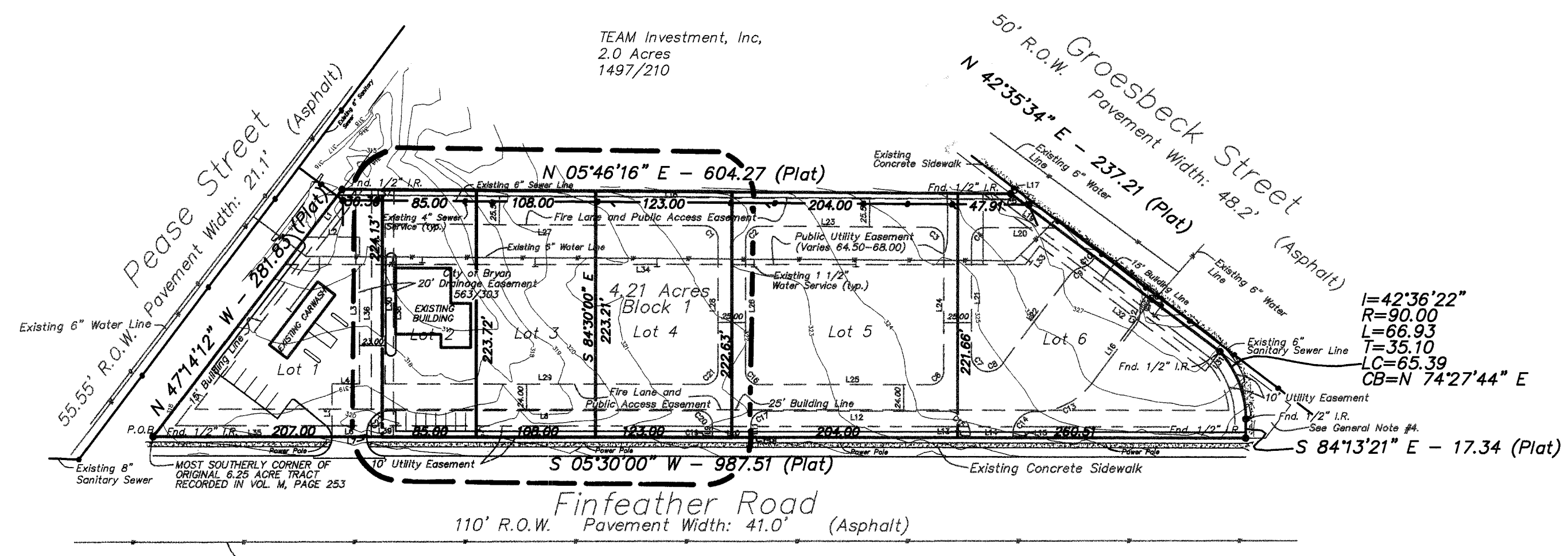


ORIGINAL PLAT BRYAN CENTER

VOLUME 2416, PAGE 297



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 47°41'21" E	54.27	L21	S 84°30'00" E	103.69
L2	N 05°30'00" E	48.72	L22	N 47°24'29" W	98.13
L3	S 84°30'00" E	133.11	L23	N 05°46'16" E	154.94
L4	S 05°30'00" W	24.78	L24	S 84°30'00" E	118.75
L5	S 84°30'00" E	48.00	L25	S 05°30'00" W	155.00
L6	N 05°30'00" E	31.00	L26	N 84°30'00" W	119.51
L7	N 84°30'00" W	3.50	L27	N 05°46'16" E	288.12
L8	N 05°30'00" E	280.28	L28	S 84°30'00" E	118.49
L9	S 84°30'00" E	9.02	L29	S 05°30'00" W	288.00
L10	N 05°30'00" E	35.43	L30	N 84°30'00" W	145.11
L11	N 84°30'00" W	8.06	L31	S 47°24'28" W	22.01
L12	N 05°29'57" E	164.12	L32	S 42°35'34" W	187.63
L13	S 84°45'37" E	3.51	L33	S 47°24'30" E	21.14
L14	N 05°30'00" E	38.98	L34	S 05°24'47" W	688.67
L15	N 84°37'59" W	3.55	L35	N 05°29'10" E	197.05
L16	N 47°24'30" W	63.37	L36	N 84°27'09" W	224.12
L17	N 42°35'34" E	3.13	L37	N 05°46'16" E	20.00
L18	S 05°46'16" W	602.88	L38	S 84°27'09" E	224.08
L19	N 42°35'34" E	51.58	L39	S 05°38'17" W	20.00
L20	S 05°46'16" W	64.56			

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	95°45'07"	12.00	20.05	13.27	S 53°38'50" W	17.80
C2	90°16'16"	12.00	18.91	12.06	N 39°21'56" W	17.01
C3	90°00'20"	12.00	18.85	12.00	S 50°29'50" W	16.97
C4	90°00'20"	12.00	18.85	12.00	S 39°29'50" E	16.97
C5	49°06'24"	10.50	9.00	4.80	S 18°46'56" E	8.73
C6	90°00'00"	12.00	18.85	12.00	N 39°30'00" W	16.97
C7	71°27'15"	15.00	18.71	10.79	S 56°46'23" W	17.52
C8	81°02'11"	16.18	22.89	13.63	S 18°18'15" E	21.03
C9	40°47'13"	19.50	13.88	7.25	S 27°00'53" E	13.59
C10	55°49'08"	15.50	15.10	8.21	N 34°31'50" W	14.51
C11	54°54'41"	15.50	14.85	8.05	N 60°44'23" W	14.29
C12	40°47'13"	19.50	13.88	7.25	S 67°48'07" E	13.59
C13	58°13'59"	63.62	64.66	35.44	S 21°24'43" E	61.92
C14	81°27'37"	20.50	29.15	17.65	S 43°54'10" E	26.75
C15	93°05'57"	20.55	33.39	21.69	S 48°53'54" W	28.83
C16	90°00'00"	12.00	18.85	12.00	N 39°30'00" E	16.97
C17	90°00'00"	12.00	18.85	12.00	N 39°30'00" W	16.97
C18	08°13'54"	20.50	2.95	1.48	S 88°16'57" E	2.94
C19	08°20'53"	20.50	2.99	1.50	S 80°19'31" E	2.98
C20	90°00'00"	12.00	18.85	12.00	S 50°30'00" W	16.97
C21	90°00'00"	12.00	18.85	12.00	N 39°30'00" W	16.97
C22	90°00'00"	20.50	32.20	20.50	S 39°30'00" E	28.99

- General Notes**
- North Orientation is based on the west line being rotated to deed calls as recorded in Volume 2254, Page 339, of the Official Records of Brazos County, Texas.
 - This property does not lie in the 100-year flood plain according to Flood Insurance Rate Map No. 48041C0133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
 - ALL SETBACKS ARE ESTABLISHED BY THE CURRENT ZONING ORDINANCE.
 - There is a City of Bryan Road Easement recorded in Volume 563, Page 307 of the Deed Records of Brazos County, Texas.
 - One half inch iron rods are set at all lot corners, unless otherwise stated.
 - This Property is zoned C for Commercial.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mitchell Morehead, known to me to be the owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me by TEAM Investment, Inc. in the Deed Records of Brazos County in Volume 2416, Page 297, and designated herein as the BRYAN CENTER in the City of Bryan, Texas, 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 therein shown for the purpose and consideration therein expressed.

Mitchell Morehead
Owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Donald D. Garrett
Planning Administrator, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this 10th day of March, 1998.

Donald D. Garrett
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certification of authentication was filed for record in my office the 27th day of February, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 2416, Page 297.

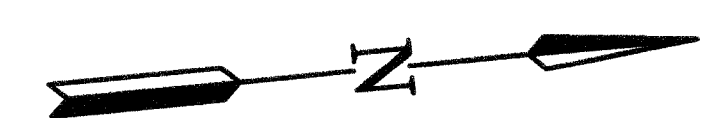
Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas

OWNER: Mitch Morehead
810 S. Washington
Bryan, TX 77808
822-3520

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

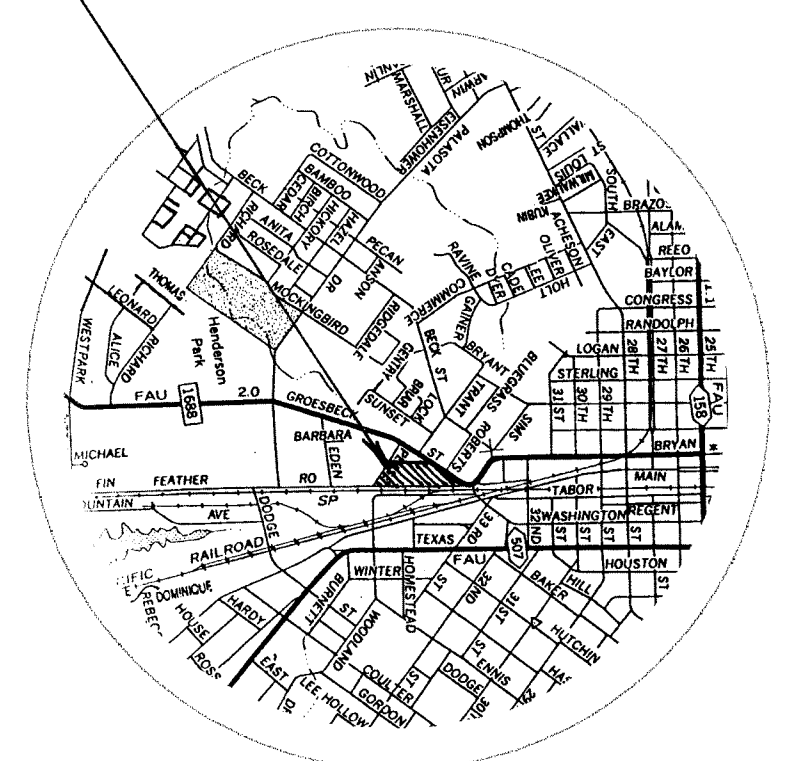
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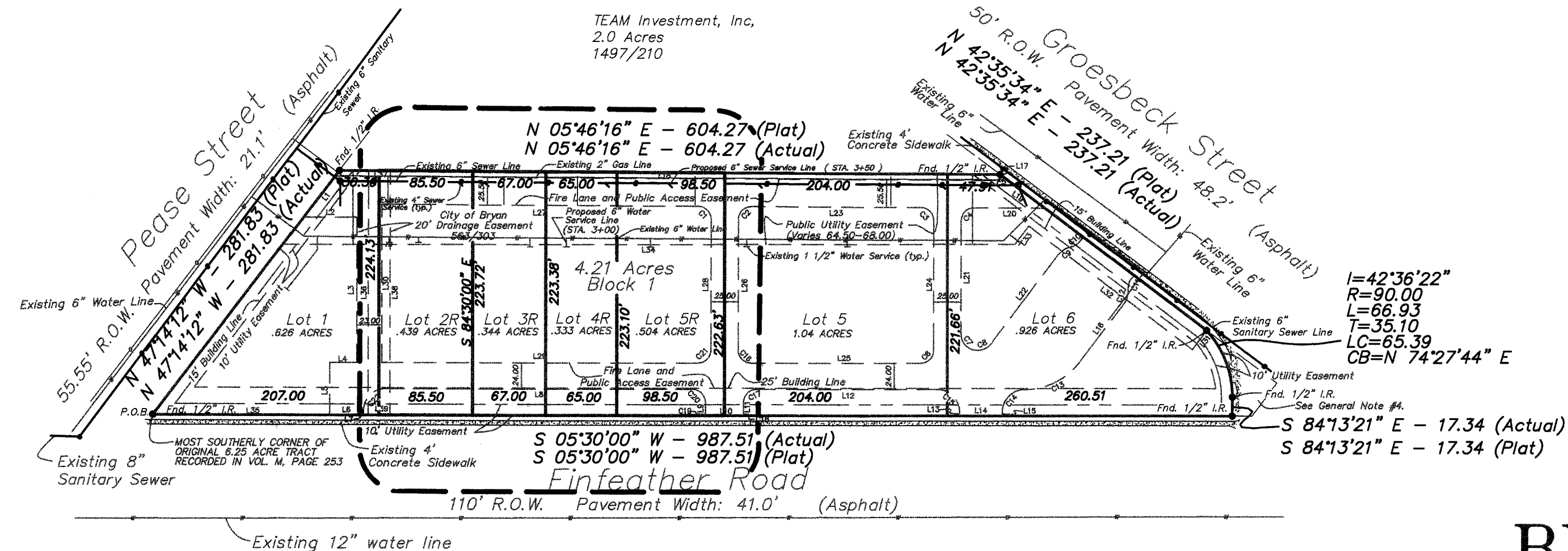
Scale 1" = 100'

Project Location



Vicinity Map n.t.s.

REPLAT BRYAN CENTER



BRYAN CENTER BLOCK 1, LOTS 2R-5R A REPLAT OF BRYAN CENTER LOTS 2-4, BLOCK 1 1.62 ACRES

VOLUME 2416, PAGE 297
ZENO PHILLIPS LEAGUE, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' February 1998