' 27" E for a distance of 283.36 feet to the **PLACE OF BEGINNING** containing 3.65 acres of land, more or less.



Doc Bk Vol Pg
01002733 BR 8481 134

Filed for Record in:
BRAZOS COUNTY

On: Jul 02, 2008 at 08:22A

As a
Plat

Document Number: 01002733

Amount: \$0.00

Receipt Number - 344902

By:
Ashlie Peters

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.

Jul 02, 2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

- NOTES:
- 1. THIS 3.65 ACRE TRACT IS PART OF THE BRAZOS COUNTY, TEXAS 159.02 ACRE TRACT AS RECORDED IN VOL. 4583, PG. 287 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - 2. NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 48041C: PANEL NO. 0150C: EFFECTIVE DATE: JULY 2, 1992.
 - 3. CURRENT ZONING: A-O (AGRICULTURAL-OPEN) DISTRICT.
 - 4. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.
 - 5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

FINAL PLAT
OF
LOT 2, BLOCK 1
3.65 ACRES
BRAZOS COUNTY
EXPOSITION CENTER
SUBDIVISION
PHASE 2A

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

VARIABLE WIDTH PUBLIC
UTILITY EASEMENT METES:
LINE BEARING DISTANCE
L1 S41°49'04"W 15.26'
L2 N58°46'58"W 248.85'
L3 N42°33'59"E 15.30'
L4 S58°46'58"E 248.64'

SCALE: 1"=40' JUNE, 2008
PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-621

H:\Land Projects R2\041\Wooten T.J.-59\Expo-Center\Map-Jones-Leonard-Expo-Center\Platting\Phase 2A\Preliminary & Final Plat.dwg 6/7/2008 8:34:44 AM CDT