

APPROVAL OF THE CITY PLANNER

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 November, 2007.

*Karen Russell*  
Planning Administrator  
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Arnell James*, 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 November, 2007 and same was duly approved on the 27th day of November, 2007 by said Commission.

*Arnell James*  
Chairman, Planning and Zoning Commission  
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 November, 2007.

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

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 on the 27th day of November, 2007, in the Deed / Official Records of Brazos County Texas, in Volume 231, Page 87.

*Karen McQueen*  
County Clerk, Brazos County, Texas  
By: *Ashlie Peters*

CERTIFICATE OF OWNERSHIP AND DEDICATION

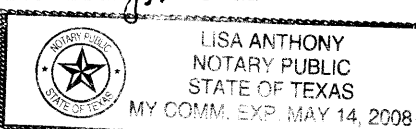
I, *Donald Borski*, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS

COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day, personally appeared *Donald Borski*, 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 27th day of November, 2007.

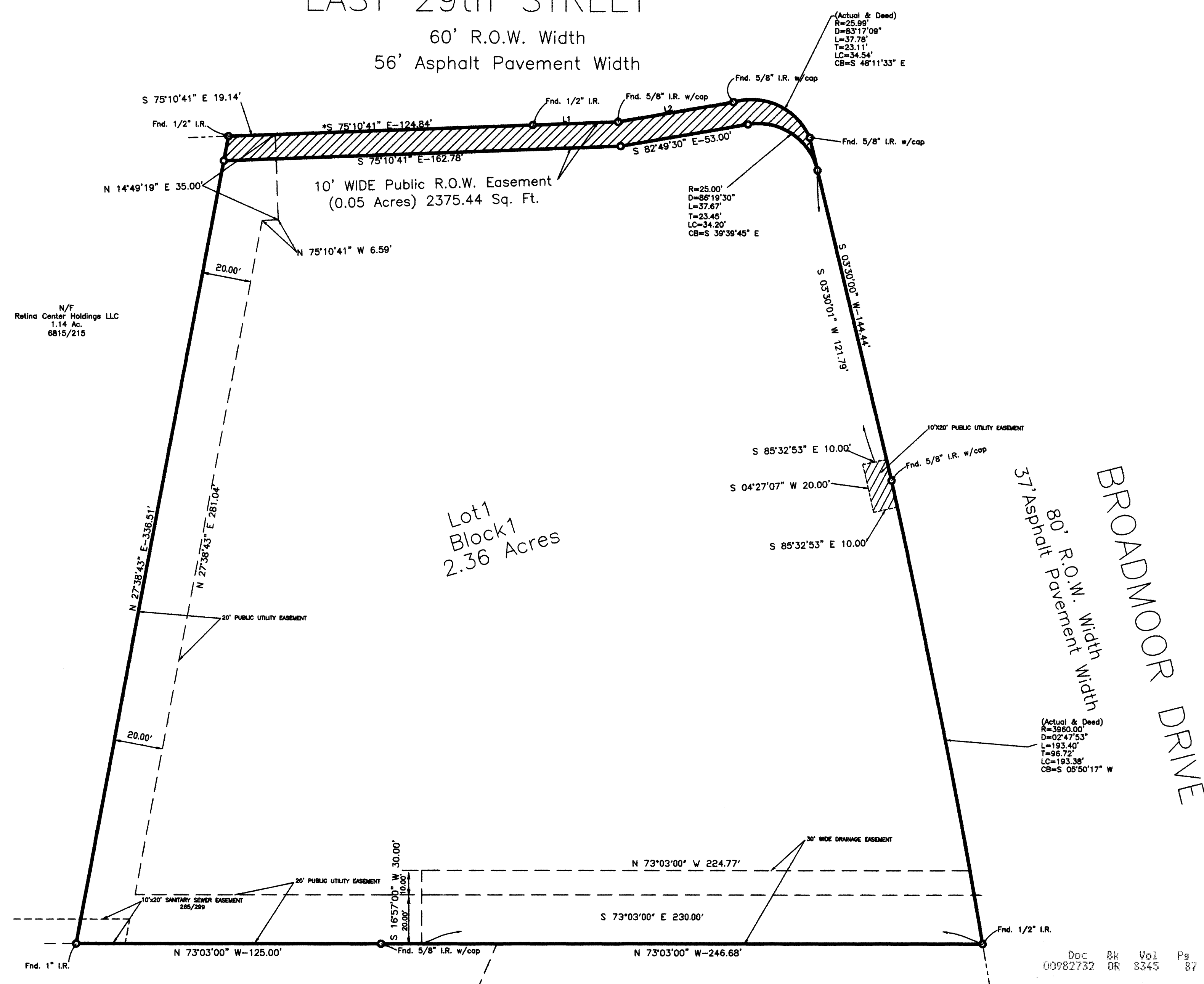
*Lisa Anthony*  
Notary Public, Brazos County, Texas



SCALE : 1" = 30'

EAST 29th STREET

60' R.O.W. Width  
56' Asphalt Pavement Width



N/F  
Retina Center Holdings LLC  
1.14 Ac.  
6815/215

N/F  
Sherwood Gardens & Health Care  
6.62 Ac.  
2512/305

N/F  
WVK LTD  
3.49 Ac.  
3256/273  
(Place 29 #2)

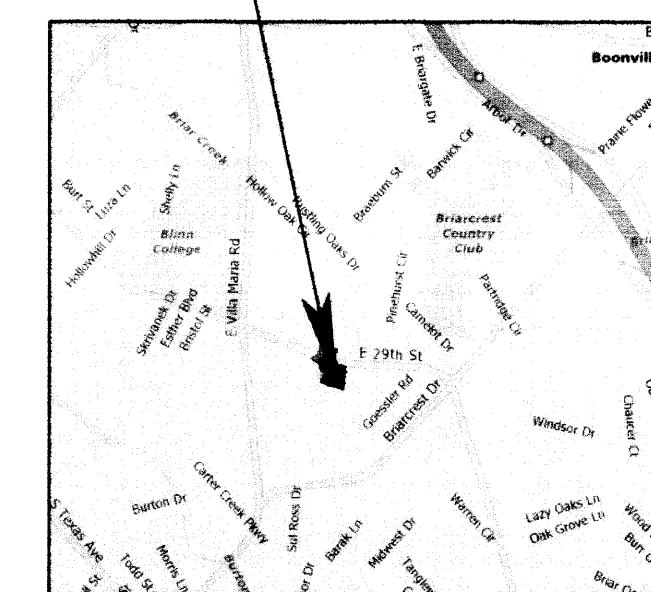
GENERAL NOTES:

- 1. Deed bearing used as basis of bearings.
- 2. This property does not lie within a 100 year flood hazard area as established by the Federal Emergency Map Agency, Map # 48041C 142 C, effective date July 2, 1992.

L1= S 75°10'41" E-35.00' (Actual)  
L2= S 82°49'30" E-47.98' (Actual)

Site Benchmark is top bolt of fire hydrant located at the intersection of Memorial Dr. and E. 29th St. Elevation = #336.13'

Project Location



VICINITY MAP  
- N.T.S. -

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, and that the metes and bounds thereon are correct and will describe a closed area.

*Donald D. Garrett*  
D.D. Garrett, P.L.S. No. 2972

FIELD NOTES

2.36 Acres  
Field Notes  
2.36 Acres

Being all of that certain tract or parcel of land, lying and being situated in the John Austin League, A-B, Bryan, Brazos County, Texas and being all of that tract of land conveyed to Durwood Speights and wife Peggy Speights (254/449) and all of that 0.958 acre tract of land conveyed to Thomas D. Borski by Joe D. Borski 280/204 and being all of that 0.574 acre tract of land described in a Deed of Trust recorded in Volume 231, page 253, Deed of Trust Records of Brazos County, Texas and being described as follows:

BEGINNING at a 1/2" iron rod found at the most southeasterly common corner of this tract and the WVK Ltd. 3.49 acre (2558/273), same being in west right-of-way line of Broadmoor;

THENCE N 73° 03' 00" W - 371.68 feet along the common line between this tract and said WVK Ltd. tract and the Sherwood Health Care 6.62 acre tract (2512/305) to a 1" iron rod found at the most southerly common corner of this tract and the Retina Center Holdings, LLC 1.14 acre tract (6815/215);

THENCE N 27° 38' 43" E - 336.51 feet along the common line between this tract and said Retina Center Holdings, LLC tract to a 1/2" iron rod found at the most northerly common corner of this tract and the John Austin League, A-B, Bryan, Texas;

THENCE S 75° 10' 41" E - 124.84 feet, S 75° 10' 41" E - 35.00 feet and S 82° 49' 30" E - 47.98 feet along said East 29th Street line to a 5/8" iron rod with cap set at the beginning of a curve to the right;

THENCE 37.78 feet continuing along said East 29th Street line around a curve to the right with a central angle of 83° 17' 09" right, a radius of 25.99 feet and whose chord bears S 48° 11' 33" E - 34.54 feet to a 5/8" iron rod with cap set at the end of said curve, same being in said Broadmoor line;

THENCE S 3° 30' 00" W - 144.44 feet along said Broadmoor line to a 5/8" iron rod with cap set at the beginning of a curve to the right;

THENCE 193.40 feet continuing along said Broadmoor line around a curve to the right with a central angle of 2° 47' 53" right, a radius of 3960.00 feet and whose chord bears S 5° 50' 17" W - 193.40 feet to the PLACE OF BEGINNING and containing 2.36 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on July 20, 2007.

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.

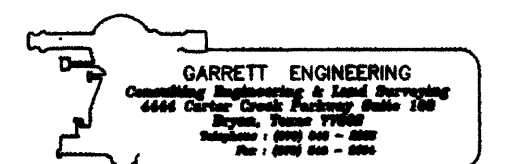


Final Plat  
of  
Bryan Medical  
Building  
Subdivision

2.36 Acres  
BLOCK 1 LOT 1  
John Austin League, A-B  
Bryan,  
Brazos County, Texas

Owner/Developer:  
Dorothy Borski and Borski Homes  
3030 E. 29th Street  
Bryan, Texas 77802  
(979) 776-5852

July 20, 2007



Doc 00982732, Bk BR 8343, Vol 8343, Pg 87

Filed for Record in: BRAZOS COUNTY

On: Nov 29, 2007 at 01:37P

As a Plat

Document Number: 00982732

Amount: \$8.00

Receipt Number - 330159

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.

Nov 29, 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK, BRAZOS COUNTY