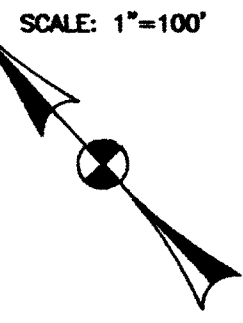
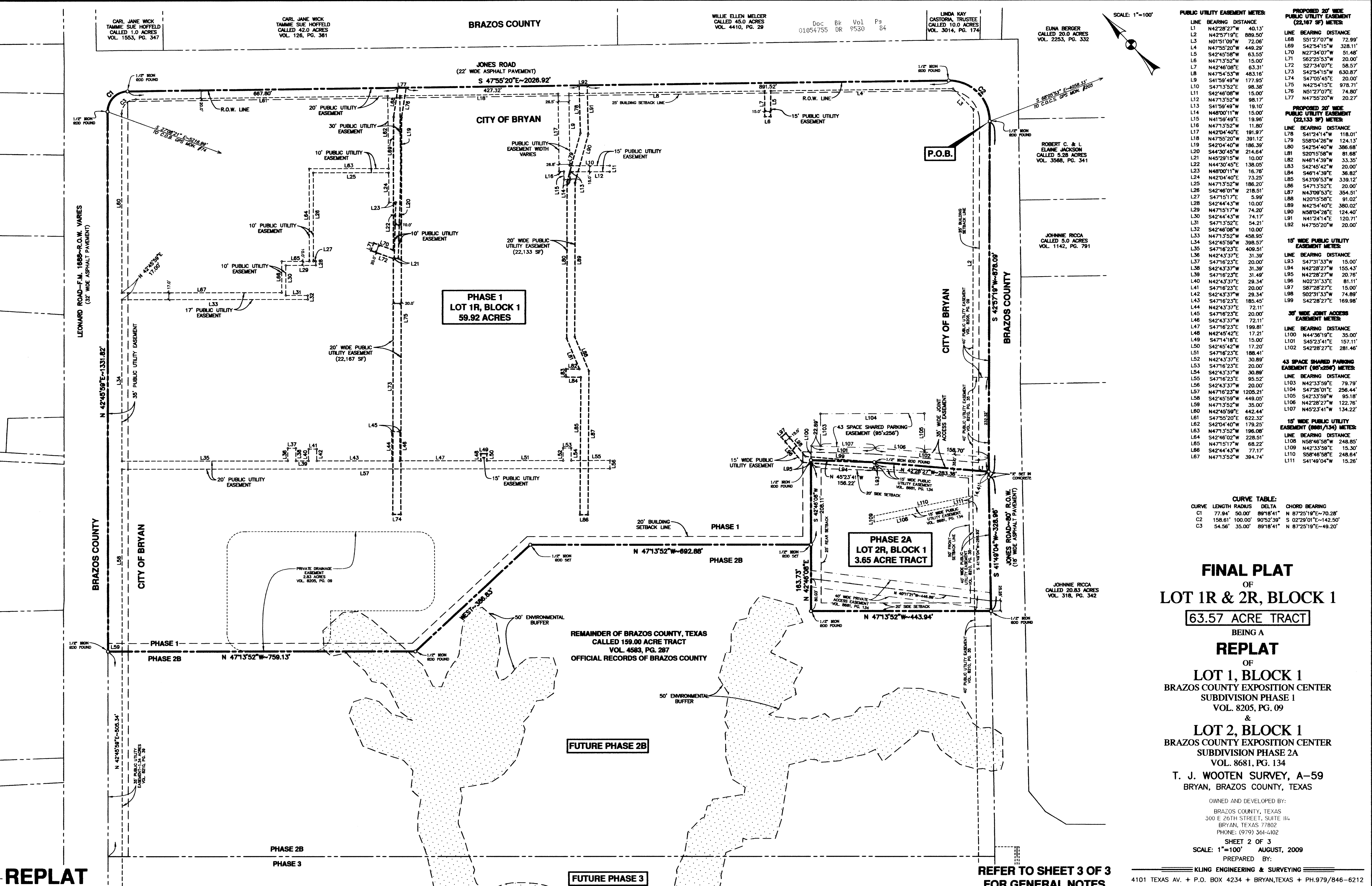




H:\Land Projects\B2\04\Wooten T.J. A-59\Exp-Center\Map-Jones-Leonard\Exp-Center\Plotting\Phase 1\Replot\Replot - Lot 1.dwg 10/28/2009 1:01:47 PM CDT



SCALE: 1"=100'

**PUBLIC UTILITY EASEMENT METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L1 N42°28'27"W 40.13'	L168 S51°27'07"W 72.99'
L2 N42°57'19"E 889.50'	L169 S42°54'15"W 328.11'
L3 N01°51'09"W 72.06'	L170 N27°34'07"W 51.48'
L4 N47°55'20"W 449.29'	L171 S62°25'53"W 20.00'
L5 S42°45'58"W 63.55'	L172 S27°34'07"E 58.57'
L6 N47°13'52"W 15.00'	L173 S42°54'15"W 630.87'
L7 N42°46'08"E 63.31'	L174 S47°05'45"E 20.00'
L8 N47°54'53"W 483.16'	L175 N42°54'15"E 978.71'
L9 S41°59'49"W 177.95'	L176 N51°27'07"E 74.80'
L10 S47°13'52"E 98.38'	L177 N47°55'20"W 20.27'
L11 S42°46'08"W 15.00'	
L12 N47°13'52"W 98.17'	
L13 S41°59'49"W 19.10'	
L14 N48°00'11"W 15.00'	
L15 N41°59'49"E 19.96'	
L16 N47°13'52"W 11.80'	
L17 N42°04'40"E 191.97'	
L18 N47°55'20"W 391.12'	
L19 S42°04'40"W 186.39'	
L20 S44°30'45"W 214.64'	
L21 N45°29'15"W 10.00'	
L22 N44°30'45"E 138.05'	
L23 N48°00'11"W 16.78'	
L24 N42°04'40"E 73.25'	
L25 N47°13'52"W 186.20'	
L26 S42°46'01"W 218.51'	
L27 S47°15'17"E 5.99'	
L28 S42°44'43"W 10.00'	
L29 N47°15'17"W 74.20'	
L30 S42°44'43"W 74.17'	
L31 S47°13'52"E 54.21'	
L32 S42°46'08"W 10.00'	
L33 N47°13'52"W 458.95'	
L34 S42°45'59"W 398.57'	
L35 S47°16'23"E 409.51'	
L36 N42°43'37"E 31.39'	
L37 S47°16'23"E 20.00'	
L38 S42°43'37"W 31.39'	
L39 S47°16'23"E 31.49'	
L40 N42°43'37"E 29.34'	
L41 S47°16'23"E 20.00'	
L42 S42°43'37"E 29.34'	
L43 S47°16'23"E 185.45'	
L44 N42°43'37"E 72.11'	
L45 S47°16'23"E 20.00'	
L46 S42°43'37"W 72.11'	
L47 S47°16'23"E 199.81'	
L48 N42°45'42"E 17.21'	
L49 S47°14'18"E 15.00'	
L50 S42°45'42"W 17.20'	
L51 S47°16'23"E 198.41'	
L52 N42°43'37"E 30.89'	
L53 S47°16'23"E 20.00'	
L54 S42°43'37"W 30.89'	
L55 S47°16'23"E 95.52'	
L56 S42°43'37"W 20.00'	
L57 N47°16'23"W 1205.21'	
L58 S42°45'59"W 449.05'	
L59 N47°13'52"W 35.00'	
L60 N42°45'59"E 442.44'	
L61 S47°55'20"E 622.32'	
L62 S42°04'40"W 179.25'	
L63 N47°13'52"W 196.08'	
L64 S42°46'02"W 228.51'	
L65 N47°15'17"W 68.22'	
L66 S42°44'43"W 77.17'	
L67 N47°13'52"W 394.74'	

**PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT (22,167 SF) METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L168 S51°27'07"W 72.99'	L174 S47°05'45"E 20.00'
L169 S42°54'15"W 328.11'	L175 N42°54'15"E 978.71'
L170 N27°34'07"W 51.48'	L176 N51°27'07"E 74.80'
L171 S62°25'53"W 20.00'	L177 N47°55'20"W 20.27'

**PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT (22,133 SF) METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L178 S41°24'14"W 118.01'	L184 S48°14'39"E 36.82'
L179 S58°04'26"W 124.13'	L185 S43°09'53"W 339.12'
L180 S42°54'40"W 386.68'	L186 S47°13'52"E 20.00'
L181 S2°01'58"W 81.68'	L187 N43°08'57"E 354.51'
L182 N46°14'39"W 33.35'	L188 N2°01'58"E 91.02'
L183 S42°45'42"W 20.00'	L189 N42°54'40"E 380.02'
L184 S48°14'39"E 36.82'	L190 N58°04'26"E 124.40'
L185 S43°09'53"W 339.12'	L191 N41°24'14"E 120.71'
L186 S47°13'52"E 20.00'	L192 N47°55'20"W 20.00'

**15' WIDE PUBLIC UTILITY EASEMENT METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L193 S47°31'33"W 15.00'	
L194 N42°28'27"W 155.43'	
L195 N42°28'27"W 20.76'	
L196 N02°31'33"E 81.11'	
L197 S87°28'27"E 15.00'	
L198 S02°31'33"W 74.89'	
L199 S42°28'27"E 169.98'	

**30' WIDE JOINT ACCESS EASEMENT METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L100 N44°36'19"E 35.00'	
L101 S45°23'41"E 157.11'	
L102 S42°28'27"E 281.46'	

**43 SPACE SHARED PARKING EASEMENT (85'x256') METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L103 N42°33'59"E 79.79'	
L104 S47°28'01"E 256.44'	
L105 S42°33'59"W 95.18'	
L106 N42°28'27"W 122.76'	
L107 N45°23'41"W 134.22'	

**15' WIDE PUBLIC UTILITY EASEMENT (8891/134) METERS:**

LINE BEARING DISTANCE	LINE BEARING DISTANCE
L108 N58°46'58"W 248.85'	
L109 N42°33'59"E 15.30'	
L110 S58°46'58"E 248.64'	
L111 S41°49'04"W 15.26'	

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	77.94'	50.00'	89°18'41"	N 87°25'19"E=70.28'
C2	158.61'	100.00'	90°52'39"	S 02°29'01"E=142.50'
C3	54.56'	35.00'	89°18'41"	N 87°25'19"E=49.20'

**FINAL PLAT**  
OF  
**LOT 1R & 2R, BLOCK 1**  
**63.57 ACRE TRACT**  
BEING A  
**REPLAT**  
OF  
**LOT 1, BLOCK 1**  
BRAZOS COUNTY EXPOSITION CENTER  
SUBDIVISION PHASE 1  
VOL. 8205, PG. 09  
&  
**LOT 2, BLOCK 1**  
BRAZOS COUNTY EXPOSITION CENTER  
SUBDIVISION PHASE 2A  
VOL. 8681, PG. 134  
**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  
SHEET 2 OF 3  
SCALE: 1"=100' AUGUST, 2009  
PREPARED BY:

**KLING ENGINEERING & SURVEYING**  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

**REPLAT**

**REFER TO SHEET 3 OF 3 FOR GENERAL NOTES**

**FUTURE PHASE 2B**

**FUTURE PHASE 3**

REMAINDER OF BRAZOS COUNTY, TEXAS  
CALLED 159.00 ACRE TRACT  
VOL. 4593, PG. 287  
OFFICIAL RECORDS OF BRAZOS COUNTY

CARL JANE WICK  
TAMMIE SUE HOFFELD  
CALLED 1.0 ACRES  
VOL. 1553, PG. 347

CARL JANE WICK  
TAMMIE SUE HOFFELD  
CALLED 42.0 ACRES  
VOL. 126, PG. 361

WILLIE ELLEN MELCER  
CALLED 45.0 ACRES  
VOL. 4410, PG. 29

Doc Bk Vol Ps  
01.054755 DR 9530 84

LINDA KAY  
CASTORNA, TRUSTEE  
CALLED 10.0 ACRES  
VOL. 3014, PG. 174

EUNA BERGER  
CALLED 20.0 ACRES  
VOL. 2253, PG. 332

ROBERT C. & L.  
ELAINE JACKSON  
CALLED 5.28 ACRES  
VOL. 3586, PG. 341

JOHNNIE RICCA  
CALLED 5.0 ACRES  
VOL. 1142, PG. 791

JOHNNIE RICCA  
CALLED 20.83 ACRES  
VOL. 318, PG. 342

**PHASE 1**  
**LOT 1R, BLOCK 1**  
**59.92 ACRES**

**PHASE 2A**  
**LOT 2R, BLOCK 1**  
**3.65 ACRE TRACT**

JONES ROAD  
(22' WIDE ASPHALT PAVEMENT)  
S 47°55'20"E=2028.92'

LEONARD ROAD-E.H. 1688-R.O.W. VARIES  
(32' WIDE ASPHALT PAVEMENT)  
N 42°45'59"E=1331.82'

PHASE 1  
PHASE 2B  
N 47°13'52"W=759.13'

PHASE 1  
PHASE 2B  
N 47°13'52"W=692.88'

PHASE 1  
PHASE 2B  
N 47°13'52"W=443.04'

PHASE 1  
PHASE 2B  
N 42°45'59"E=805.34'

PHASE 1  
PHASE 2B  
N 47°13'52"W=759.13'

PHASE 1  
PHASE 2B  
N 47°13'52"W=759.13'

**Brazos County Exposition Center Subdivision**  
**63.57 Acre Tract**  
**T. J. Wooten Survey, A-59**  
**Bryan, Brazos County, Texas**

Field notes of a 63.57 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 all of Lot 1, Block 1, Phase 1 - 52.84 acres, Brazos County Exposition Center Subdivision, Phase 1, according to the plat recorded in Volume 8205, Page 09, of the Official Records of Brazos County, Texas, and all of Lot 2, Block 1, Phase 2A - 3.65 acres, Brazos County Exposition Center Subdivision, Phase 2A, according to the plat recorded in Volume 8681, Page 134, of the Official Records of Brazos County, Texas, 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 63.57 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the east corner of the beforementioned Lot 1, Block 1 - 52.84 acres, said iron rod being at the beginning of a curve, concave to the west, having a radius of 100.00 feet, the east corner of the beforementioned 159.00 acre tract bears N 42° 57' 19" E - 177.19 feet, said 1/2" iron rod also lying in the northwest line of Jones Road;

THENCE along the common line between the beforementioned Jones Road, and the following three tracts: Lot 1, Block 1 - 52.84 acres, the 159.00 acre tract, and Lot 2, Block 1 - 3.65 acres, as follows:

S 42° 57' 19" W for a distance of 878.09 feet to an "X" found in concrete, the east corner of the beforementioned Lot 2, Block 1 bears N 42° 57' 19" E - 14.41 feet,

S 41° 49' 04" W for a distance of 328.96 feet to a 1/2" iron rod found marking the south corner of the beforementioned Lot 2, Block 1;

THENCE along the southwest and northwest lines of the beforementioned Lot 2, Block 1, as follows:

N 47° 13' 52" W for a distance of 443.94 feet to a 1/2" iron rod found marking the west corner of the said Lot 2, Block 1,

N 42° 46' 08" E for a distance of 163.73 feet to a 1/2" iron rod set;

THENCE N 47° 13' 52" W for a distance of 692.88 feet to a 1/2" iron rod set in the south line of the beforementioned Lot 1, Block 1 - 52.84 acres;

THENCE along the southwest line of the beforementioned Lot 1, Block 1, as follows:

N 90° 00' 00" W for a distance of 386.83 feet to a 1/2" iron rod found marking an angle point in the southwest line of the said Lot 1, Block 1,

N 47° 13' 52" W for a distance of 759.13 feet to a 1/2" iron rod found marking the west corner of the beforementioned Lot 1, Block 1, said 1/2" iron rod also being in the southeast right-of-way line of Farm to Market Road No. 1688 - Leonard Road;

THENCE N 42° 45' 59" E along the southeast right-of-way line of F.M. No. 1688, for a distance of 1331.82 feet to a 1/2" iron rod found marking the beginning of a transition curve from F.M. No. 1688 to Jones Road, concave to the south, having a radius of 50.00 feet;

THENCE along the common line between the beforementioned Lot 1, Block 1 - 52.84 acres, and Jones Road - 100' wide right-of-way, as follows:

Easterly along said transition curve, for an arc length of 77.94 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 87° 25' 19" E - 70.28 feet,

S 47° 55' 20" E for a distance of 2026.92 feet to a 1/2" iron rod set at the beginning of a curve, concave to the west, having a radius of 100.00 feet,

Southerly along said curve, for an arc length of 158.61 feet to the end of this curve, at the PLACE OF BEGINNING, (the chord bears S 02° 29' 01" E - 142.50 feet) containing 63.57 acres of land, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, BRAZOS COUNTY, TEXAS Owners and Developers of the 59.92 Acres shown on this plat & designated Brazos County Exposition Center Phase One, being Part of the 159.02 acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in VOL. 4583, PG. 289, and whose name is subscribed hereto, hereby dedicate to the use of

The City of Bryan for all Public Utility Easements for the purpose identified.

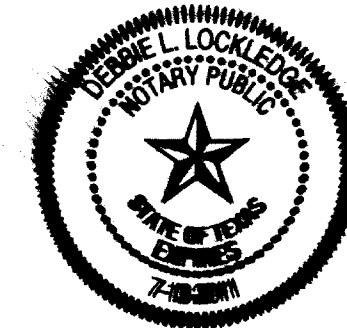
*Randy Sims*  
 Randy Sims, County Judge

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Sims, 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 purposes and considerations therein stated.

Given under my hand and seal this 29th day of October, 2009.

*Cebbie L. Lockledge*  
 Notary Public, 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 17th day of November, 2009.

*W. Paul Kopp*  
 City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, John R. Clark, 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 & Zoning Commission of the City of Bryan on the 17th day of August, 2009 and same was duly approved on the 17th day of September, 2009 by said Commission.

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

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

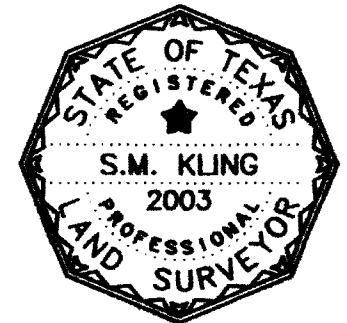
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of March, 2009, in the Official Records of Brazos County, Texas, in Volume 9530, Page 83.

*Karen McQueen*  
 Karen McQueen, County Clerk, Brazos County, Texas  
*By: Kim Green*

**CERTIFICATION OF THE SURVEYOR**

I, S. M. Kling, 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. Kling*  
 S. M. Kling, R.P.L.S. No. 2003  
 August, 2009



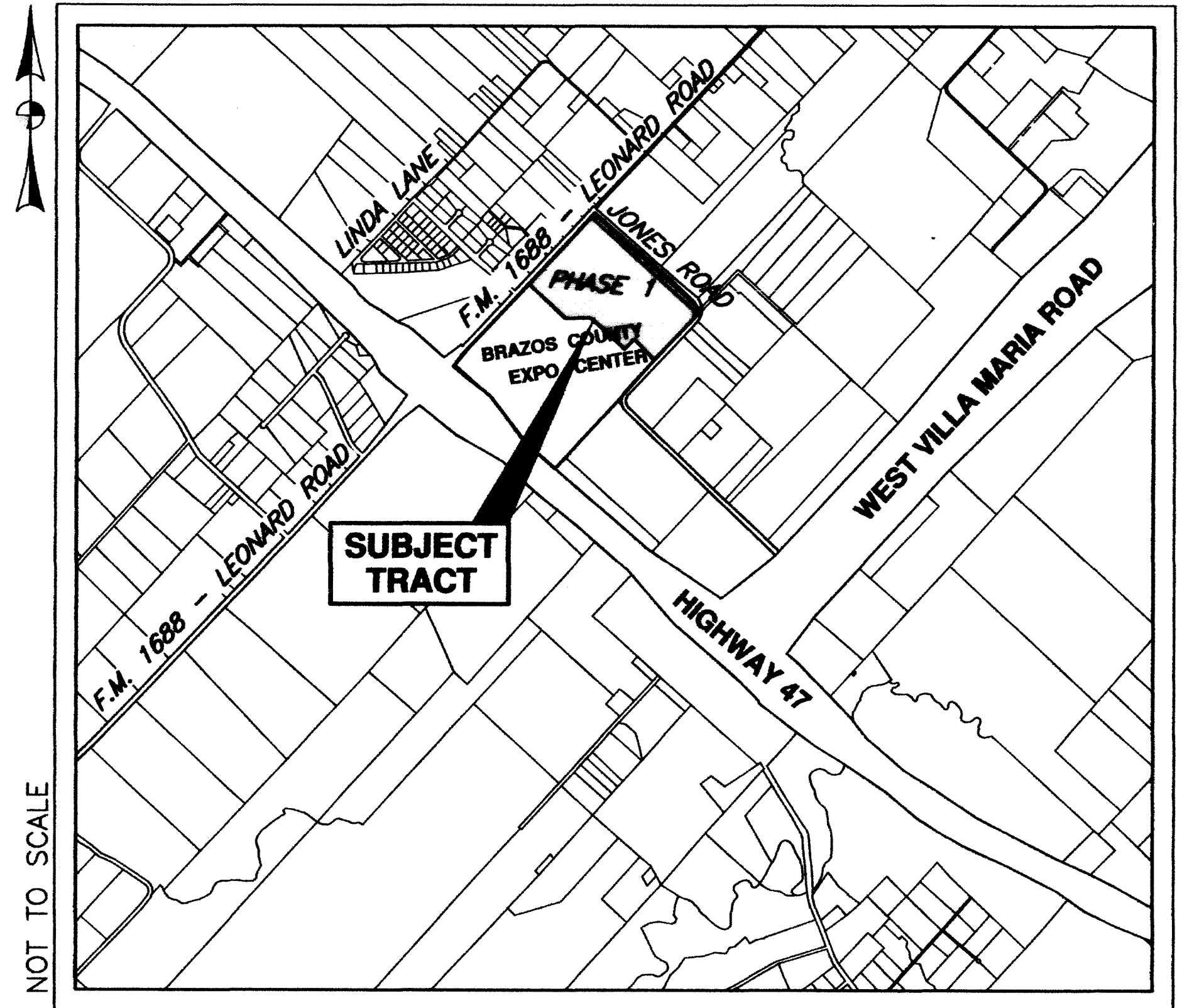
Doc Bk Vol Pg  
 01054755 BR 9530 85

Filed for Record in:  
 BRAZOS COUNTY  
 On: Mar 11, 2010 at 09:36A  
 As a  
 Plat  
 Document Number: 01054755  
 Amount: 63.00  
 Receipt Number - 365578  
 By:  
 Kim 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 herein by me,  
 Mar 11, 2010

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY



**APPROVAL OF THE CITY PLANNER**

I, Kevin Russell, 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 17th day of November, 2009.

*Kevin Russell*  
 City Planner, City of Bryan, Texas

**FINAL PLAT**  
 OF  
**LOT 1R & 2R, BLOCK 1**  
**63.57 ACRE TRACT**

BEING A  
**REPLAT**  
 OF  
**LOT 1, BLOCK 1**  
**BRAZOS COUNTY EXPOSITION CENTER**  
**SUBDIVISION PHASE 1**  
**VOL. 8205, PG. 09**  
 &  
**LOT 2, BLOCK 1**  
**BRAZOS COUNTY EXPOSITION CENTER**  
**SUBDIVISION PHASE 2A**  
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**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

SHEET 3 OF 3  
 SCALE: 1"=100' AUGUST, 2009  
 PREPARED BY:

KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212